

# Land For Sale

5130-46 Prospect Avenue, Kansas City, Missouri 64130



- Corner lot with 4-curb cuts / driveway approaches
- Utilities to site
- 304' of retail frontage on Prospect Ave & 134' on E 52<sup>nd</sup> St
- Billboard signage income potential
- Located on MAX bus rapid transit line near Blue Hills Community Services, Bledsoe Rentals, Myers Dental Clinic and other neighborhood-serving businesses.
- Direct access to US 71 Highway
- Within Urban Renewal District & Enterprise Zone
- Swope area plan recommends small lot single-family development, townhomes, two-unit houses, and multi-unit houses (3 to 8 dwelling units) up to 17.4 units per acre.

Demographics	1 MILE	3 MILE	5 MILE
2023 Estimated Population	13,821	105,937	230,183
Average Household Income	\$47,703	\$71,729	\$75,723

### Proposed Use

Medium-High Density Residential

### Location

Midtown South

### MLS #

2394722

### Sale Price

\$148,000 (\$3.66/SF)

### NNN Lease Rate

\$1,200/MO

### GLA

40,446± SF (0.93± acre)

### Zoning District

B3-2, Community Business

## FOR MORE INFORMATION

Susan Scott | 816.668.7276 | susan@scottcrs.com

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# Photo Flyer

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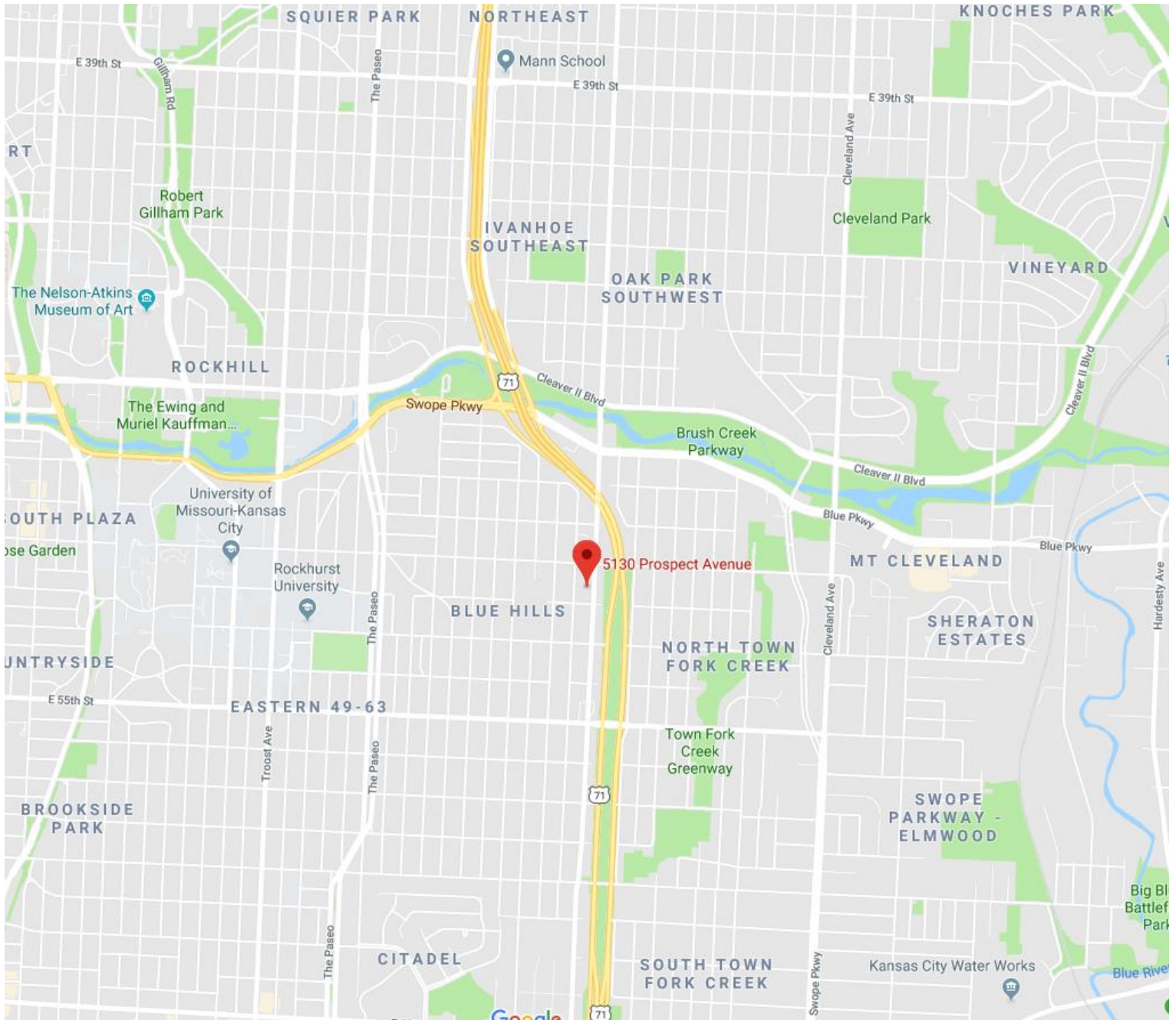
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# Location Map

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