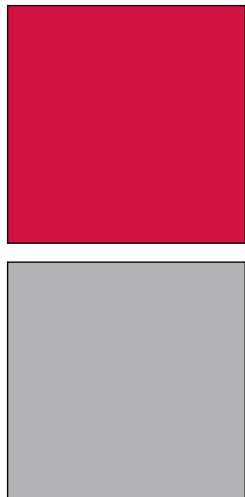


**LAND FOR SALE**  
**SE Corner of Hwy 71 & Hwy J**  
**Peculiar, Missouri**

- Property Highlights**
- 7.3 acres with utilities to site
  - Zoned C-2, General Business District
  - Easy access to Highway 71
  - High traffic count of 34,000+ cars per day on Highway 71 at Highway J
  - Sale Price: \$950,000



**Demographics**

	2008 Estimate	2013 Projection
<b>Population:</b>		
1 mile radius	3,388	3,953
3 mile radius	6,399	7,278
5 mile radius	15,779	18,669
<b>HH Income:</b>		
1 mile radius	\$56,455	\$61,054
3 mile radius	\$63,636	\$68,420
5 mile radius	\$70,525	\$76,842

For more information or to schedule a tour, give us a call.

**NAI Capital Realty**  
 Commercial Real Estate Services, Worldwide.  
 7500 College Boulevard • Suite 920 • Overland Park KS 66210

**Matt Kiehne**  
 913.469.4624 Direct  
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 www.capital-kc.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.