

# 1,800 SF For Lease

**10901-11019 NW 45 Highway  
Parkville, Missouri**



- **1,800 SF** Former Chiropractic Space
- **1,800 SF** Former Dental Space
- Can be Converted to Retail or Office
- **\$12 SF**, NNN (**\$4.75 SF**)
- Direct Visibility to 45 Highway (64th Street)
- Great Mix of Restaurant & Retail Tenants
- Across from The National Golf Course

## **RUBENSTEIN REAL ESTATE CO., LC**

6310 Lamar, Suite 220

Overland Park, KS 66202

Phone (913) 362-1999 | Fax (913) 362-1969

[www.rubensteinre.com](http://www.rubensteinre.com)

## **DWIGHT MEDBERY III**

[dmed@rubensteinre.com](mailto:dmed@rubensteinre.com)

## **CULLEN MAGARIEL**

[cullen@rubensteinre.com](mailto:cullen@rubensteinre.com)

# 10901-11019 NW 45 Highway Parkville, Missouri



## DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

Estimated Population:

4,531

27,896

71,150

Median HH Income:

\$61,758

\$83,405

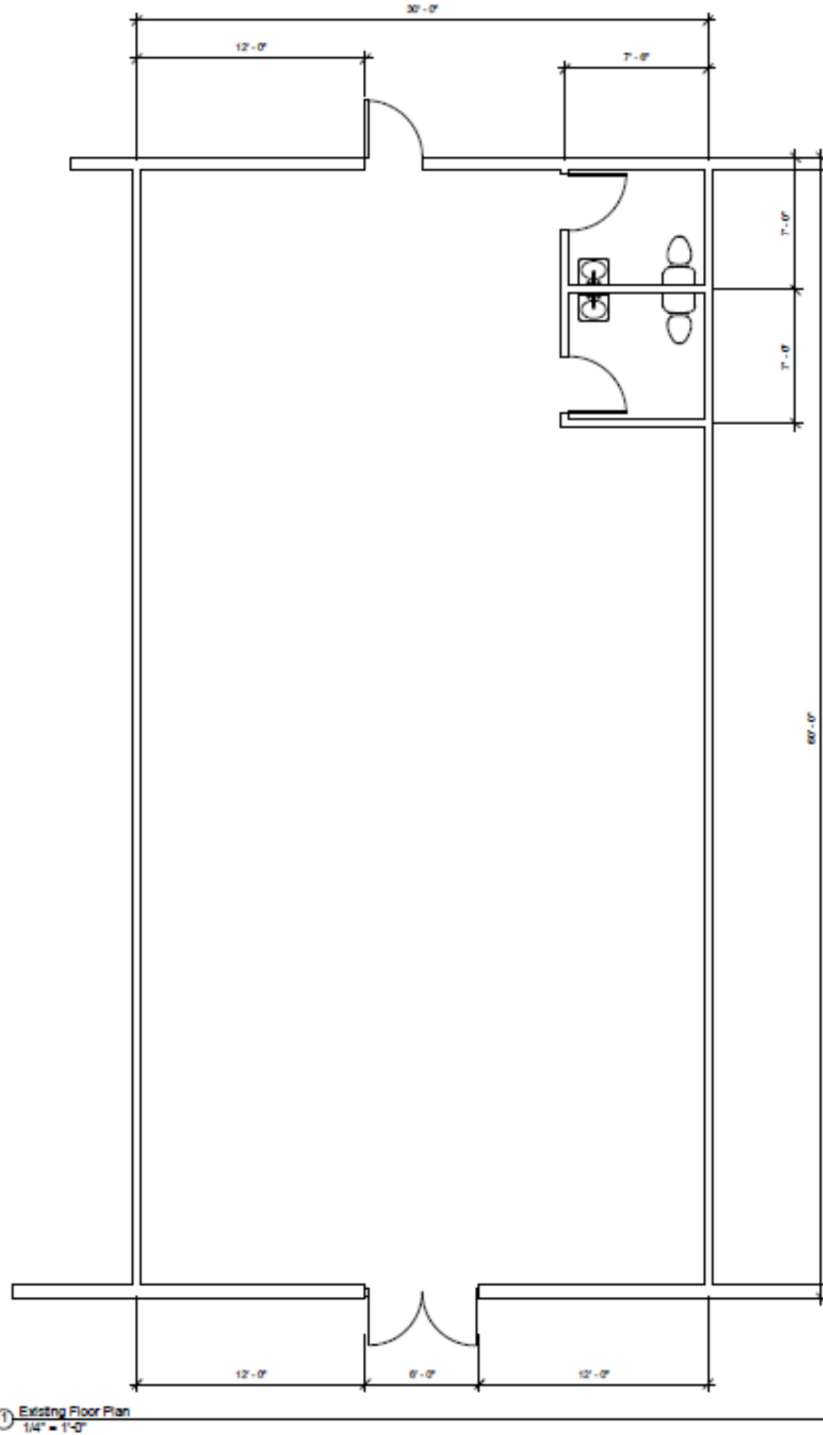
\$68,529

## TRAFFIC COUNT

15,742 CPD on 45 Highway at NW Colony Circle

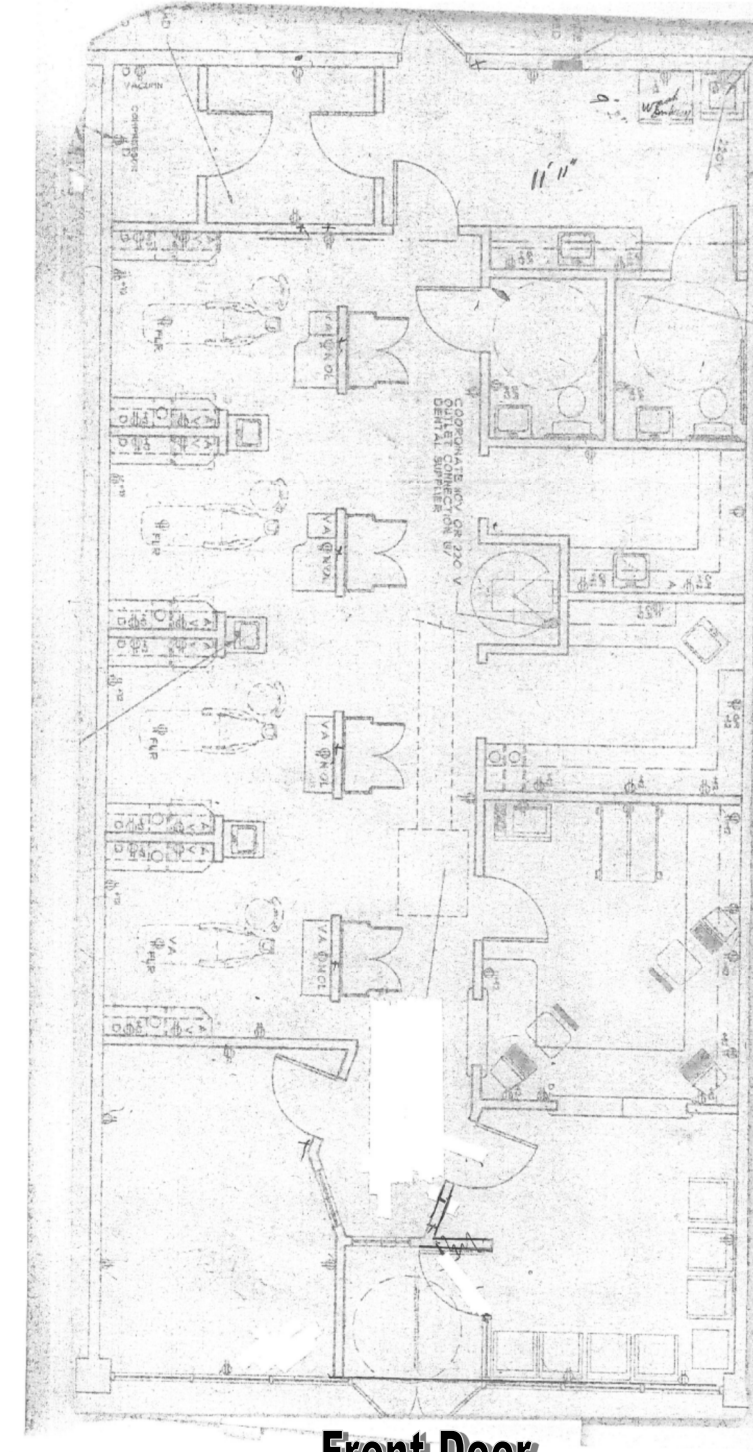


**1,800 SF**  
**Former Chiropractic Space**



**1,800 SF  
Former Dental Space**

**Back Door**



**Front Door**