

JLL SEE A BRIGHTER WAY

For sale or lease

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

47,556 SF

1104 South 25th 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.

Nick Anderson

Associate nicholas.anderson@jll.com +1 515 729 6015

Jayme Miller

Senior Vice President jayme.miller@jll.com +1 816 261 2006



1104 South 25th Street

Bethany, MO 64424



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.

Nick Anderson

Associate nicholas.anderson@jll.com

+15157296015

Jayme Miller

Senior Vice President jayme.miller@jll.com

+18162612006

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights