

FORMER BRANCATO CATERING

702 Blue Ridge Boulevard

Grandview, Missouri 64030

FOR SALE OR LEASE — 5,544 SQUARE FEET



Jodi Belpedio

913-653-8200

10000 College Blvd. Ste. 120

Overland Park, KS 66210

www.woodsonpartners.com

jodi@woodsonpartners.com

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BUILDING INFORMATION

- Specifications: **5,544 sf** office
Main showroom
20 private offices
Built in 2006
- Zoned commercial in Jackson County, Missouri
- Very close to prime interstate access to US Highway 71, Interstate 470 and MO-150 Highway.

AREA FEATURES

- Grandview is becoming known as the metropolitan area's major warehouse and distribution gateway.
- Grandview occupies one of the most advantageous locations in the metropolitan Kansas City area. It is adjacent to the greatest confluence of vehicular traffic in the area, with quick access to two interstate highways and two, four-lane limited access routes.
- The city is located in the metropolitan area's inner ring of communities. That means residents can easily access jobs located throughout the Kansas City area.
- Downtown Kansas City's Power and Light Entertainment district, and other destinations such as the Country Club Plaza, Union Station, professional sports at Kauffman and Arrowhead stadiums, Worlds and Oceans of Fun, the Kansas NASCAR Speedway are all within just thirty miles of Grandview.
- Grandview is home to nine private schools, one public school and fifteen minutes from eight respected universities.

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DEMOGRAPHICS

2010 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,327	41,068	103,026
Average Household Income	\$39,246	\$47,094	\$54,941
Average Age	36	36	37

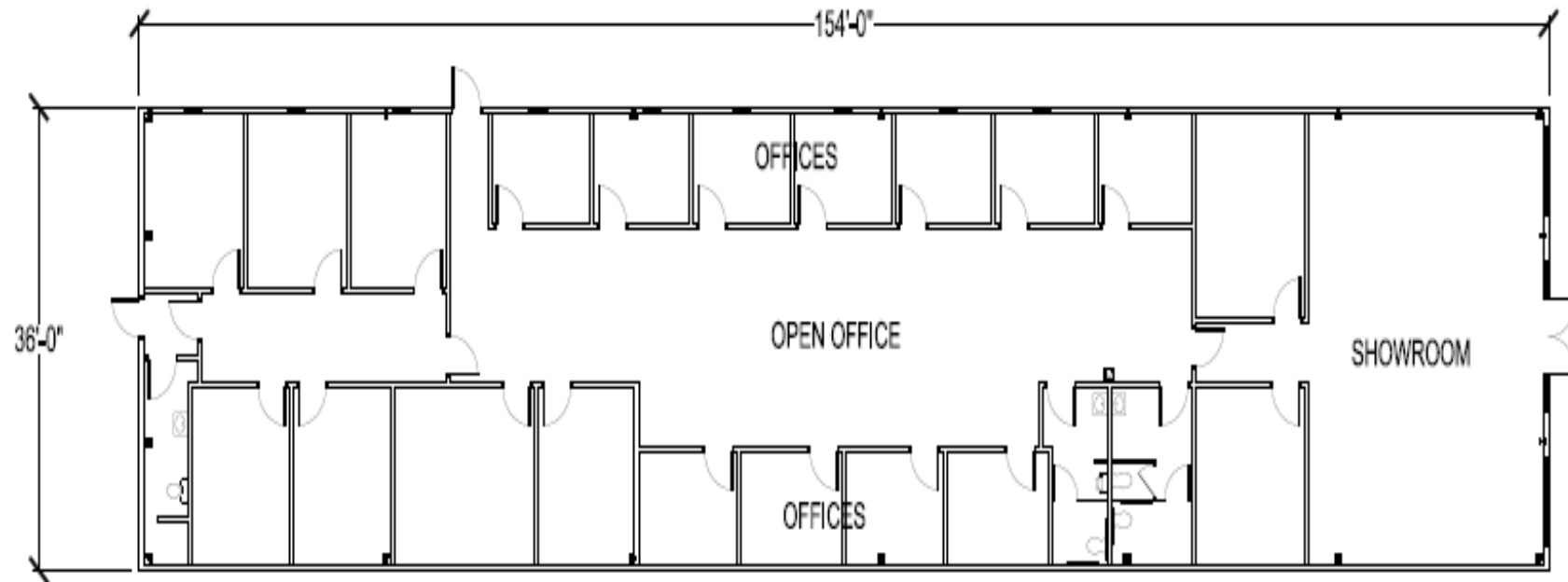
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PHOTO



