



ShawverGroup.com

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PROPERTY HIGHLIGHTS

BELTON RETAIL CORRIDOR AGGRESSIVELY PRICED SUBLEASE

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

LOCATION

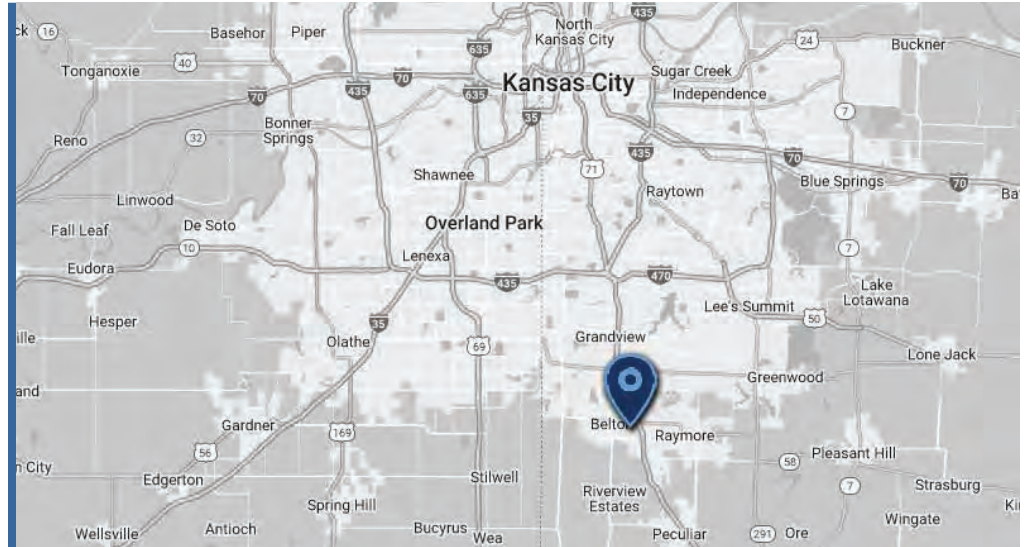
1821-1823 E. North Avenue
Belton, MO 64012

AVAILABLE

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

RATES

\$9 psf modified gross



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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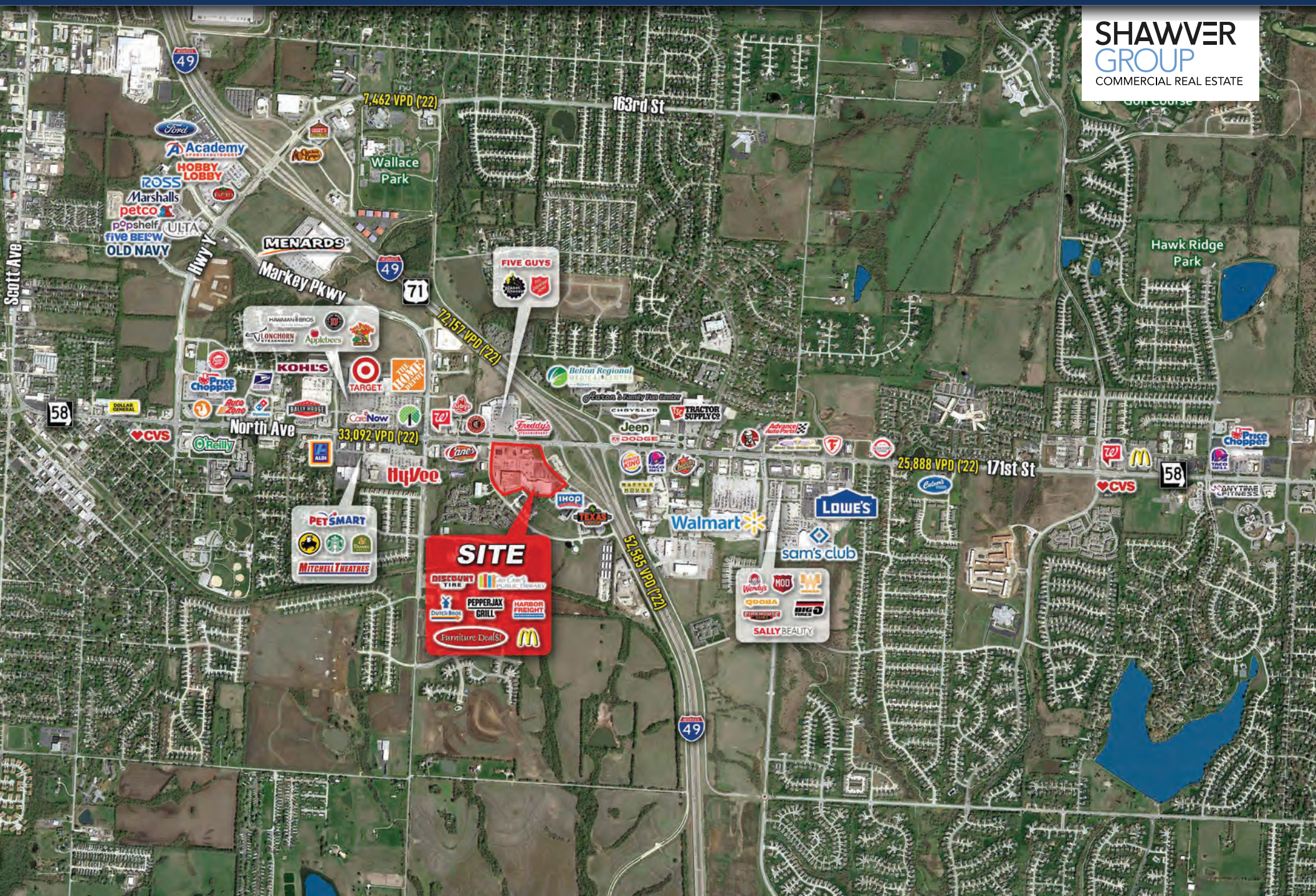
WIDE AERIAL

