



LOCATION.
commercial real estate

AVAILABLE

Solar Fringe

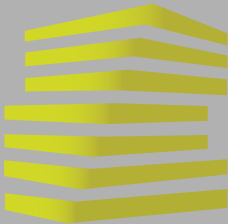
westrock
ORTHODONTICS

**3,500 SF SUBLEASE
OPPORTUNITY**

4 0 7 L A U R U S D R I V E

RAYMORE, MO



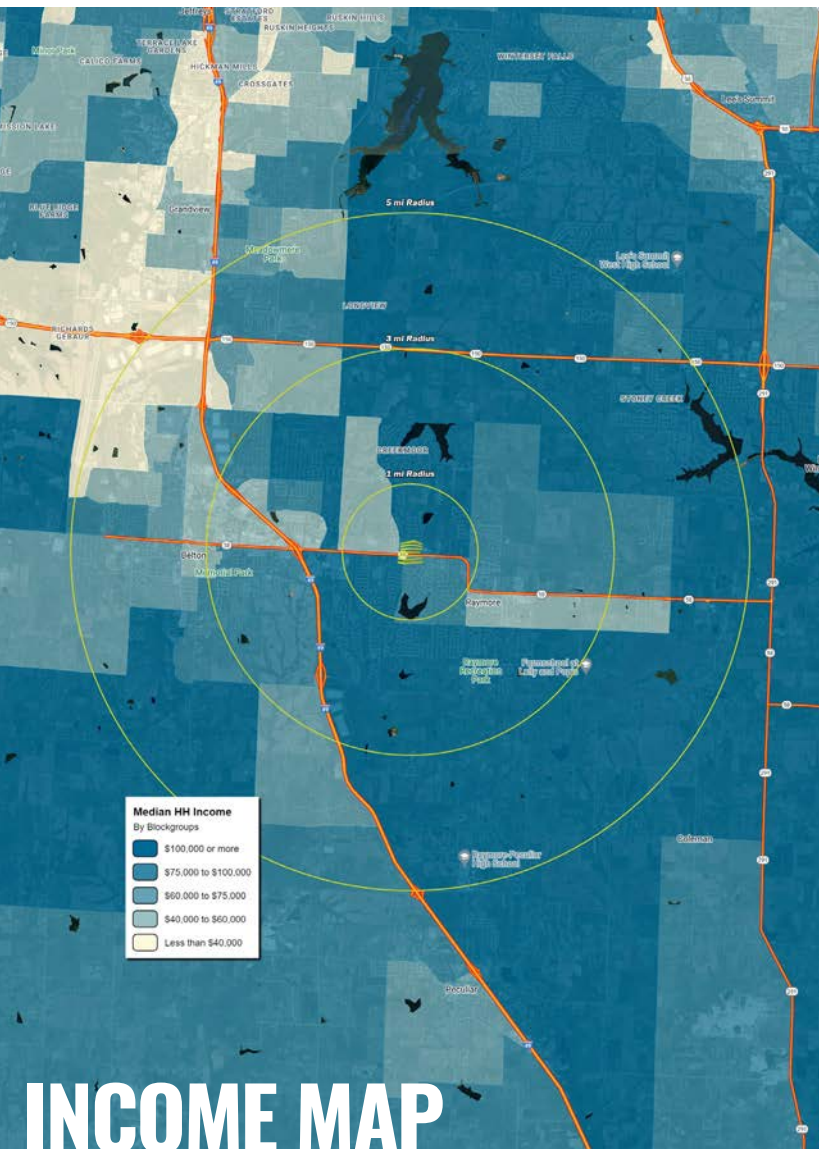


407 LAURUS DRIVE

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Raymore, Missouri, located in Cass County, is a rapidly growing suburb within the Kansas City metropolitan area. With a population of over 22,000 residents, Raymore is recognized for its family-friendly neighborhoods, excellent schools, and strong sense of community. The city strikes a unique balance between small-town charm and modern amenities, making it an appealing choice for families and professionals alike.

Economically, Raymore is thriving due to a combination of steady population growth and strategic development initiatives. The city's commercial sector is anchored by a mix of local businesses, restaurants, and national retail chains, with Belton-Raymore being a regional retail hub. Its proximity to Kansas City provides residents with ample job opportunities in various sectors, including healthcare, technology, education, and manufacturing. Major highways, such as I-49 and MO-58, facilitate an easy commute to the metropolitan area's employment centers.

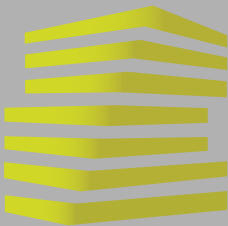
Raymore's community amenities are bolstered by its extensive park system, which features over 285 acres of recreational space, including walking trails, sports fields, and playgrounds. The city's dedication to quality of life is further exemplified by its well-maintained infrastructure, efficient city services, and ongoing investment in community programs.

Overall, Raymore's commitment to safety, growth, and community engagement continues to attract new businesses and residents, reinforcing its reputation as a welcoming and forward-thinking suburb.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,993	36,015	74,0920
HOUSEHOLDS	3,781	13,832	28,439
EMPLOYEES	1,421	8,303	17,829
MED HH INCOME	\$94,921	\$100,828	\$94,334

AREA RETAIL | RESTAURANTS



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PHOTOS + DETAILS

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- 3,500 SF SUBLEASE OPPORTUNITY IN RAYMORE, MO

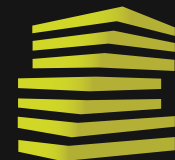
- BUILDING HAS GREAT VISIBILITY ALONG MO-58 TO NEARLY 27,000 VEHICLES PER DAY

- MAJOR AREA RETAIL INCLUDES LOWES, SAM'S CLUB, WALMART, HOME DEPOT, TARGET, AND KOHLS

- PYLON SIGNAGE AVAILABLE

- STRONG CO-TENANCY WITH WESTROCK ORTHODONTICS AND SALON FRINGE

- CALL BROKER FOR PRICING



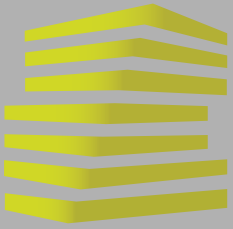
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MARKET AERIAL

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