

BELTON OFFICE SPACE AVAILABLE

109 Congress Street, Belton, MO 64012



ShawverGroup.com

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PROPERTY HIGHLIGHTS

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LOCATION

109 Congress Street
Belton, MO 64012

AVAILABLE

Suite 109: **±5,196 SF** Office Space with private entrance, kitchen, and bathroom

RATES

Available Upon Request



NEARBY AMENITIES



PROPERTY HIGHLIGHTS

- ±5,196 SF office space with private entrance, flexible layout, kitchen and bathroom
- Neighboring tenant is a well-established daycare, creating synergy for pediatric or family-focused businesses
- Ample on-site parking for employees and visitors
- High efficiency insulated concrete form construction
- Easy access off MO-58 in Belton with close proximity to retail, dining and service amenities

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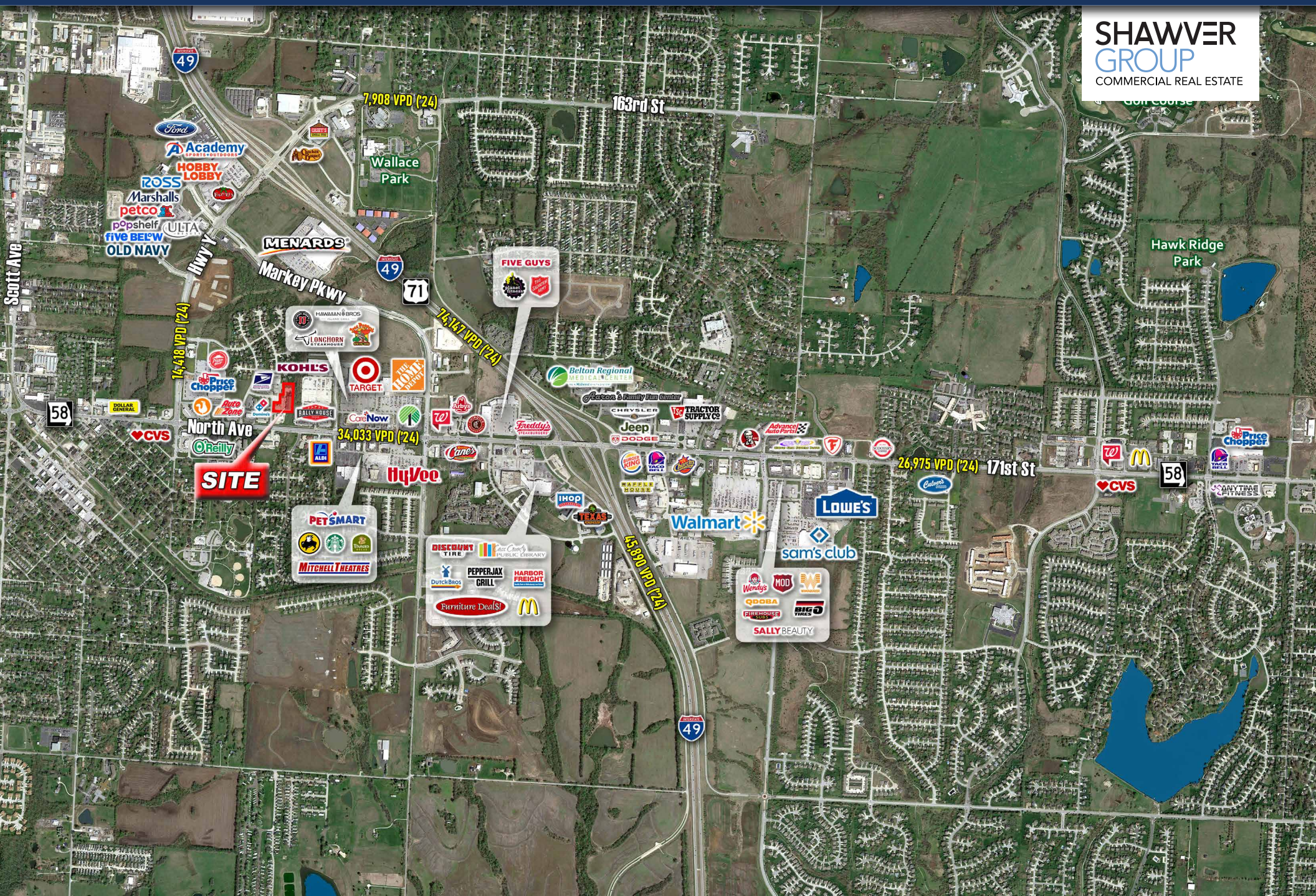
WIDE
AERIAL

