



In one of the fastest-growing cities in Missouri



58 E 171ST ST / 33,003 VPD

N DEAN AVE

raymore marketplace

RAYMORE, MO



**VISCONSI**  
COMPANIES LTD

building your future on our history

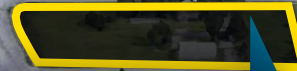


| DEMOGRAPHICS   |              |              |              |
|----------------|--------------|--------------|--------------|
|                | 1 MI. RADIUS | 3 MI. RADIUS | 5 MI. RADIUS |
| Population     | 5,517        | 42,340       | 60,754       |
| Households     | 2,343        | 16,048       | 22,716       |
| Average Income | \$66,582     | \$69,188     | \$68,732     |





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64

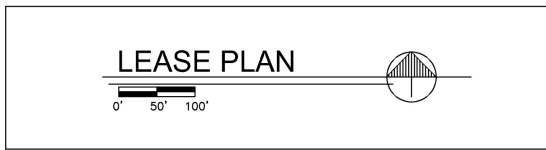
52,067 VPD

**SITE PLAN**



**TENANT INFORMATION**

| UNIT #                     | STREET #          | %    | LEASABLE SQ. FT. | LESSEE                        |
|----------------------------|-------------------|------|------------------|-------------------------------|
| <b>LOT #1</b>              |                   |      |                  |                               |
| 205                        | 1945 W Foxwood Dr | 15   | 2,000            | Kay Jewelers                  |
| 204                        | 1943              | 13.5 | 1,750            | Firehouse Subs                |
| 203                        | 1941              | 16.3 | 2,104            | Wingstop                      |
| 202                        | 1939              | 10.0 | 1,292            | Wild Bill's Tobacco           |
| 201                        | 1937              | 21.6 | 2,797            | MOD Pizza                     |
| <b>LOT #2</b>              |                   |      |                  |                               |
| 101                        | 1931              | 23.2 | 3,000            | QDOBA Mexican Eats            |
| <b>LOT #3</b>              |                   |      |                  |                               |
|                            | 1927              |      |                  | Panda Express Chinese Kitchen |
| Building Area: 12,943 s.f. |                   |      |                  |                               |



- 1 Building Number
- 13 Number of Parking Spaces

Latitude: 38.8122 Longitude: -94.4933

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.