



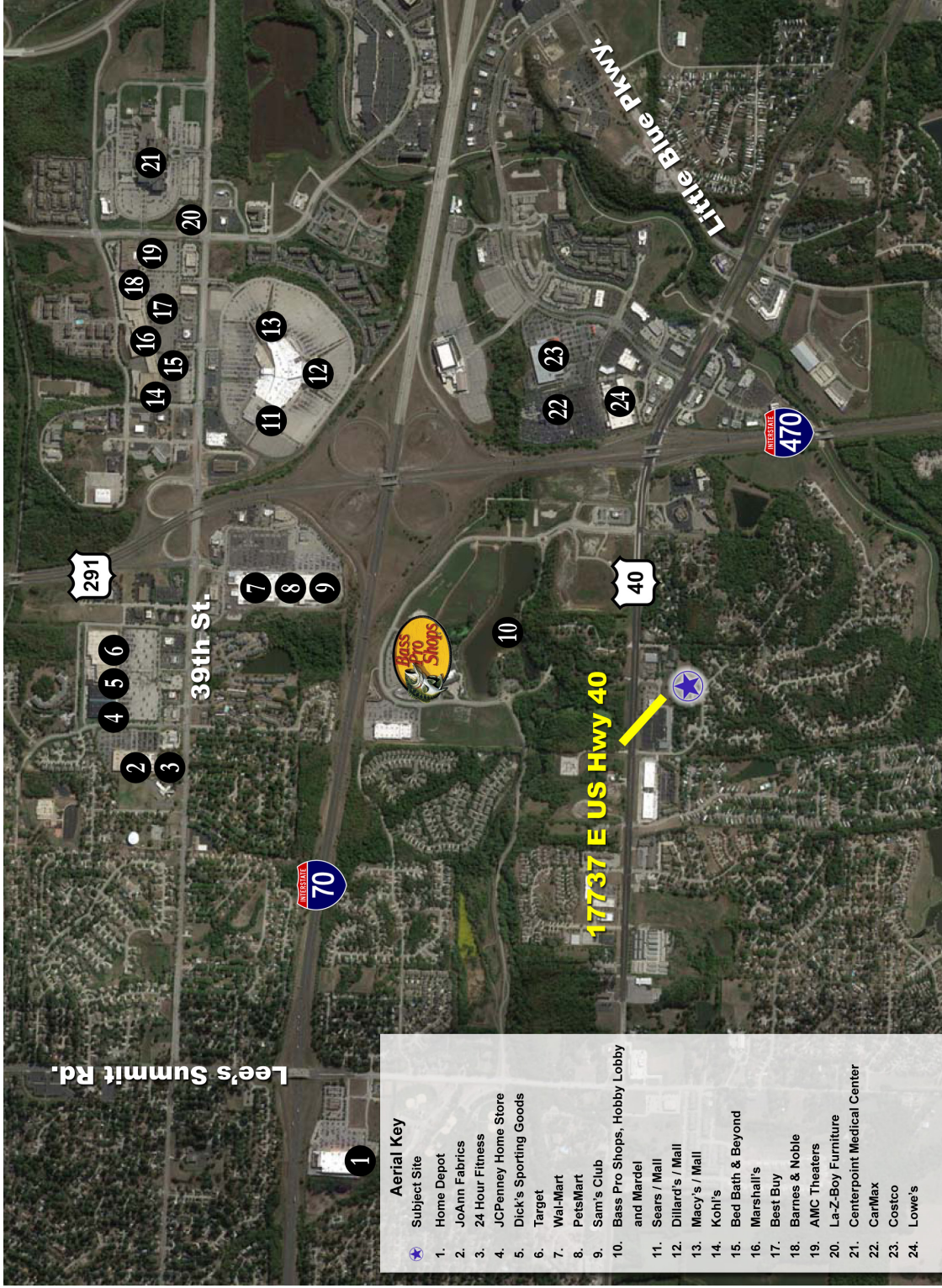
Pad Site For Sale, Lease or Build to Suit

- 1.5 acres available
- Near Bass Pro at Hwy 291 & I-70
- Great for Professional Service Provider
- Visible to 20,000 Cars Per Day!
- Zoning C-2, general commercial
- Motivated seller

For more information:

Kim Bartalos, CLS
 816.412.8466
 kbartalos@blockllc.com

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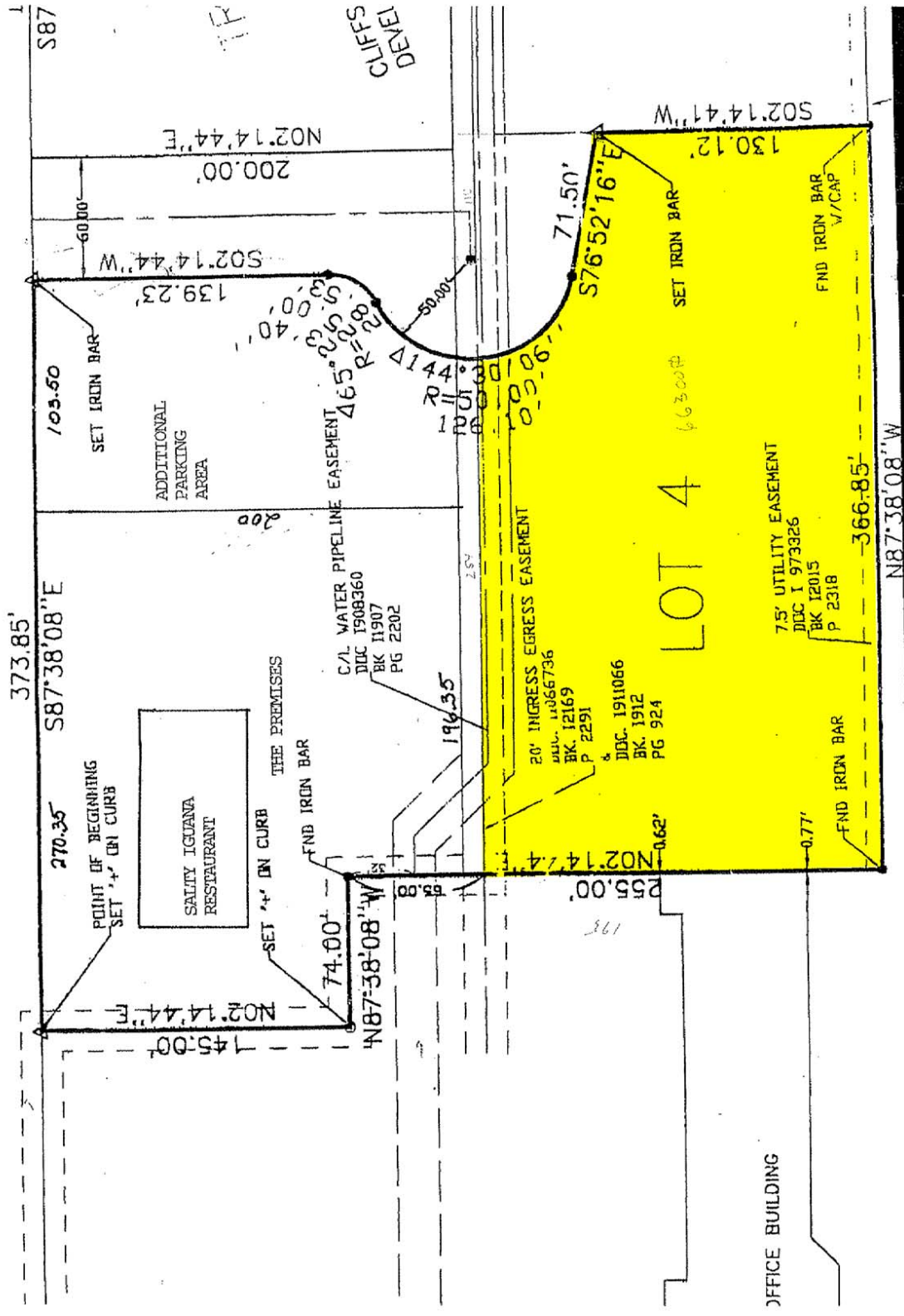


Aerial Key	
★	Subject Site
1	Home Depot
2	JoAnn Fabrics
3	24 Hour Fitness
4	JCPenney Home Store
5	Dick's Sporting Goods
6	Target
7	Wal-Mart
8	PetsMart
9	Sam's Club
10	Bass Pro Shops, Hobby Lobby and Mardel
11	Sears / Mall
12	Dillard's / Mall
13	Macy's / Mall
14	Kohl's
15	Bed Bath & Beyond
16	Marshalls
17	Best Buy
18	Barnes & Noble
19	AMC Theaters
20	La-Z-Boy Furniture
21	Centerpoint Medical Center
22	CarMax
23	Costco
24	Lowe's

