

DEVELOPMENT OPPORTUNITY

N Denver Avenue & NE Vivion Road, Kansas City, MO 64119



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PROPERTY HIGHLIGHTS

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LOCATION

N Denver Avenue & NE Vivion Road
Kansas City, Missouri 64119

AVAILABLE

Two adjacent land parcels totaling **±1.55 Acres**

SALE PRICE

\$325,000

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- ±1.55-acre commercial development opportunity
- Prime location just off I-35 with convenient access and strong visibility
- Primarily zoned B3-2 Community Business, supporting a variety of commercial uses
- Potential uses include retail, restaurant, bank, car wash, daycare, education, fitness and more
- The north portion of the parcels is zoned R-6

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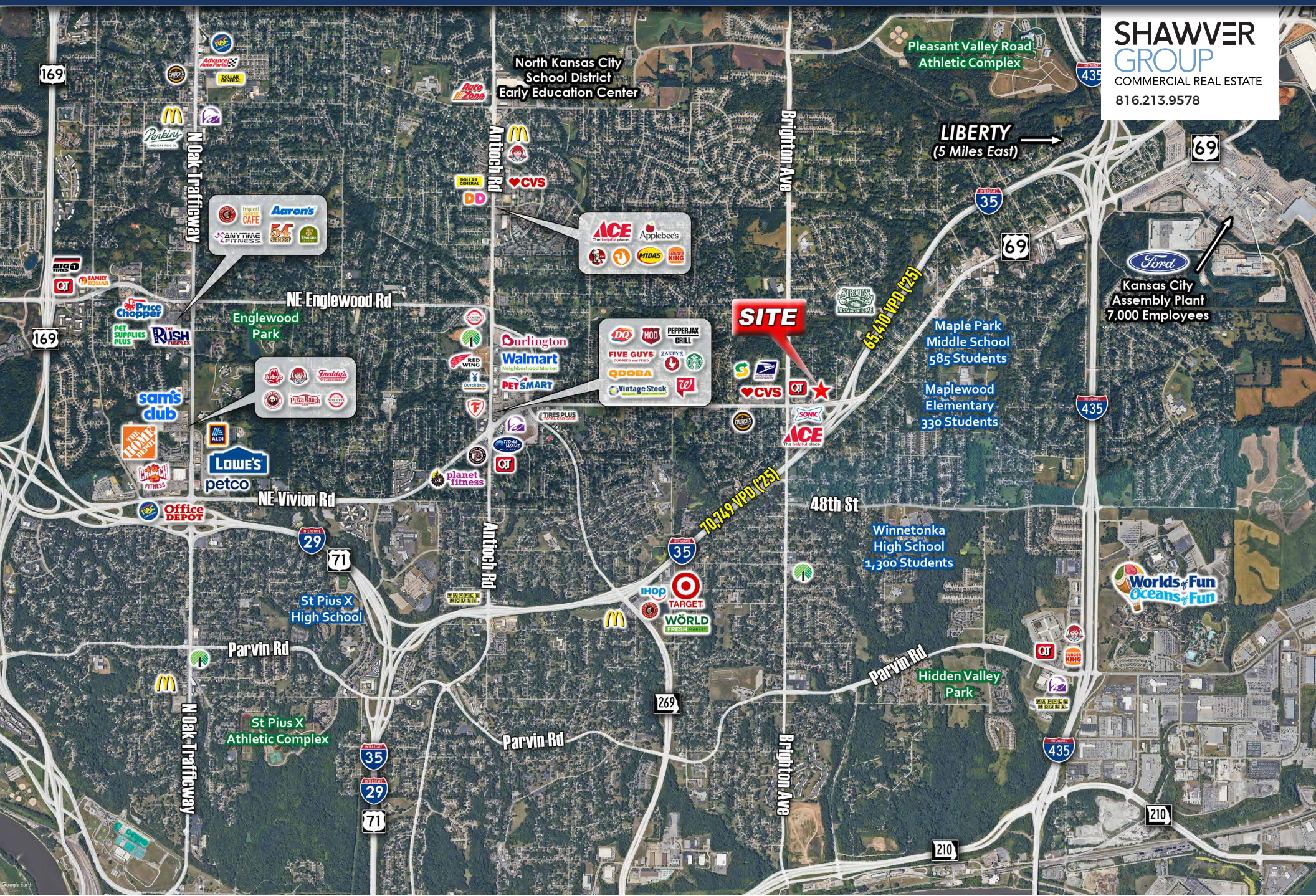
WIDE
AERIAL

