

VACANT LAND
12416 Grandview Road
Grandview, Missouri 64030

FOR SALE OR LEASE



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12416 GRANDVIEW ROAD

LOCATION HIGHLIGHTS

- Located on 2.15 acres
- Easy access from Grandview Road
- Cleared site ready for new improvements
- Utilities available on site
- Zoned C2 industrial in Jackson County, Missouri, located in the heart of Grandview
- Very close to prime interstate access to US Highway 71, Interstate 470 and MO-150 Highway with easy access to these highways

12416 GRANDVIEW ROAD

AREA HIGHLIGHTS

- Grandview is becoming known as the metropolitan area's major warehouse and distribution gateway.
- Grandview occupies one of the most advantageous locations in the metropolitan Kansas City area. It is adjacent to the greatest confluence of vehicular traffic in the area, with quick access to two interstate highways and two, four-lane limited access routes.
- The city is located in the metropolitan area's inner ring of communities. That means residents can easily access jobs located throughout the Kansas City area. Equally important, the city's location enables its large and small employers to draw from a broad metropolitan labor market.
- Downtown Kansas City's Power and Light Entertainment district, and other destinations such as the Country Club Plaza, Union Station, professional sports at Kauffman and Arrowhead stadiums, Worlds and Oceans of Fun, the Kansas NASCAR Speedway are all within thirty miles of Grandview.
- Grandview's easy access to such attractions provide an enviable quality of life for local residents.
- Grandview is home to nine private schools, one public school and fifteen minutes from eight respected universities.
- Whatever your preference for education, Grandview offers a wide variety of excellent choices.

