

# 500 County Line Road

Kansas City, KS

FOR LEASE



## Site Highlights

- 2,090 SF freestanding restaurant, formerly Taco Republic, located on 0.44 acres at 500 County Line Road with approximately 26± parking spaces.
- PLUS a 0.24 acre nearby satellite parking lot with 14 parking additional spaces, located at 4620 Mission Road. Landlord will make improvements to this lot to meet city codes as part of lease.
- Zoning for 500 County Line Road: CP-2
- Zoning for 4620 Mission Road: C-3
- Located near the Original Joe's KC BBQ, Gus's World Famous Fried Chicken, 1889 Pizza, Lulu's Thai Noodles, Walmart Neighborhood Market
- Asking Rent: \$37.50 PSF NNN
- Collective 2022 Real Estate Taxes: approx \$6.25 PSF based on 2,090 SF



**Located across from the #1 Joe's Kansas City Bar-B-Que in the city in overall sales with over 439,000 visits annually, according to Placer.** Joe's Kansas City Bar-B-Que has been recognized by Vanity Fair, The New York Times, The Washington Post, Travel + Leisure Magazine, Men's Health Magazine, and featured on The Food Network several times for having the best BBQ in the nation.

**VARNUM  
ARMSTRONG  
DEETER**

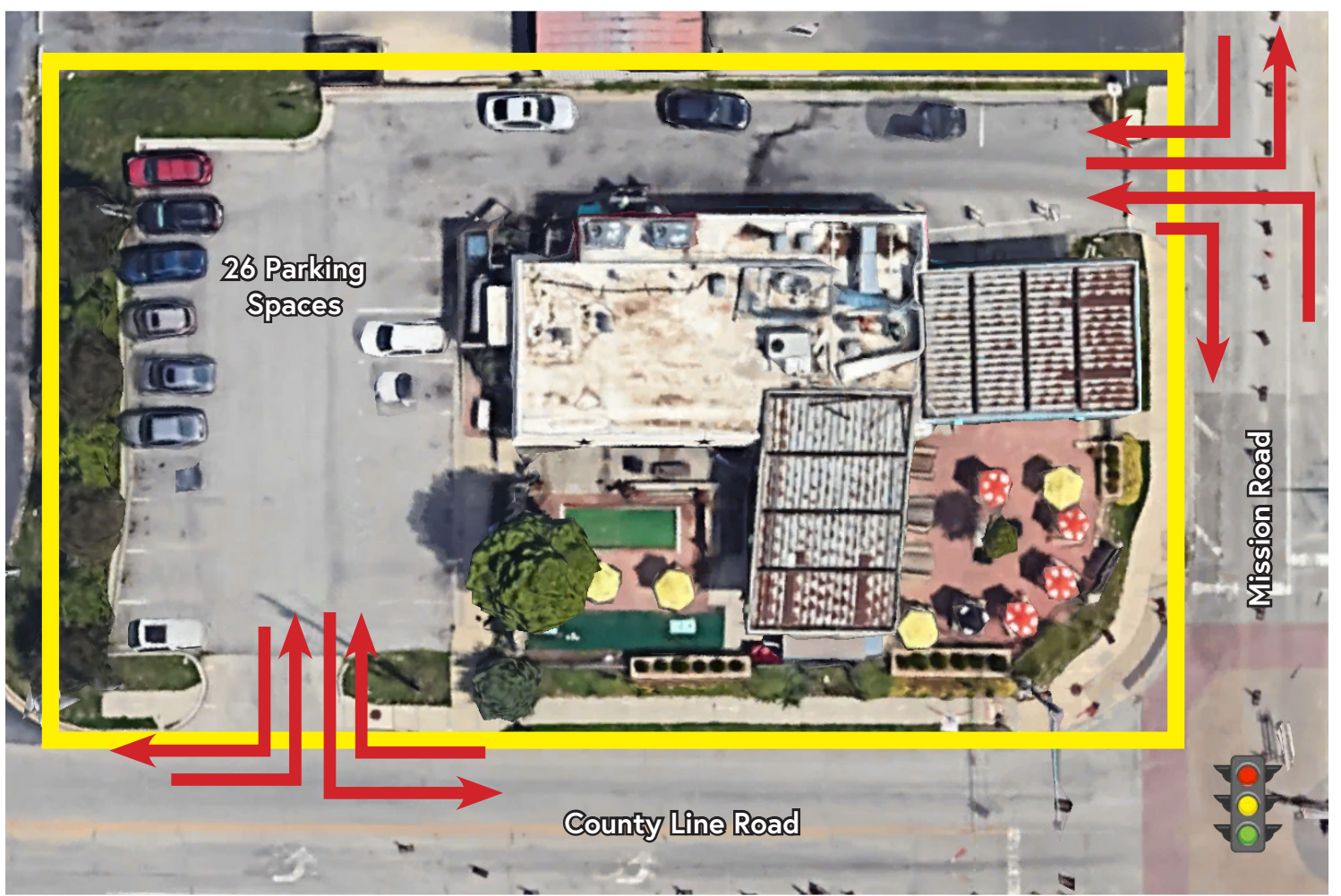