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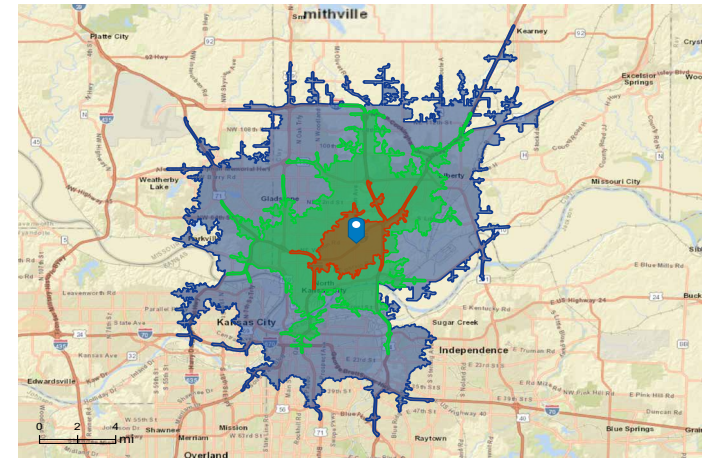
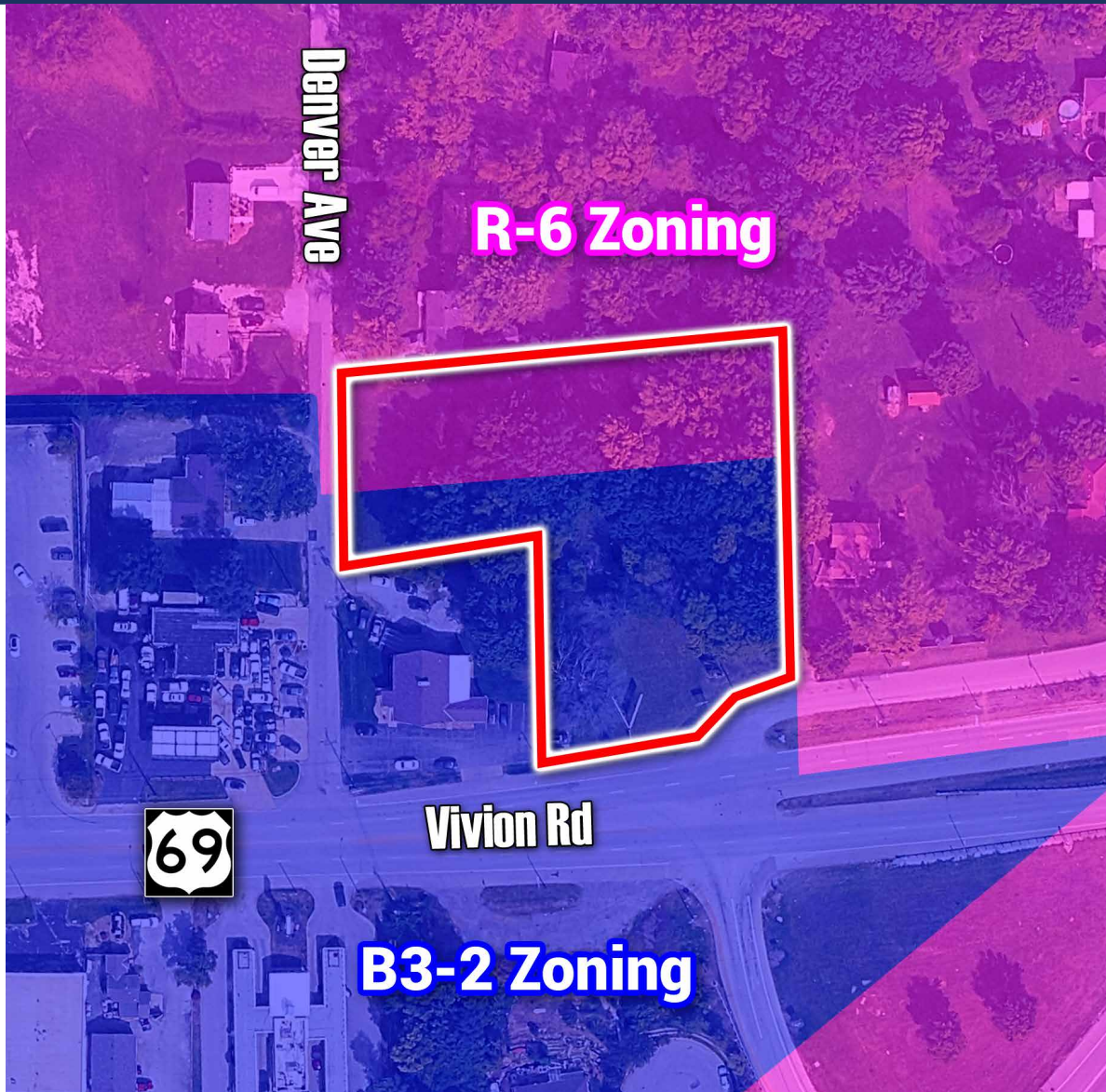
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ZONING MAP & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	28,007	132,032	404,686
Households	11,707	57,683	168,266
AVG HH Income	\$93,230	\$103,653	\$102,631
Median Age	39.4	37.8	36.5

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