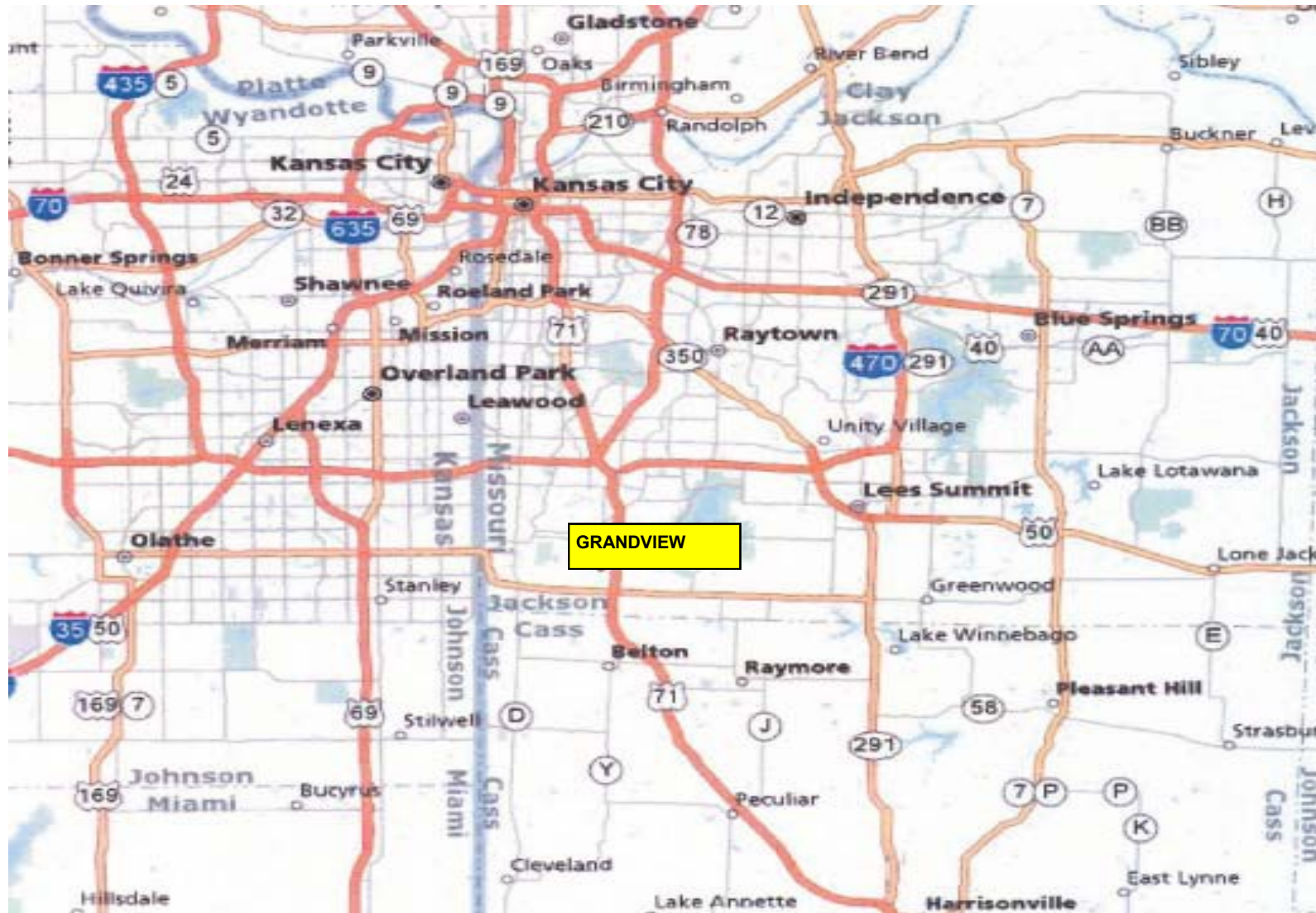
12416 GRANDVIEW ROAD

DEMOGRAPHICS

2010 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,327	41,068	103,026
Average Household Income	\$39,246	\$47,094	\$54,941
Average Age	36	36	37

12416 GRANDVIEW ROAD

AREA VIEW



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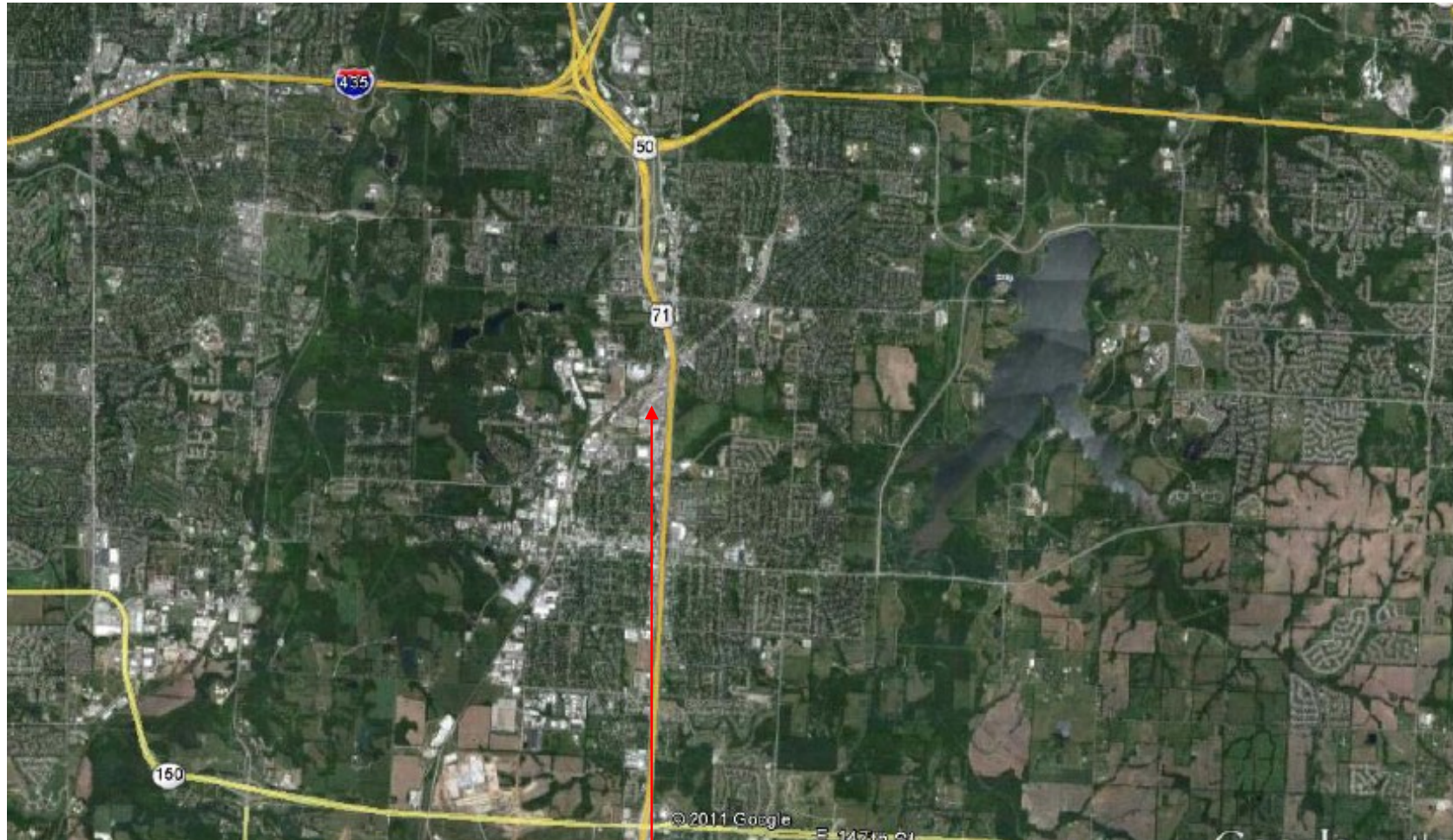
AERIAL VIEW



SITE

12416 GRANDVIEW ROAD

AERIAL VIEW



SITE

12416 GRANDVIEW ROAD

STREET VIEW