**David Hickman**

david@vadllc.com

Office: 913-491-8900

Mobile: 816-898-8531

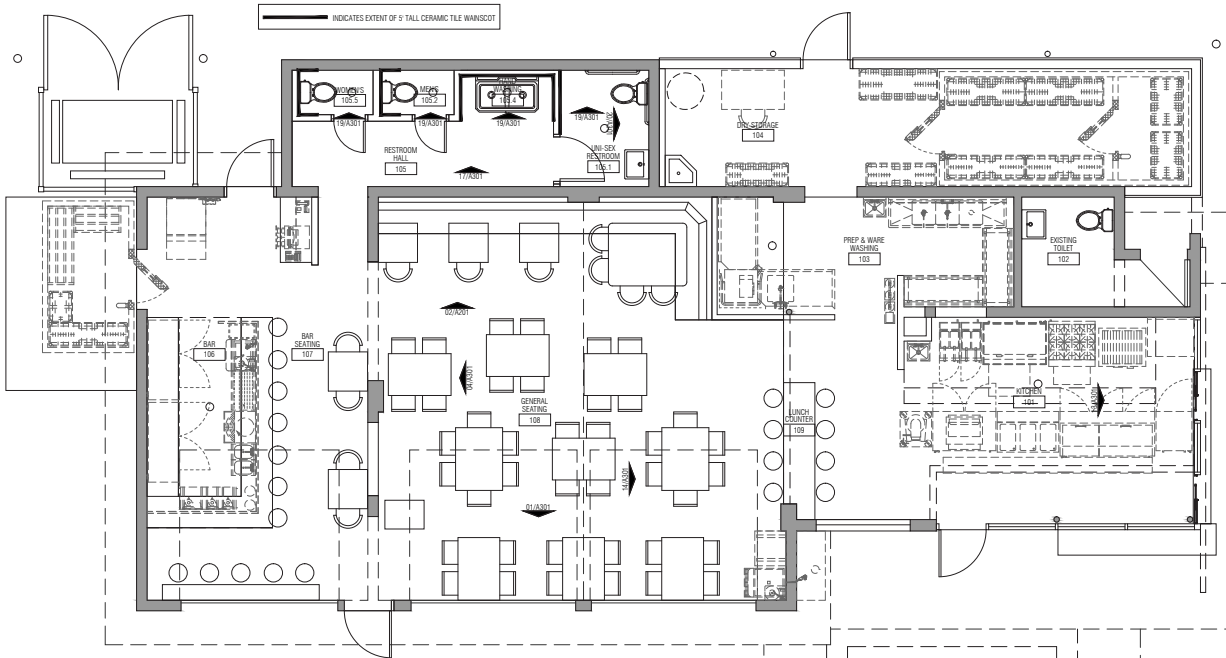
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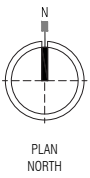
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FINISH LEGEND	
DESCRIPTION	DESCRIPTION
SC	SEALED CONCRETE
QT	QUARRY TILE
FRP	FRP PANELS FIBRE REINFORCED PLASTIC PANELS
ETR	EXISTING TO REMAIN
GWB	GYP/SUM WALL BOARDS
RB	RUBBER BASE
CT	CERAMIC TILE
CT2	CERAMIC TILE 2
PT	PAINT
SB	SAND BLAST
OTS	OPEN TO STRUCTURE
SMP	METAL PANELS 1/8" THICK SUSPENDED METAL PANEL CEILING



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'The 47' is the branded district of businesses and municipalities that make up the 47th and Mission Road corridor, including Westwood, Roeland Park and Wyandotte County. 'The 47' brand was initially launched at a collaborative event, Foodie Fest, first held in 2019.

**The 47th Street improvement project** is slated to be completed by early fall 2023! The 47th Street Improvement plan is designed to be very pedestrian friendly, with new bike lines, pedestrian refuge islands, decorative benches, new trash cans and new street lights with The 47 branding!