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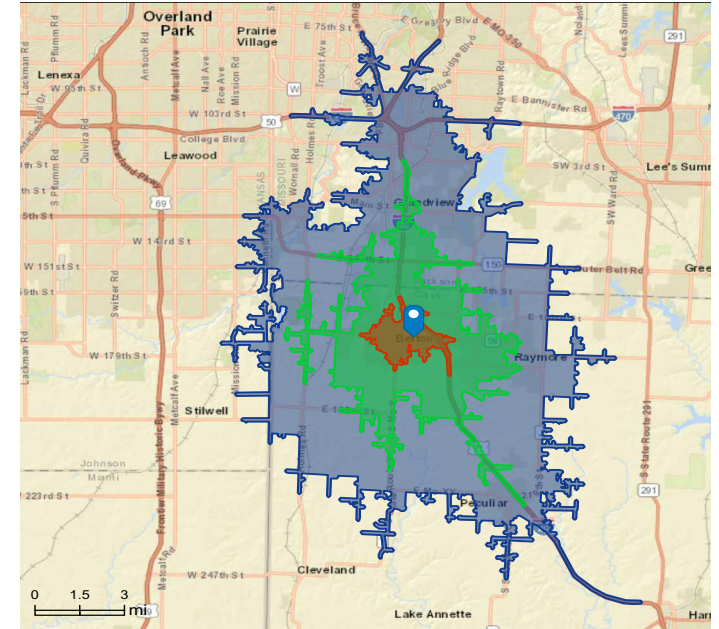
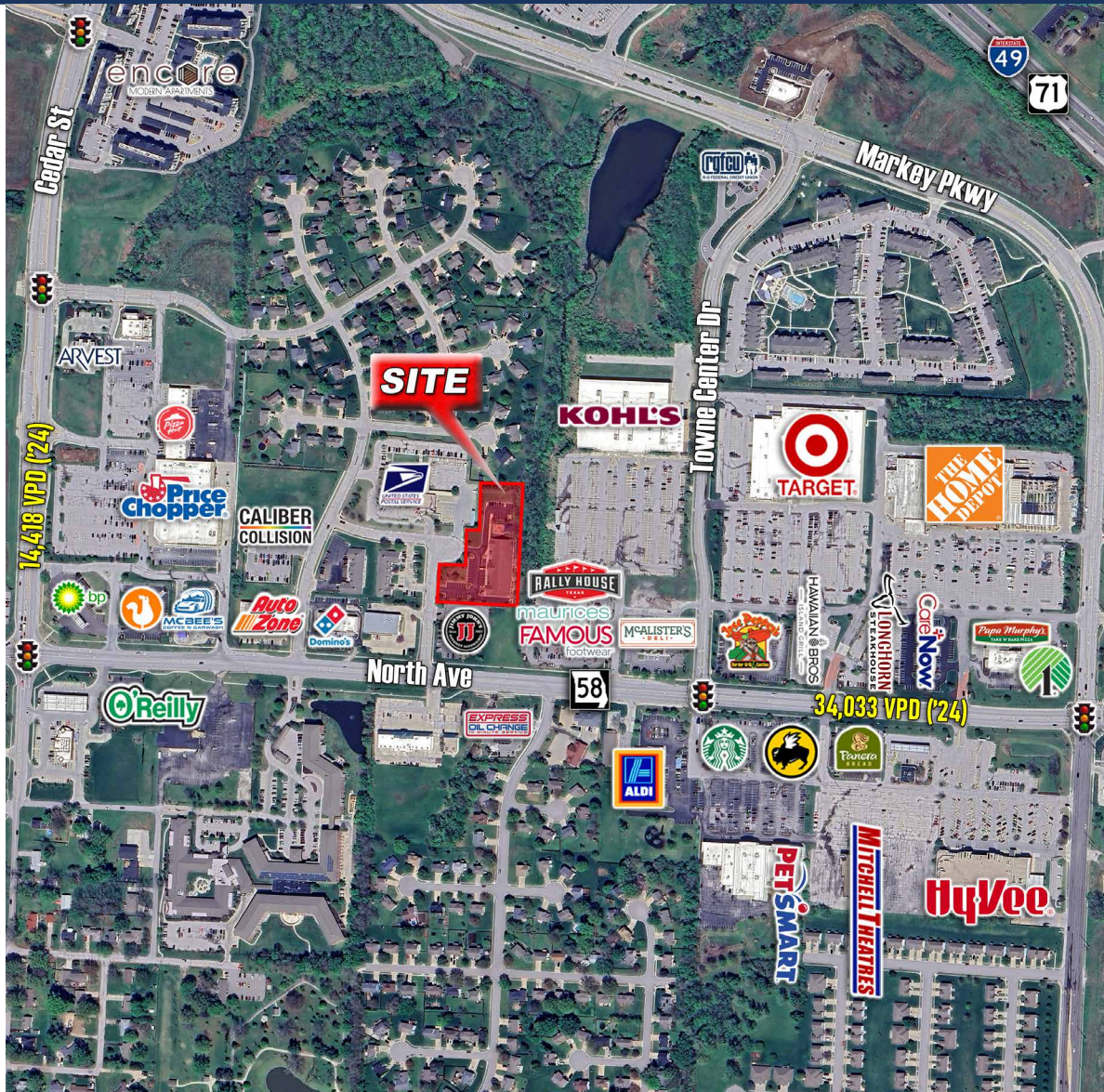
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	8,562	49,337	114,483
Households	3,389	19,322	45,638
AVG HH Income	\$84,471	\$97,572	\$94,040
Median Age	36.8	37.5	37.8

