

16311 E. 23RD ST.

16311 E. 23RD ST., INDEPENDENCE, MO 64055

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 16311 EAST 23RD STREET in Independence, MO. This well-managed retail or office space has strongly visible on the SE corner of East 23rd St S & Ellison Way with up to 4540 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 4,540 SF building sits near the heart of the Independence business district and is ready for its next generation of retail. This property is a well-known retail staple of the Independence community for years and offers landmark recognition & captivating signage. Give our Jackson County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint located on the SE corner of East 23rd St S & Ellison Way.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rate: | Currently Occupied Inquire if Interested |
| Number of Units: | 2 |
| Available SF: | |
| Building Size: | 4,540 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,635 | 29,572 | 64,204 |
| Total Population | 8,610 | 63,363 | 141,282 |
| Average HH Income | \$54,431 | \$59,535 | \$61,603 |

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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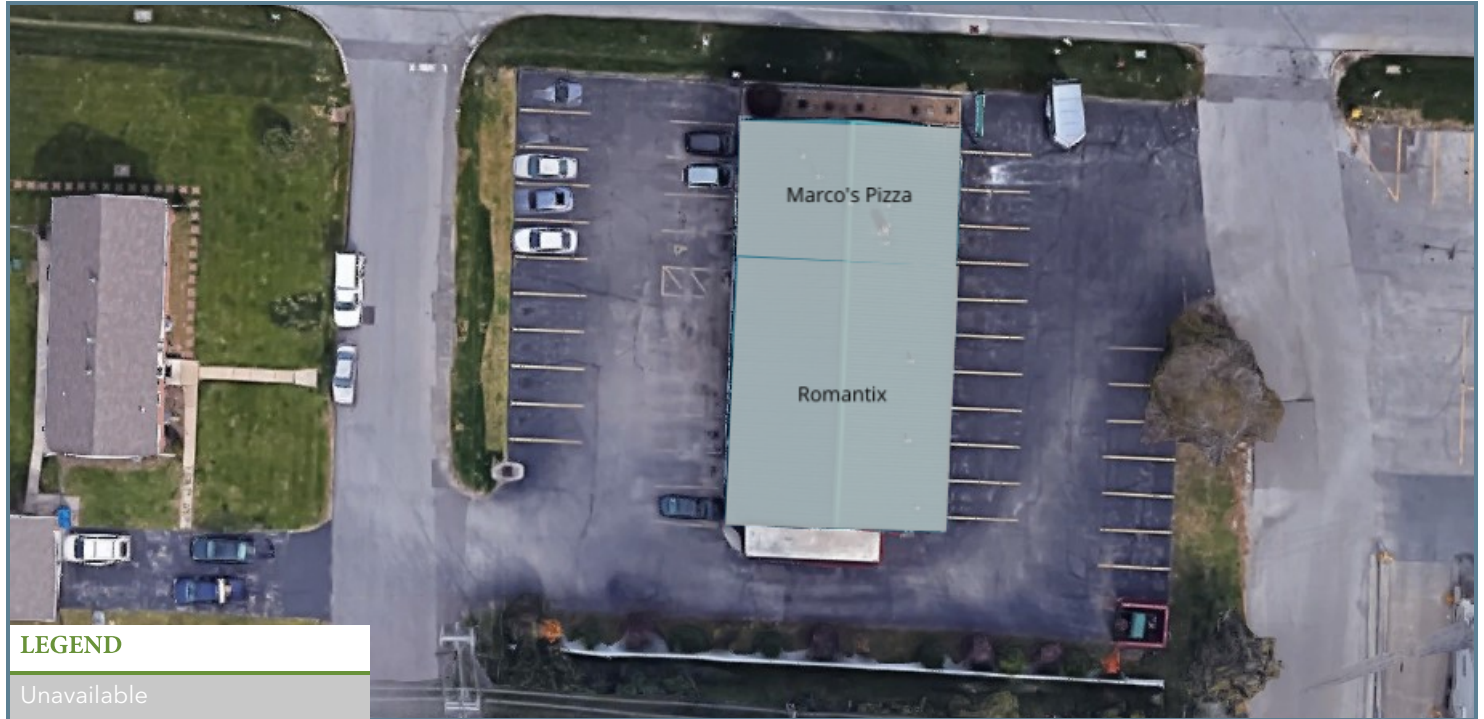
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

| | | | |
|--------------|---|-------------|--|
| Lease Type: | - | Lease Term: | Negotiable |
| Total Space: | - | Lease Rate: | Currently Occupied Inquire if Interested |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------------|---------------|----------|------|------|-------------|
| 16311 E 23rd St | Marco's Pizza | 1,429 SF | NNN | - | - |
| 16311 E 23rd St | Romantix | 3,111 SF | NNN | - | - |

