

FOR SALE

4915 NE Vivion Road

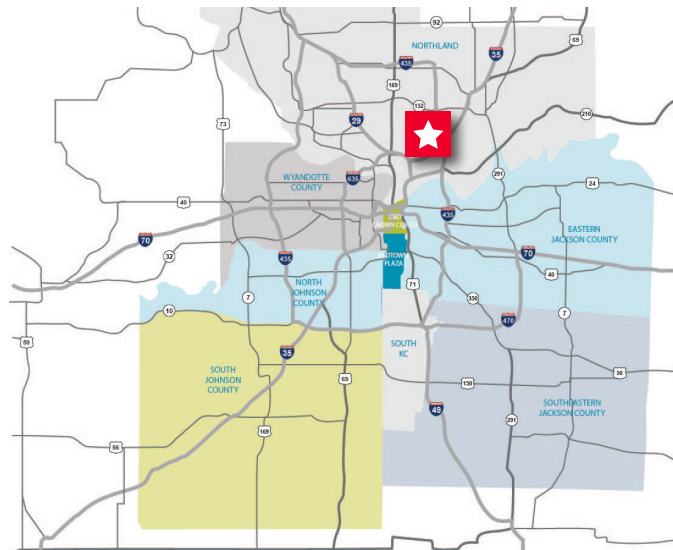
Kansas City, MO

2,800± SF ON MAIN LEVEL WITH 1,000± SF BASEMENT



PROPERTY HIGHLIGHTS

- Great corner retail property at NE Vivion & N Brighton Avenue
- CVS, Quik Trip and Westlake Hardware are located at this intersection
- Tremendous redevelopment opportunity
- Great access to I-35 and I-435
- Former bank with 2,800± SF on main level with 1,000± SF basement
- 1.03 acre site
- Zoned B3-2
- Sale Price Reduced: ~~\$675,000~~ \$575,000



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CUSHMAN &
WAKEFIELD

cushmanwakefield.com

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AERIAL



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,428	62,791	131,840
Households	3,804	26,413	55,371
Average HH Income	\$76,259	\$73,085	\$55,801
Traffic Count	16,671		



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BIRD'S EYE VIEW



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