



2008 W JACKSON BLVD

JACKSON, MO 63755

FOR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Flex/mixed-use space available in busy area of west Jackson, MO. This would be a perfect location for a restaurant/bar with plenty of off street parking. Great vintage storefront along with brand new west addition. 7,654 SF of lease space remaining, suitable for various uses. High traffic count with over 14,000 vehicles per day and a great signage opportunity!

PROPERTY HIGHLIGHTS

- Single or multi-tenant space
- Suitable for various uses
- 7,654 square feet remaining
- Over 14,000 vehicles per day

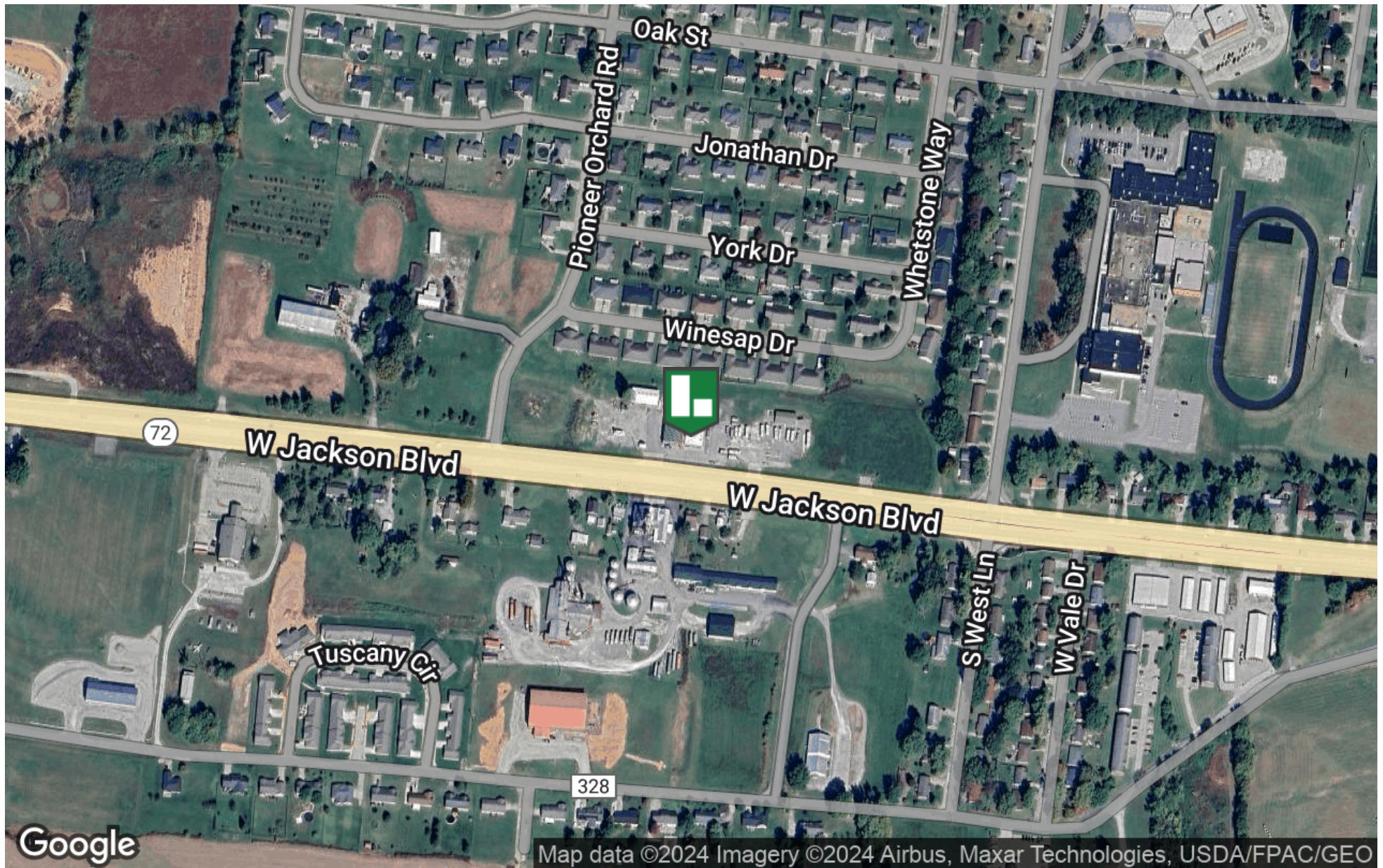
OFFERING SUMMARY

Lease Rate:	\$3.00 - 10.00 SF/yr (Gross)
Available SF:	7,654 SF
Lot Size:	1.8 Acres
Building Size:	9,744 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	939	8,430	23,910
Total Population	2,283	20,792	55,987
Average HH Income	\$64,096	\$74,731	\$69,098

