

**HICKMAN MILLS DR AND LONGVIEW RD  
SOUTH KANSAS CITY  
CORNER LOT FOR SALE**

**11505 Hickman Mills Drive, Kansas City, Missouri 64134**



**GREAT RETAIL, OFFICE, OR  
CAR LOT LOCATION**



- 41,800 SF Corner Lot
- 2,813 SF Building with 1,200 SF basement
- Roundabout Corner Lot
- Close to I-49, I-435, and I-470
- Nearby projects include:
  - Cerner's \$4.5 Billion 3 Trails Campus
  - Truman Marketplace
- 3 mile population 52,031 (Estimate 2016)
- 3 mile average Household Income \$46,937
- B3-2 Zoning
- Pylon sign
- \$249,500

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