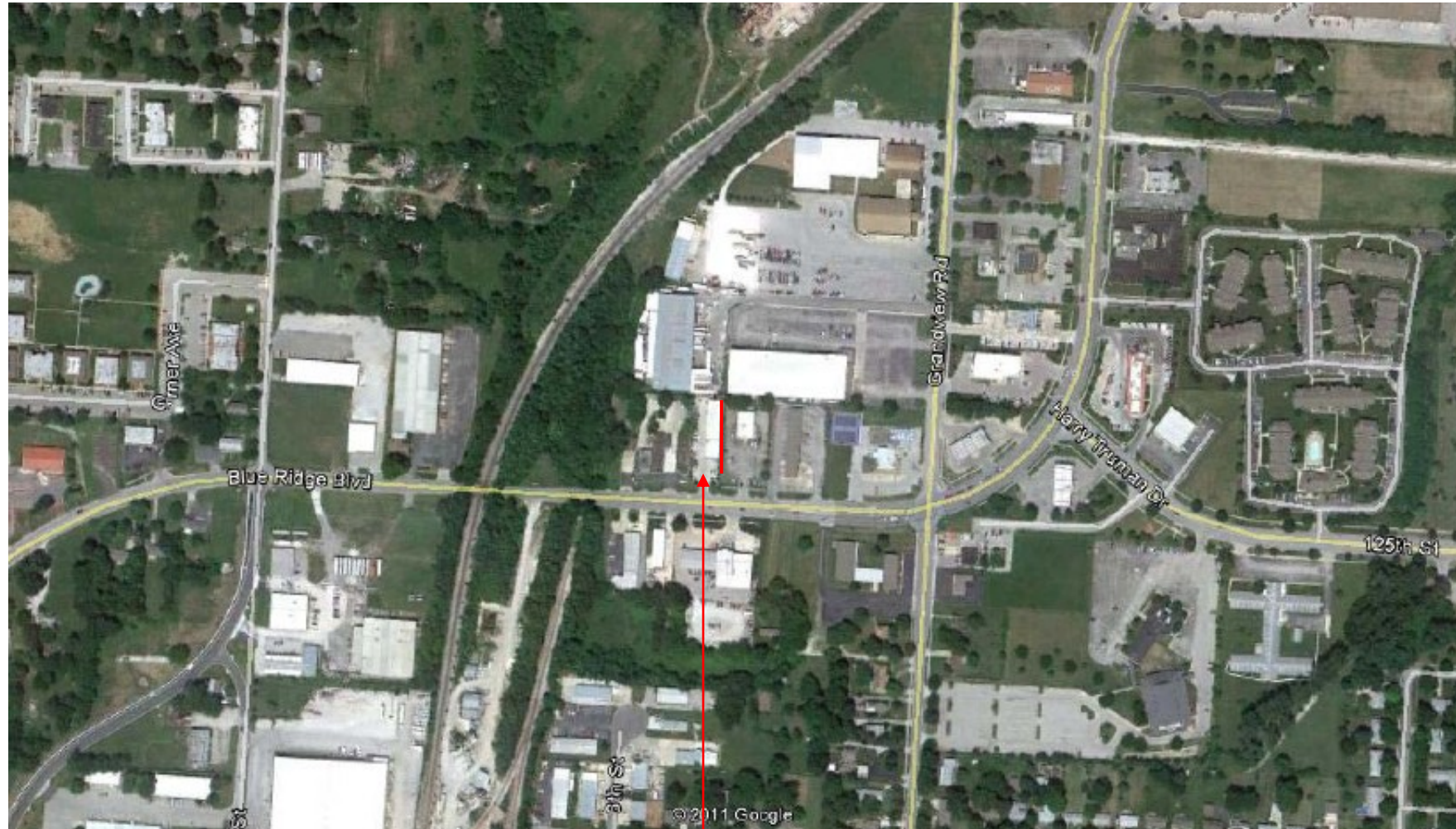
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FLOOR PLAN



