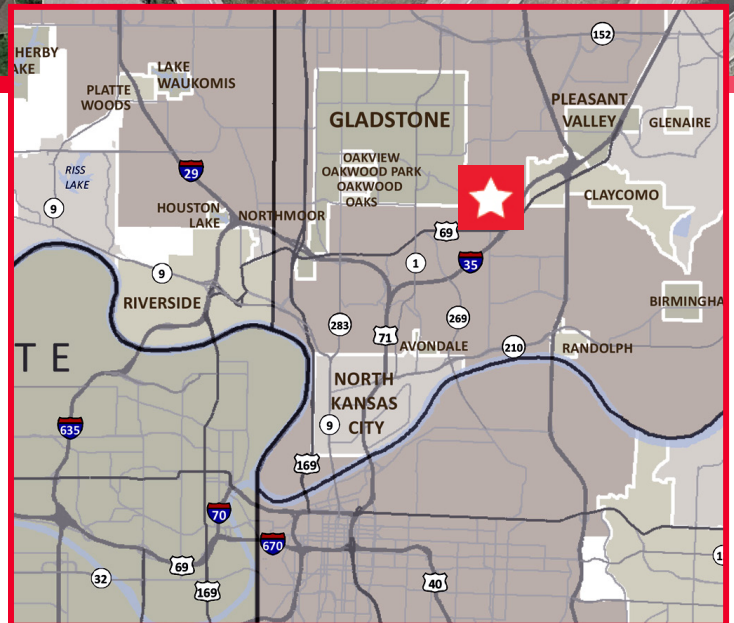


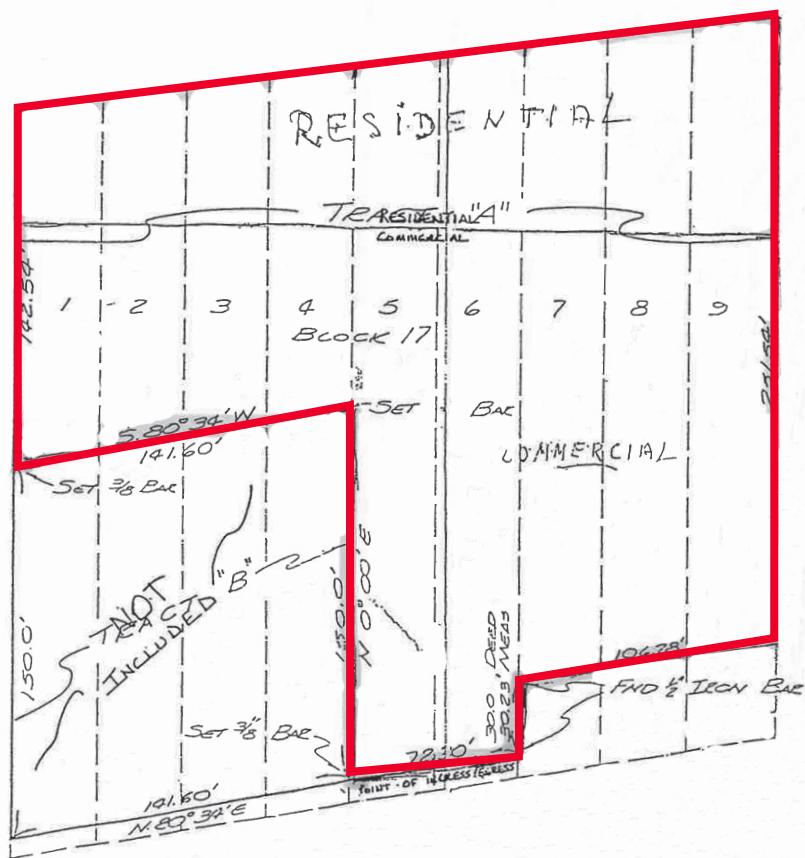


Prime Development Land
For Sale
±1.55 Acres
5211 N Denver Avenue

NWMC I-35 &
VIVION RD

Kansas City, MO

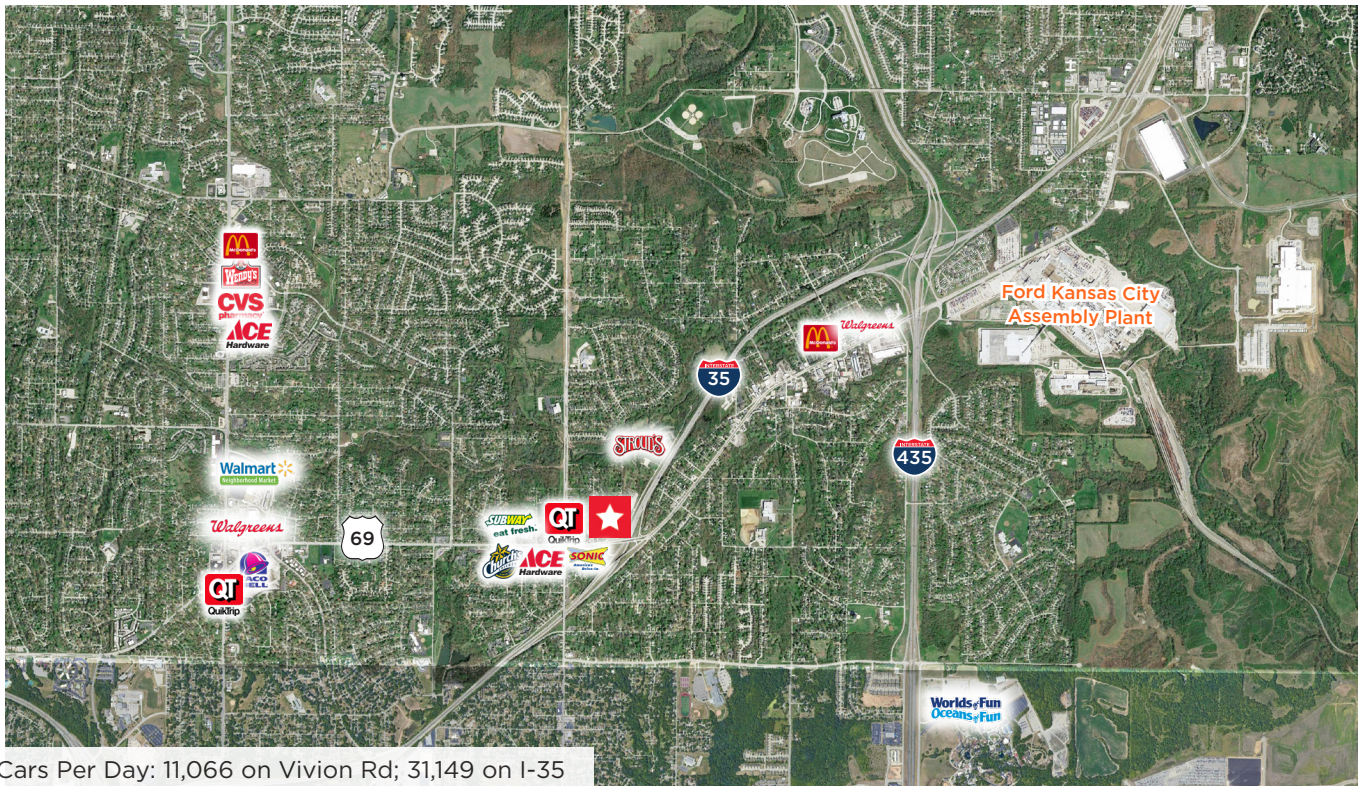




PROPERTY HIGHLIGHTS

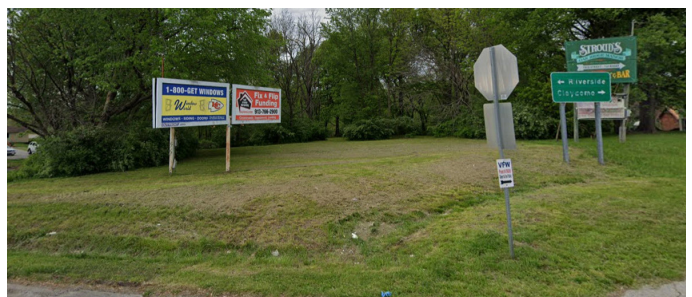
- ±1.55 acres (67,420 SF)
- Superb location right off of I-35
- Ideal for commercial business, multi-family, bank, restaurant, car wash, retailer, education, daycare, fitness center, etc.
- Primarily zoned B3-2 (Community Business) with a small portion on north side zoned R-6
 - » B3-2 portion size: ±46,117 SF
 - » R-6 portion size: ±21,304 SF
- City long range plan property designation: Mixed Use Neighborhood
- Asking Price: \$425,000

THE LOCATION



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,631	60,167	126,903
Households	3,474	25,282	53,169
Average HH Income	\$70,814	\$74,491	\$82,018
Daytime Population	5,586	48,890	138,917
# Businesses	132	1,201	4,234



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