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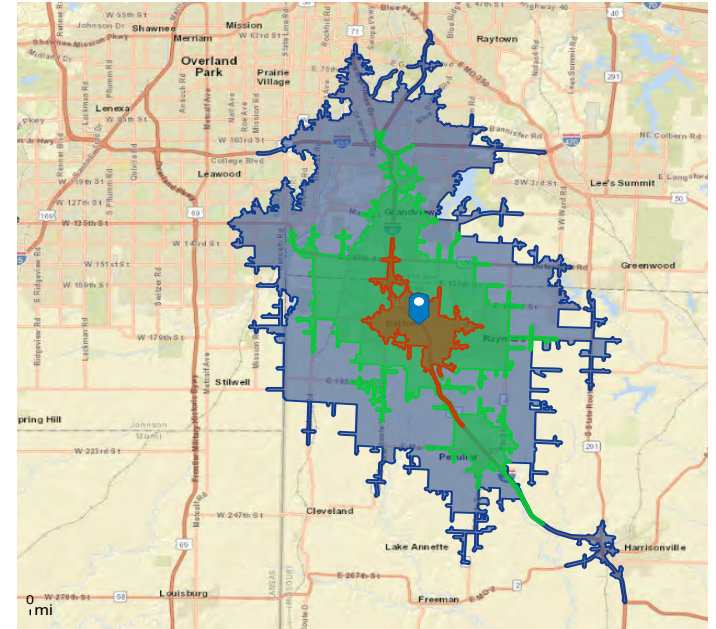
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SITE AERIAL & DEMOS

BELTON RETAIL CORRIDOR AGGRESSIVELY PRICED SUBLEASE

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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

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NORTH CASS CENTER
BELTON, MISSOURI



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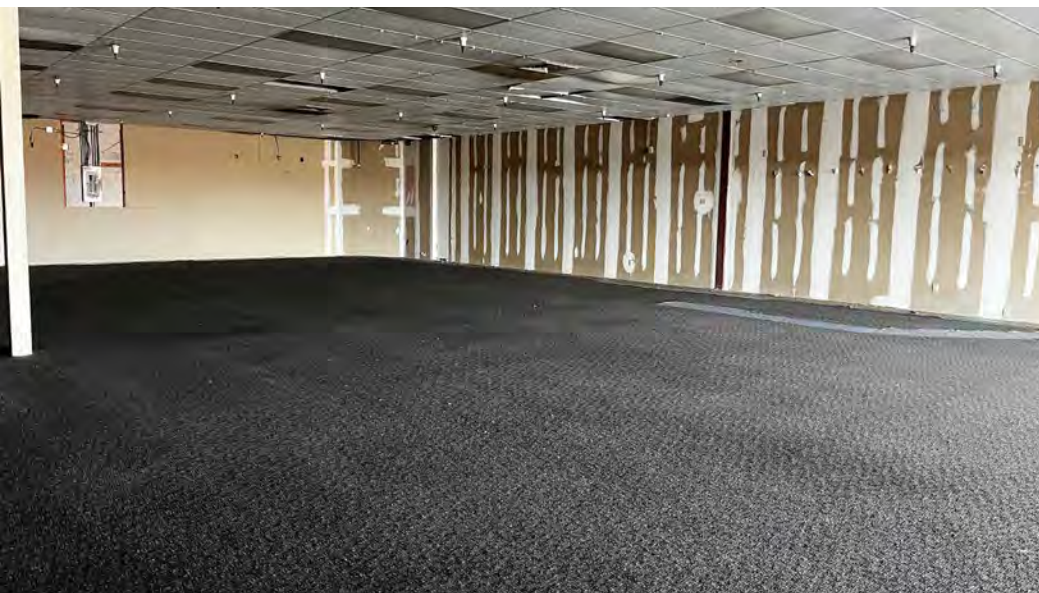
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SITE PHOTOS

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