

# 7601 State Line Pad Site

7601 State Line Road, Kansas City, MO 64114

## GREAT EXPOSURE AND LOCATION



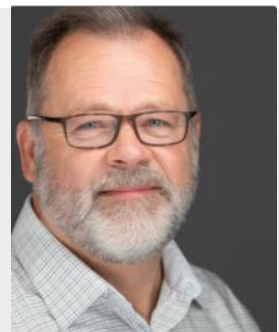
**GROUND LEASE OR BUILD  
TO SUIT BY OWNER**



## CONTACT INFORMATION

Jeff Taylor

Phone: (816) 206-4496 | E-mail: [jefft@tutera.com](mailto:jefft@tutera.com)

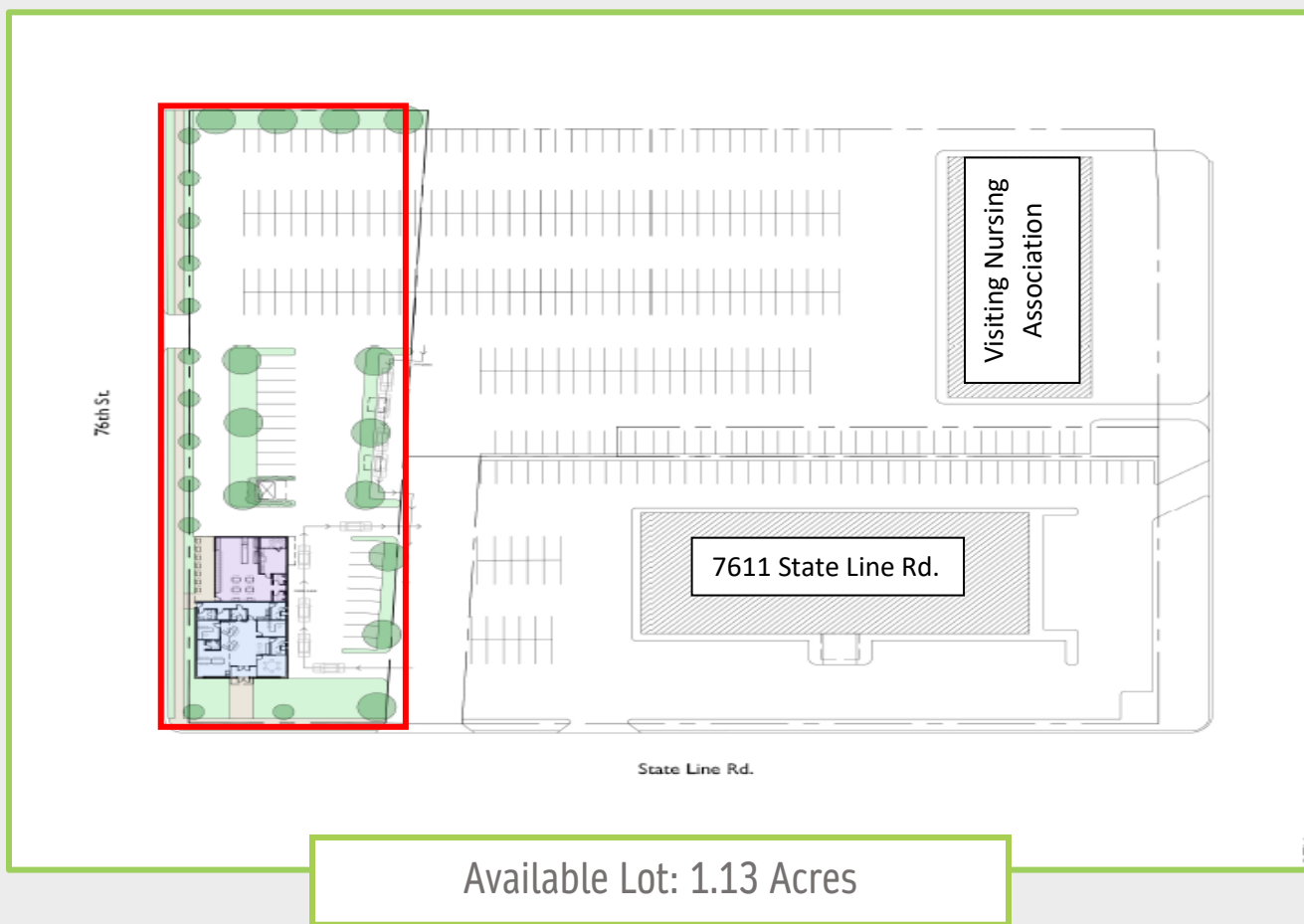


# LOCATION



| DEMOGRAPHICS near State Line Rd |          |          |          |
|---------------------------------|----------|----------|----------|
|                                 | 1 Mile   | 3 Mile   | 5 Mile   |
| Population                      | 11,906   | 94,042   | 244,152  |
| 2019 Total Population           | 11,906   | 94,042   | 244,152  |
| 2024 Population                 | 12,140   | 96,273   | 251,223  |
| Pop Growth 2019-2024            | + 1.97%  | + 2.37%  | + 2.90%  |
| Average Age                     | 40       | 41       | 39       |
| 2019 Total Households           | 5,613    | 41,673   | 111,626  |
| HH Growth 2019-2024             | + 1.71%  | + 2.24%  | + 2.82%  |
| Median Household Inc            | \$81,541 | \$76,684 | \$60,722 |

# SITE PLAN





# PROPERTY FEATURES



## Key Attributes

Our property is set in a prime location at the crossroads of State Line Road and 76<sup>th</sup> Street. This lot is a perfect location for a quick service restaurant, bank, urgent care center, or other development possibilities.

## The Property

Lot Size: 1.13 Acres

Available Now

Build to Suit or Ground Lease



### Traffic

| Collection Street      | Cross Street        | Traffic Volume | Year |
|------------------------|---------------------|----------------|------|
| State Line Rd.         | Meadow Lake Ter, S. | 14,341         | 2020 |
| State Line Rd.         | W 75 St, N.         | 12,152         | 2020 |
| W. 75 St.              | Wyoming St, W.      | 13,637         | 2020 |
| Ward Pkwy.             | W 75 Ter, N         | 20,532         | 2020 |
| W 75 <sup>th</sup> St. | Rainbow Dr, W.      | 17,328         | 2018 |