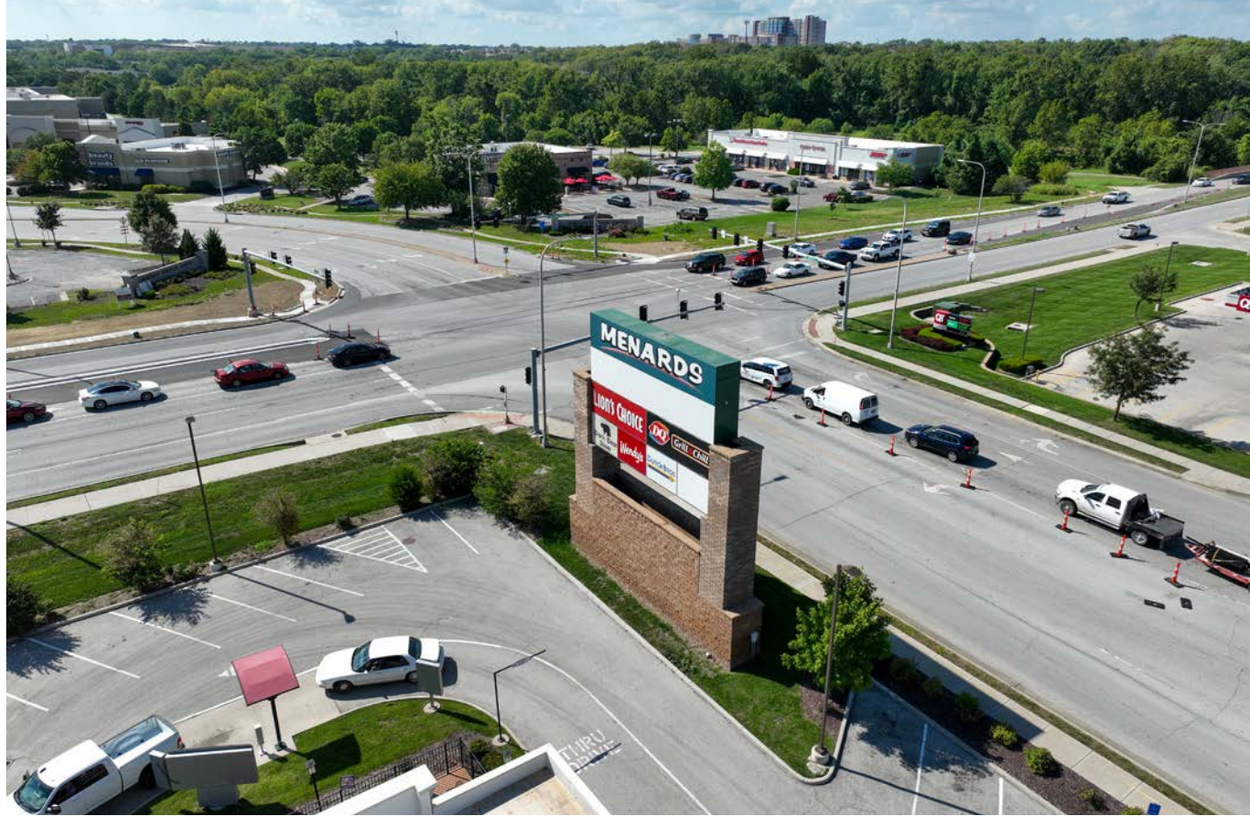
4111 S. LITTLE BLUE PARKWAY
INDEPENDENCE, MO



EXCLUSIVE LEASING AGENT

CUSHMAN & WAKEFIELD





PROPERTY HIGHLIGHTS

- 2.06 Acres available
- High visibility corner lot in front of Menards
- Second highest performing Menards in MO, according to Placer AI data
- Intersection of I-70 and S. Little Blue Parkway carries 106,634 cars per day
- Perfect for retail, restaurant, bank, etc.
- Opportunity for signage on Menards monument sign facing I-70
- Delivered rough graded with utilities to site
- Sale Price: $1,395,000








MENARD

LOCATION AERIAL



4111 S. LITTLE BLUE PARKWAY
INDEPENDENCE, MO

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