*Street Improvement Plan Concept Art*

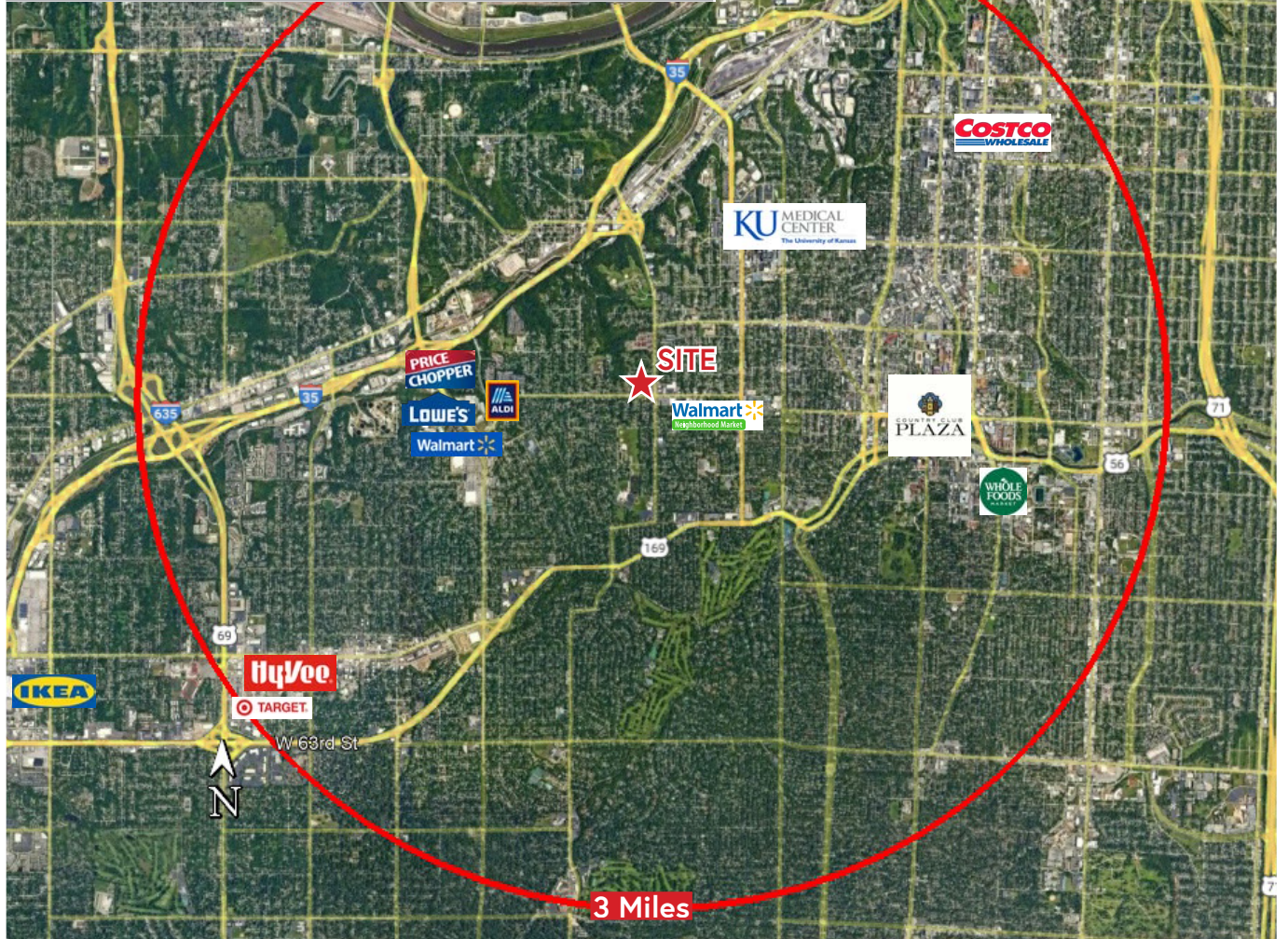


The 47 Foodie Fest is a joint annual event put on by the cities of Roeland Park and Westwood, Woodside Club, Gus' Fried Chicken and the Rosedale Development Association.

The event is free to the public and restaurants and businesses along the 47 Corridor participate in the event. Additionally, there is live music and free entertainment for children, like bounce houses, balloon artists, and more!

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Demographics	1 Mile	3 Miles	5 Miles
Population Density	13,856	45,164	96,181
Average Household Income	\$87,167	\$90,357	\$91,591



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david@vadllc.com  
Office: 913-491-8900  
Mobile: 816-898-8531

11837 College Blvd. | Overland Park, KS 66210 | [www.vadllc.com](http://www.vadllc.com)

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