



# For sale or lease

*Investment/lease opportunity in Hy-Vee anchored retail center.*

## 47,556 SF

1104 South 25<sup>th</sup> Street  
Bethany, MO 64424

### Property overview

- Available Space: Please Inquire
- Sale Price: \$1,500,000
- Lease Rate: \$4.00 PSF/NNN
- Lot Size: 3.50 Acres
- Year Built: 1974
- Consistent daily traffic driven to Hy-vee and regional destination for the surrounding rural communities.

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## Demographics

	1mi	5mi	10mi
Est. population	2,199	4,478	6,525
Est. households	521	2,010	2,686
Est. Median HH income	\$52,855	\$54,298	\$54,710

Positioned just 90 miles North of Kansas City and 120 miles Southwest of Des Moines, this property benefits from consistent traffic flow of regional commuters.

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