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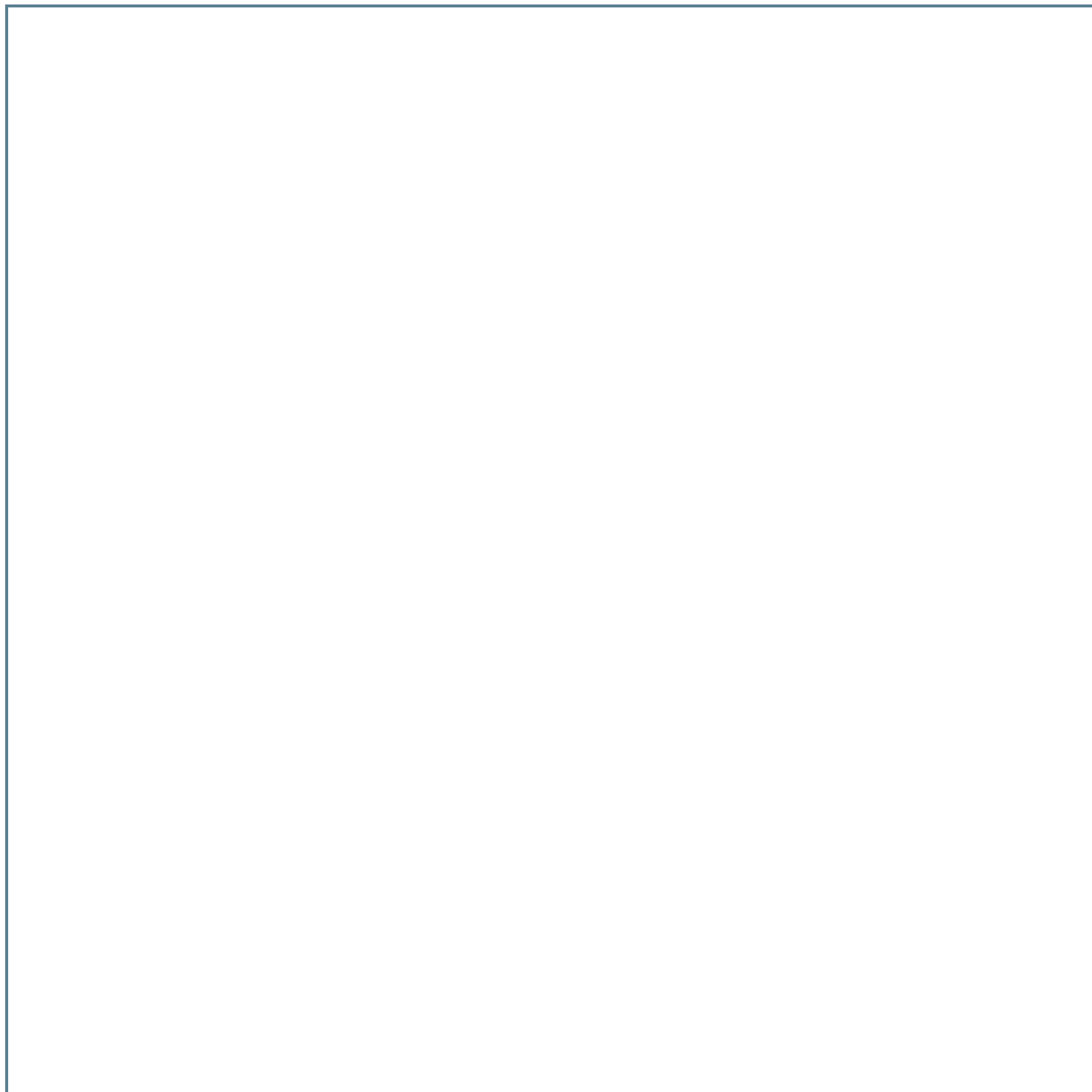
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RETAILER MAP



