

# Pad Site at 2351 Vintage Drive

Excelsior Springs, MO 64024

## Land For Sale



### Property Info

- 0.84 acres pad site adjacent to Aldi at signalized intersection of Hwy 69 and S. McCleary Road
- Over 17,600 VPD along Hwy 69
- Nearby Tenants include Walmart, Dollar Tree, McDonalds, Applebees, GO Car Wash, Waffle House, and more.
- Zoning: C-3 (Service Business District)
- Positioned across the street from Walmart, which has over 2M visits annually and pulls from nearby communities such as Kearney and Lawson.
- Asking Price: \$575,000

2023 Demographics	1 Mile	3 Miles	5 Miles
Population Density	1,850	11,549	18,277
Households	705	4,451	6,915
Average Household Income	\$77,257	\$66,910	\$77,450

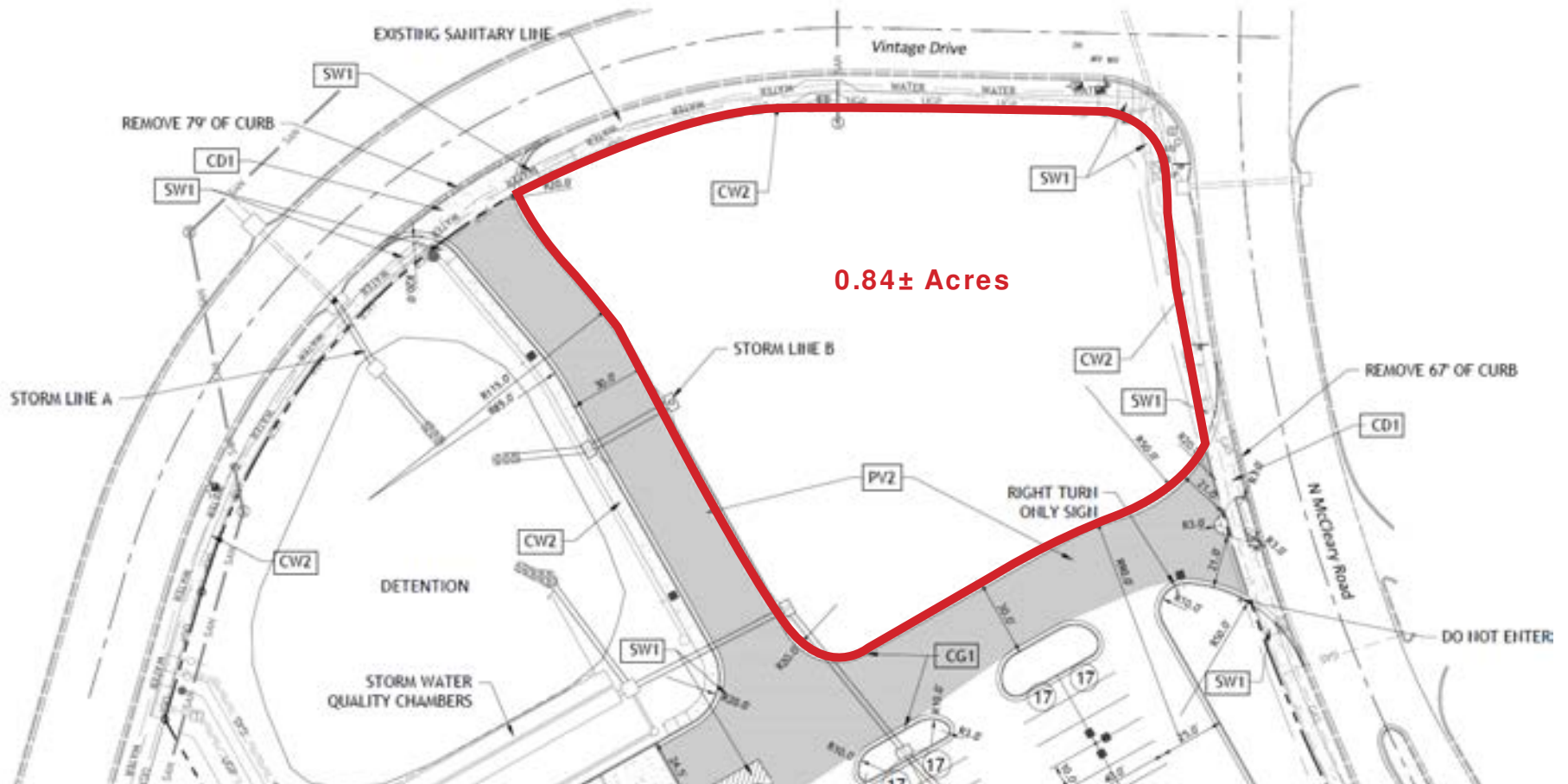


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★ Apr 1st, 2023 - Mar 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

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

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