



ShawverGroup.com

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# PROPERTY HIGHLIGHTS

## BELTON RETAIL CORRIDOR AGGRESSIVELY PRICED SUBLEASE

1821-1823 E. North Avenue, Belton, MO 64012

### LOCATION

1821-1823 E. North Avenue  
Belton, MO 64012

### AVAILABLE

**±5,300 SF** Space  
Additional contiguous 1,600 - 3,200 SF Available

### RATES

\$7 psf NNN



### TRADE AREA



### PROPERTY HIGHLIGHTS

- Excellent location off 49 Hwy & E North Ave in popular retail trade area
- ±5,300 SF space for sublease with additional contiguous space available
- Ability to occupy beyond sublease
- Great visibility from the highway
- Join Furniture Deals, Harbor Freight, Cass County Library, H&R Block, Nails 4 You, Pepperjax Grill, Belton Modern Dentistry, Dutch Bros. Coffee, ARC Physical Therapy and McDonald's

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WIDE  
AERIAL

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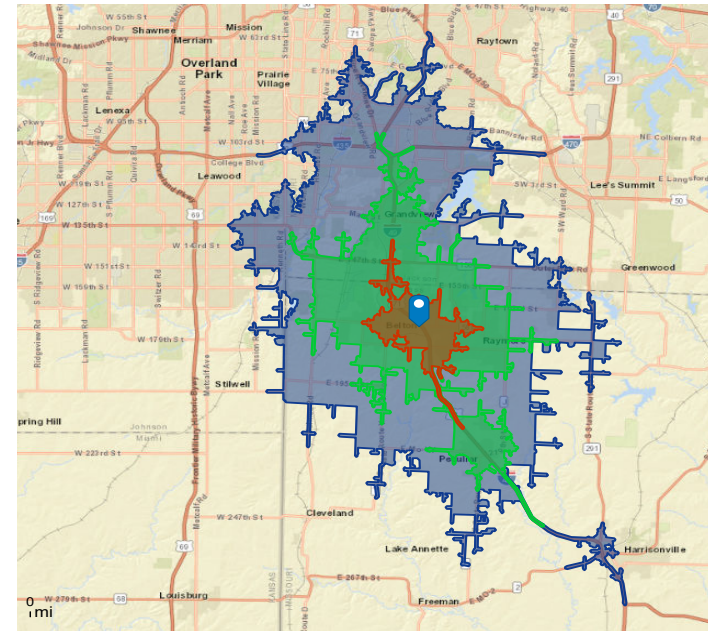




# SITE AERIAL & DEMOS

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### DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	18,808	76,699	169,695
Households	7,604	30,170	68,399
AVG HH Income	\$100,236	\$93,871	\$98,455
Median Age	36.7	37.4	38.2

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# SITE MASTER PLAN

**BELTON RETAIL CORRIDOR AGGRESSIVELY PRICED SUBLEASE**  
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**NORTH CASS CENTER**  
BELTON, MISSOURI



**SITE PLAN**

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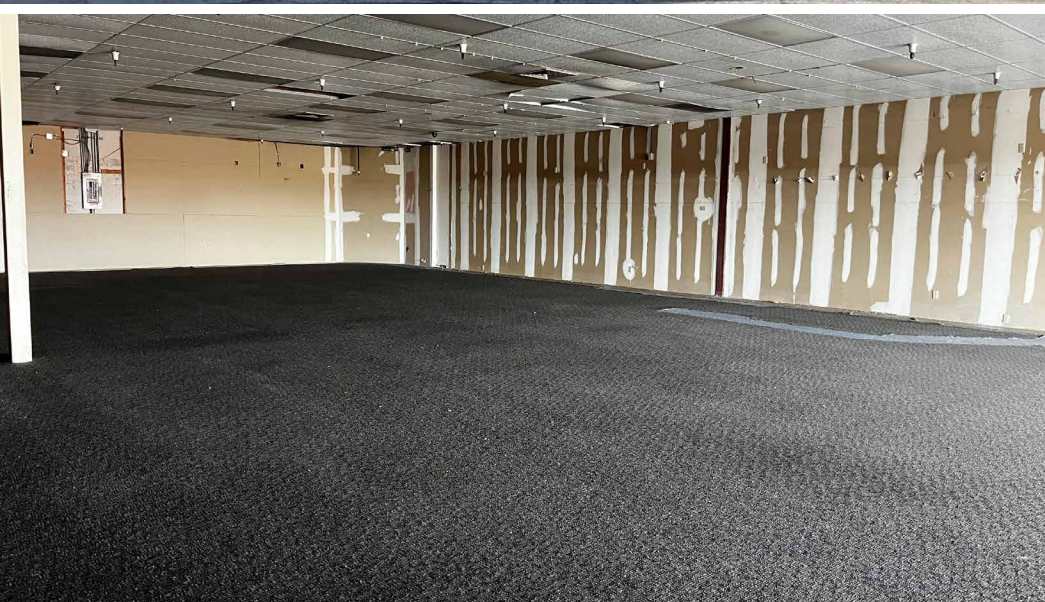
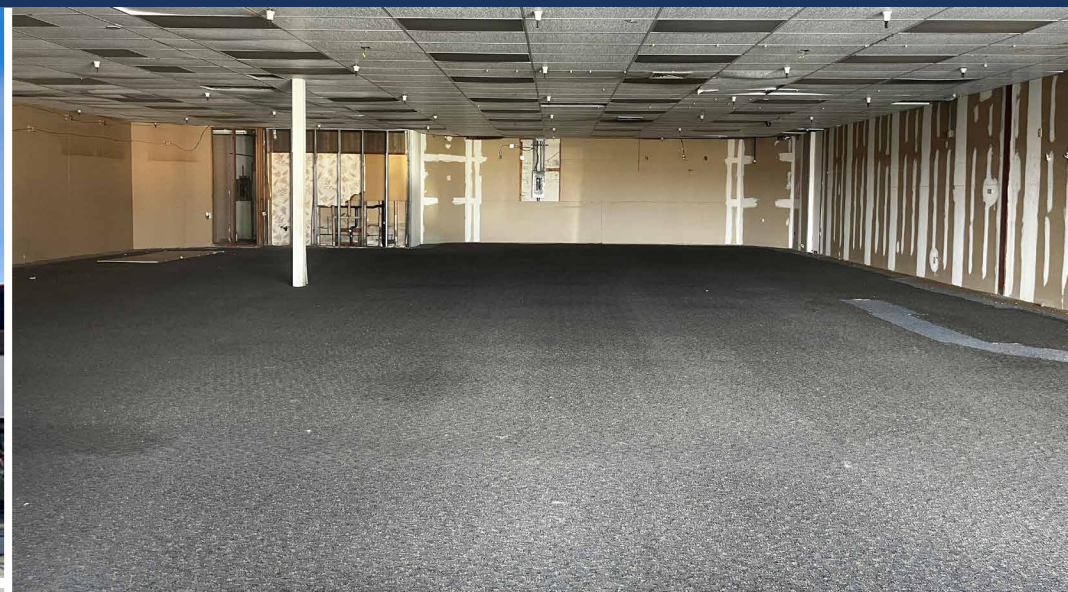
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# SITE PHOTOS

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