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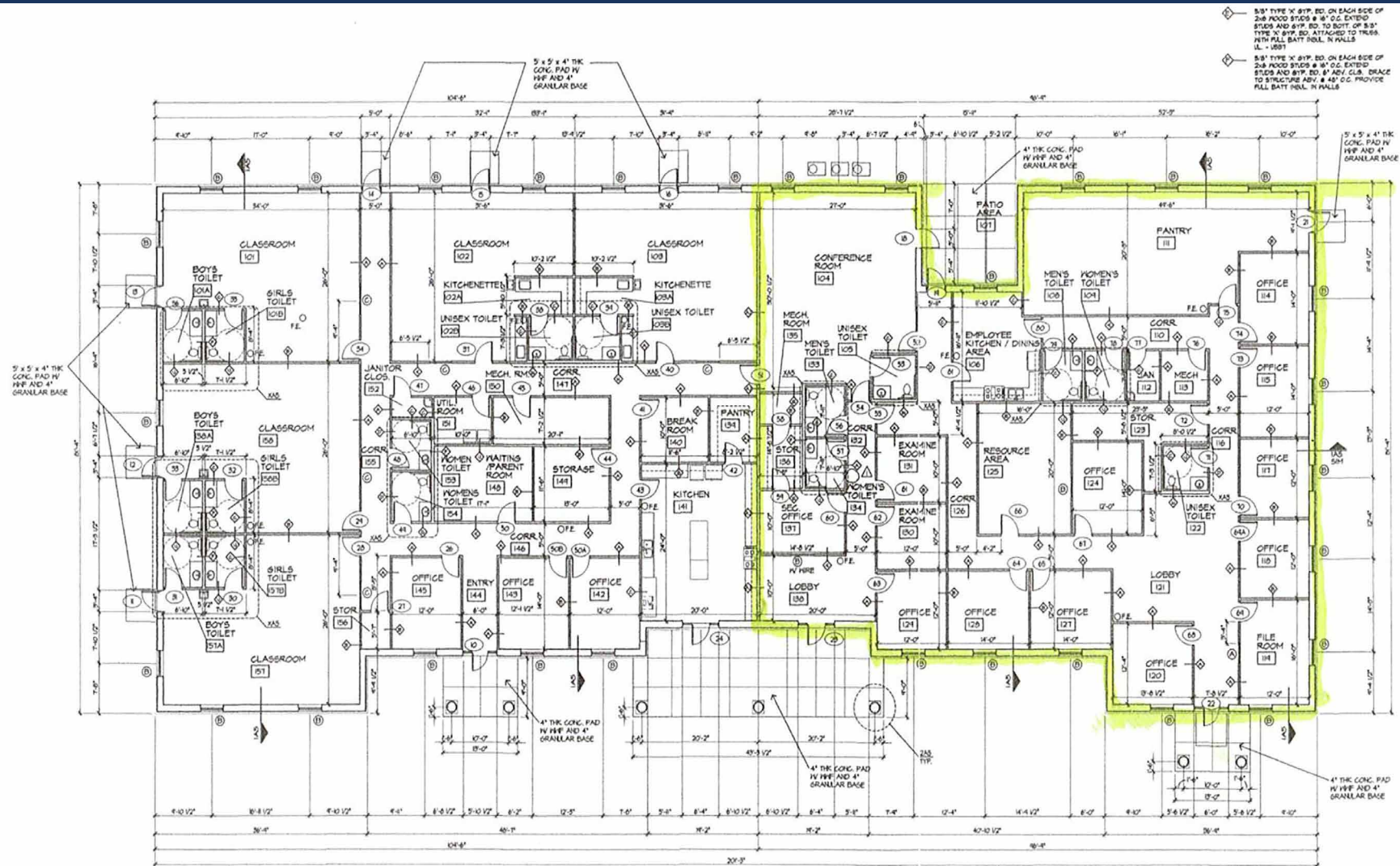
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NOTE

CONTRACTOR TO SET WITH FIRE DEPT. TO LOCATE FIRE EXTINGUISHERS IN BUILDING

1 FLOOR PLAN

$$V\delta^2 + r-Q^2$$

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SITE PHOTOS

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