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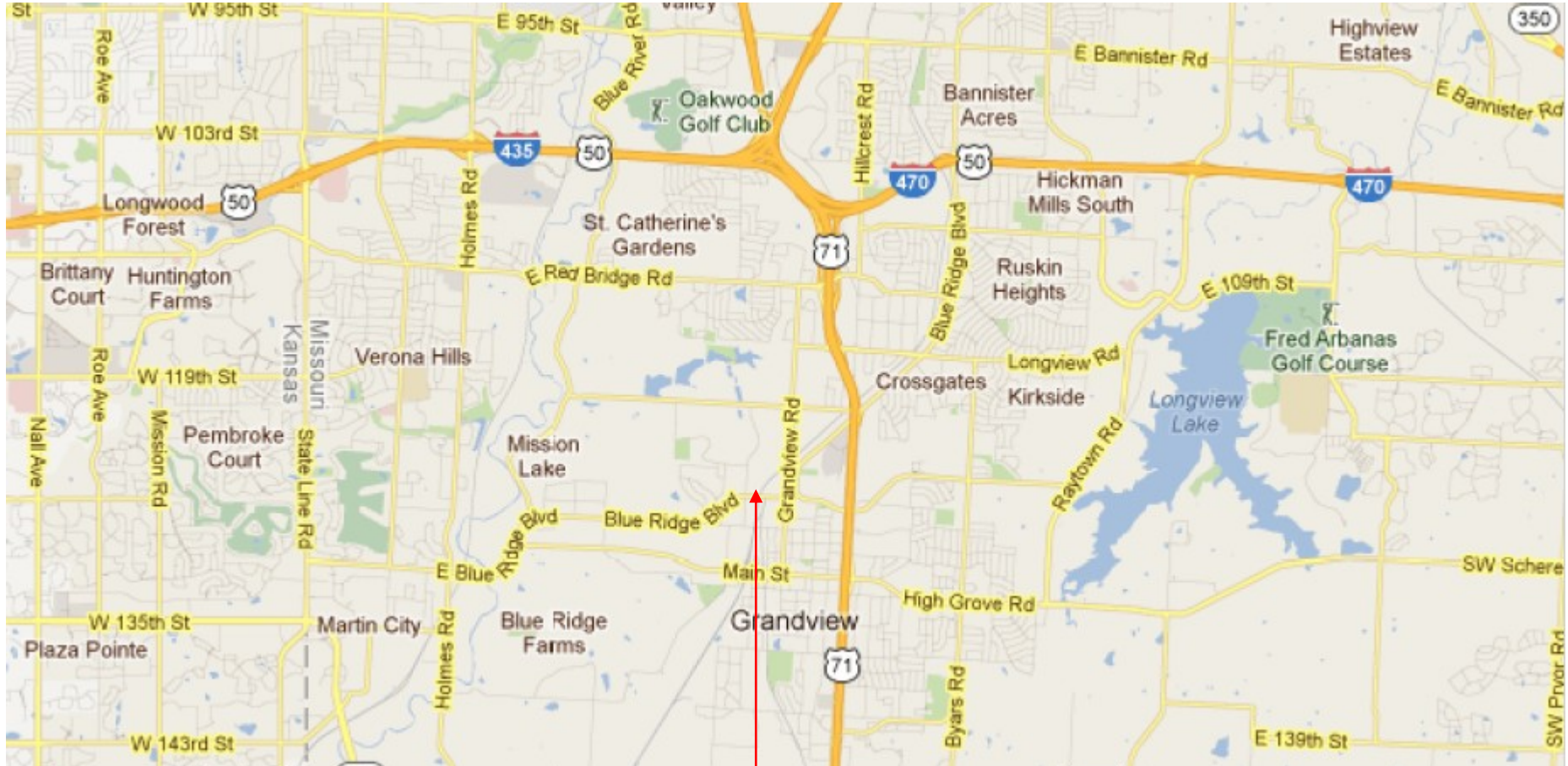
AERIAL VIEW



SITE

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STREET VIEW



SITE