

# SWC of 47th Avenue & Mission Road

Roeland Park, KS



**FOR SALE**

## Site Highlights

- 0.64± Acres (or approx. 27,878± SF)
- Zoning: Retail Business District & Single Family Residential
- Located near the Original Joe's KC BBQ, Gus's World Famous Fried Chicken, 1889 Pizza, Lulu's Thai Noodles, Walmart Neighborhood Market.
- Asking price: \$615,000.00



**Located across from the #1 Joe's Kansas City Bar-B-Que in the city in overall sales and over 336,000 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**

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**David Hickman**

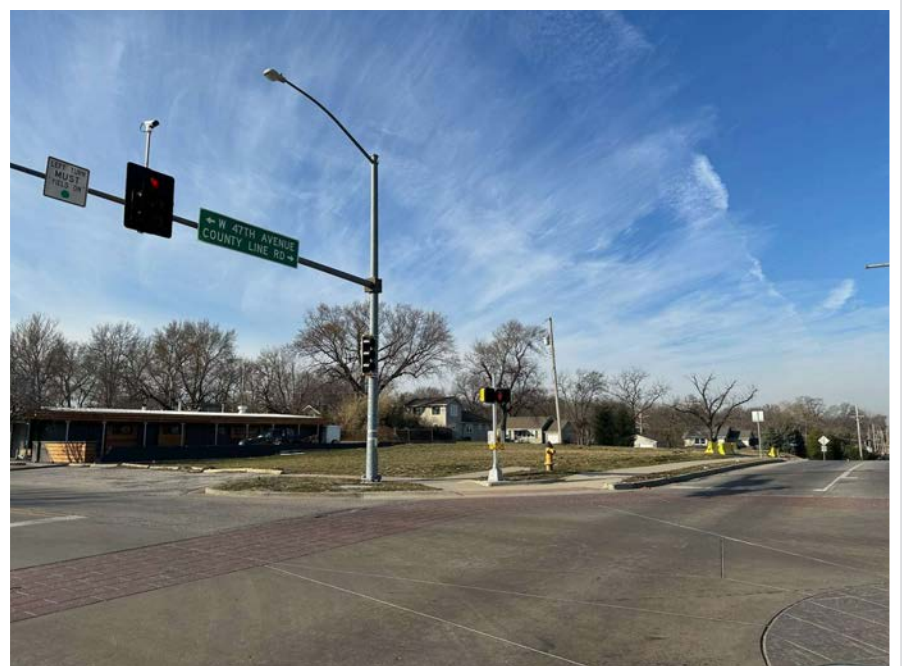
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'The 47' is the branded district of businesses and municipalities that make up the 47th and Mission Road corridor, including Westwood, Roeland Park and Wyandotte County. 'The 47' brand was initially launched at a collaborative event, Foodie Fest, first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

**The 47th Street improvement project** was completed in early fall 2023! The 47th Street Improvement plan was 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*



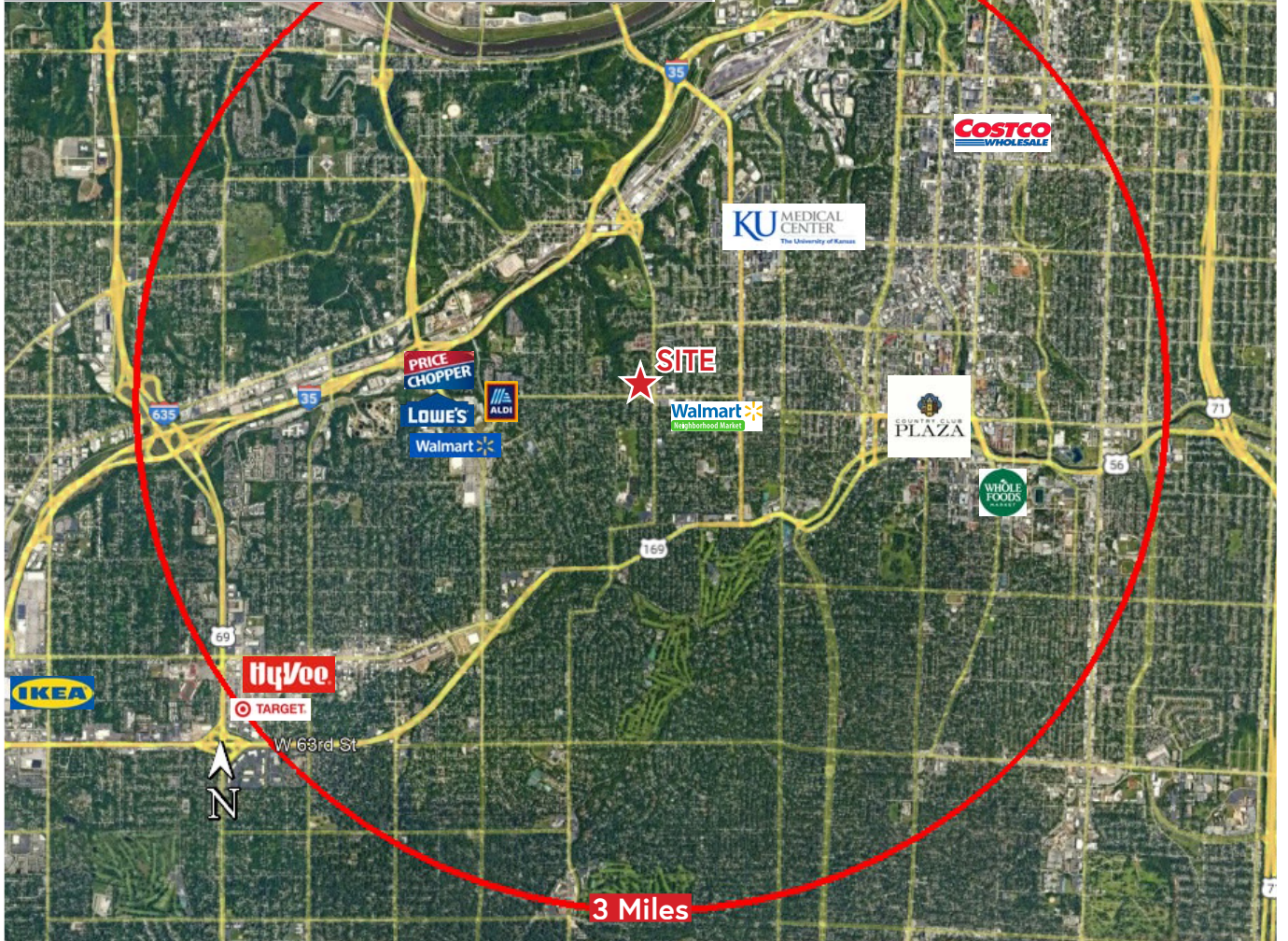
The 47 Foodie Fest is a joint annual event put on by the cities of Roeland Park and Westwood, Woodside Club, Gus' Fried Chicken and the Rosedale Development Association.

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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