



**LOT Site Available**  
**Ground Lease or Build to Suit**  
**76<sup>th</sup> & State Line Road**

**FOR LEASE**  
**BY**  
**OWNER**

**A Tutera Development**



**GREAT EXPOSURE - On State Line Road**

7611 State Line Road, Suite 315  
Kansas City, MO 64114

**Phone: (816) 444-0900**

**Jeff Taylor**

Lots 1-3    .79 acre

Lots 4-5    .34 acre

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Kansas City, MO**

## Great opportunity for Ground Lease or Build to Suit

- Quick Service Restaurant
- Bank,
- Medical Building,

### Traffic

<b>Collection Street</b>	<b>Cross Street</b>	<b>Traffic Volume</b>	<b>Year</b>	<b>Distance</b>
State Line Rd	Meadow Lake Ter, S	17,425	2018	0.04 mi
W 79 St	State Line Rd, W	6,733	2018	0.20 mi
Cambridge Dr	W 79th Ter, N	7,840	2018	0.21 mi
Ward Pkwy	W 79 St, SW	13,060	2012	0.21 mi
W 79 St	Ward Parkway Plz, E	4,680	2012	0.25 mi

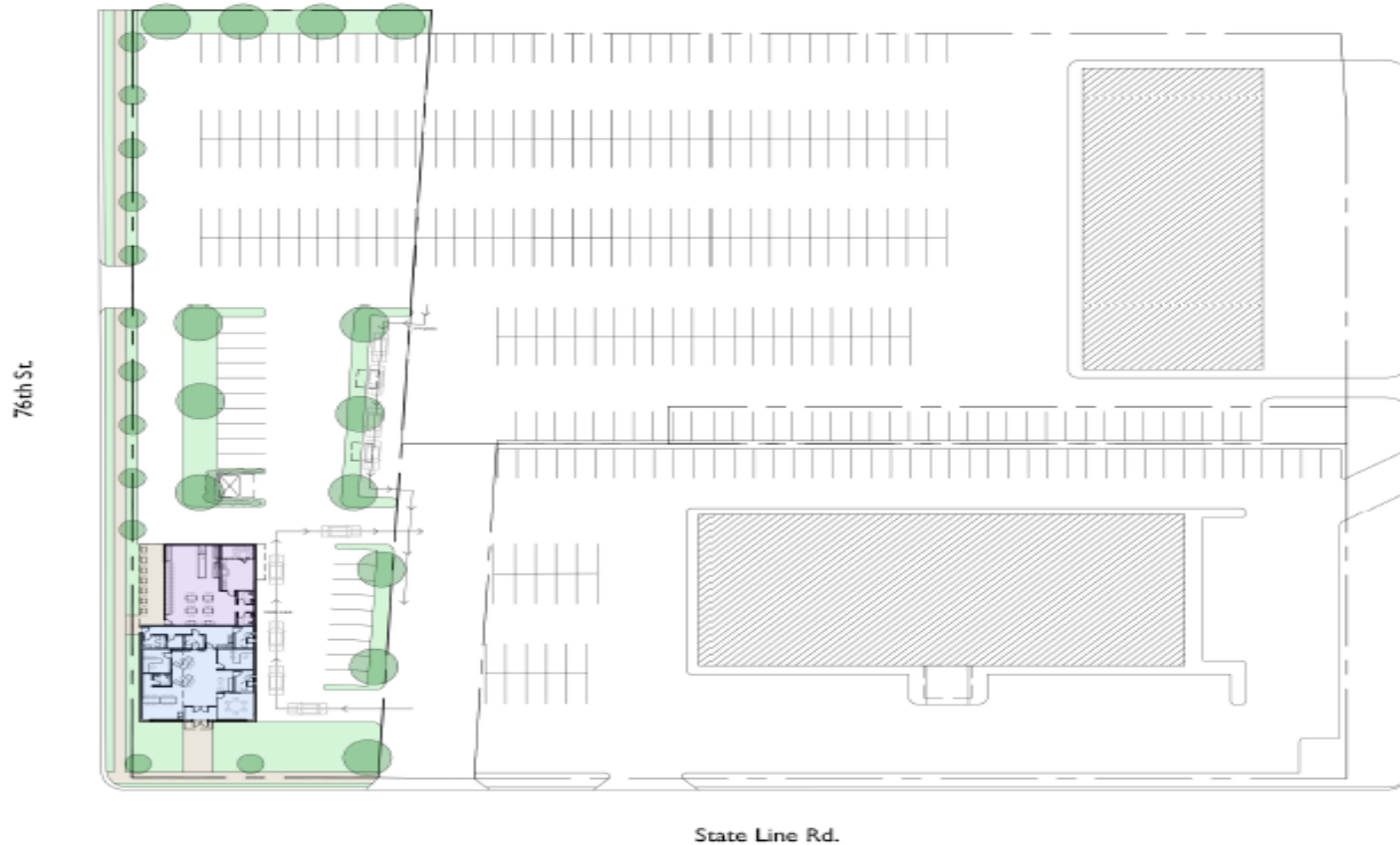
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**DEMOGRAPHICS** near State Line Rd

Population	1 Mile	3 Mile	5 Mile
2019 Total Population	11,906	94,042	244,152
2024 Population	12,140	96,273	251,223
Pop Growth 2019-2024	+ 1.97%	+ 2.37%	+ 2.90%
Average Age	40	41	39
2019 Total Households	5,613	41,673	111,626
HH Growth 2019-2024	+ 1.71%	+ 2.24%	+ 2.82%
Median Household Inc	\$81,541	\$76,684	\$60,722



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