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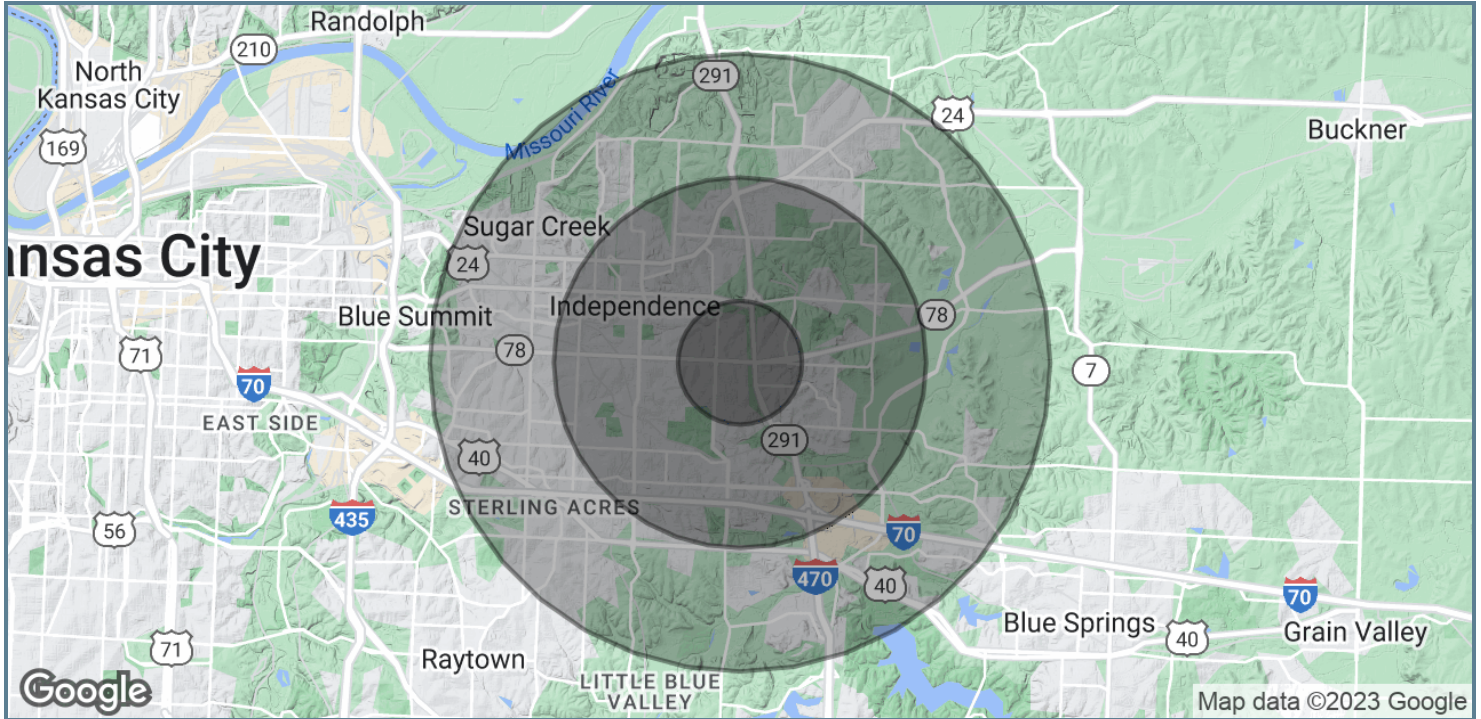
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,610 | 63,363 | 141,282 |
| Average Age | 43.4 | 40.2 | 40.5 |
| Average Age (Male) | 43.5 | 37.5 | 38.4 |
| Average Age (Female) | 43.7 | 42.9 | 42.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,635 | 29,572 | 64,204 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$54,431 | \$59,535 | \$61,603 |
| Average House Value | \$124,873 | \$119,245 | \$122,663 |

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

info@legacypro.com