17737 East US Highway 40

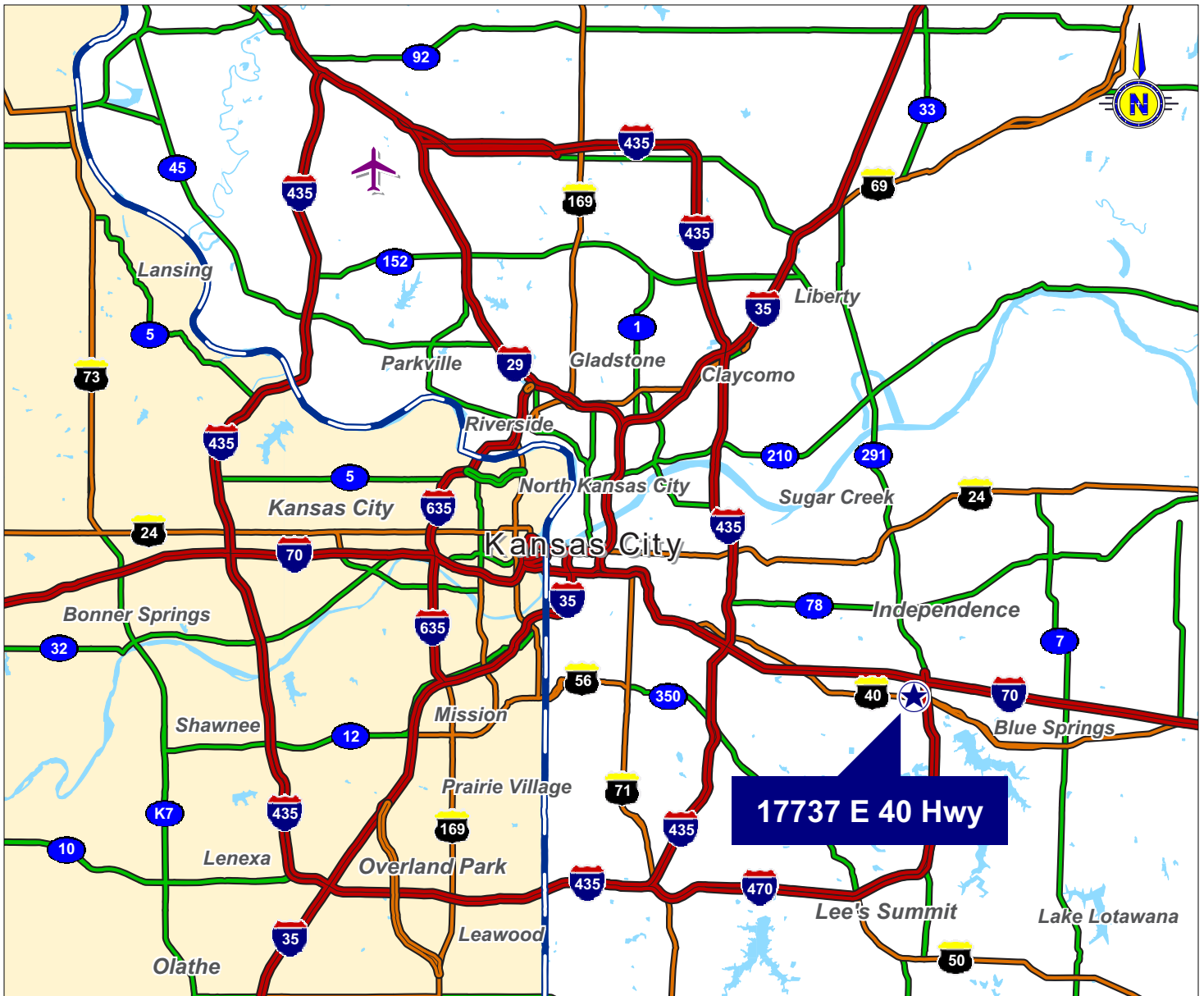
Independence, Missouri 64055

Sale/Lease/BTS



700 W. 47th Street, Suite 200
 Kansas City, MO 64112
 816.756.1400 | www.BLOCKLLC.com

Location Map



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