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LOCATION MAP



ADDITIONAL PHOTOS

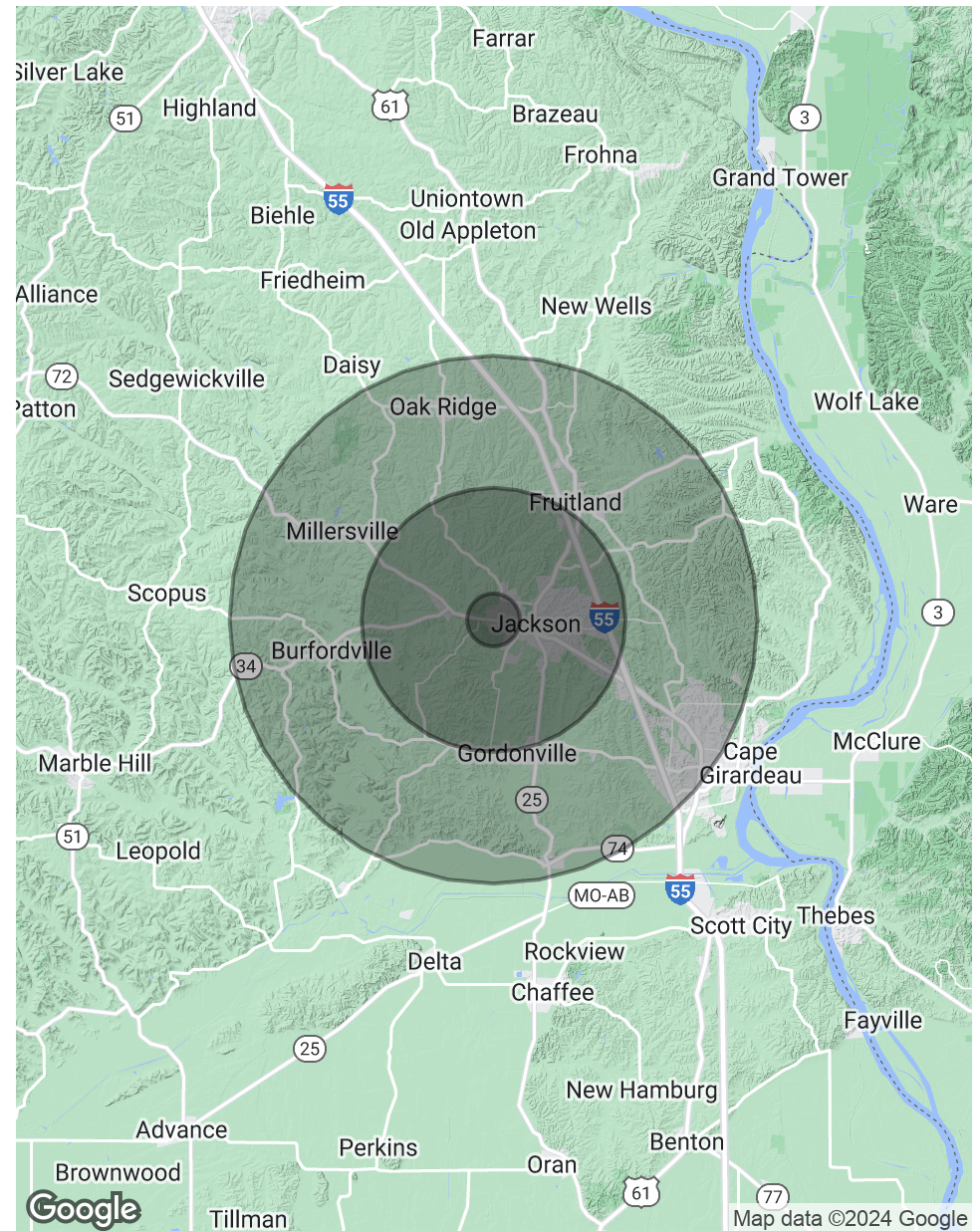


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,283	20,792	55,987
Average Age	33.8	37.2	39.4
Average Age (Male)	32.0	37.0	38.4
Average Age (Female)	35.1	37.6	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	939	8,430	23,910
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$64,096	\$74,731	\$69,098
Average House Value	\$171,364	\$183,495	\$181,817

* Demographic data derived from 2020 ACS - US Census



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