

FOR SALE & LEASE



Twin Oaks Shopping Center

NEC HWY 58 & N. SCOTT AVE.- *Belton, MO*

**FULL RENOVATION
COMPLETED FALL 2018**



12,000 SF

MINI-ANCHOR SPACE FOR LEASE

1,200 - 4,176 SF

DRIVE-THROUGH WEST
END CAP FOR LEASE

**JOIN NAPA, BOOST MOBILE,
QUINN'S LAUNDRY &
BELTON HAIR CUTS**

**EXCELLENT VISIBILITY
& ACCESS**

**FOR SALE
EXCELLENT INVESTMENT OR
OWNER/USER OPPORTUNITY**



exclusive agent

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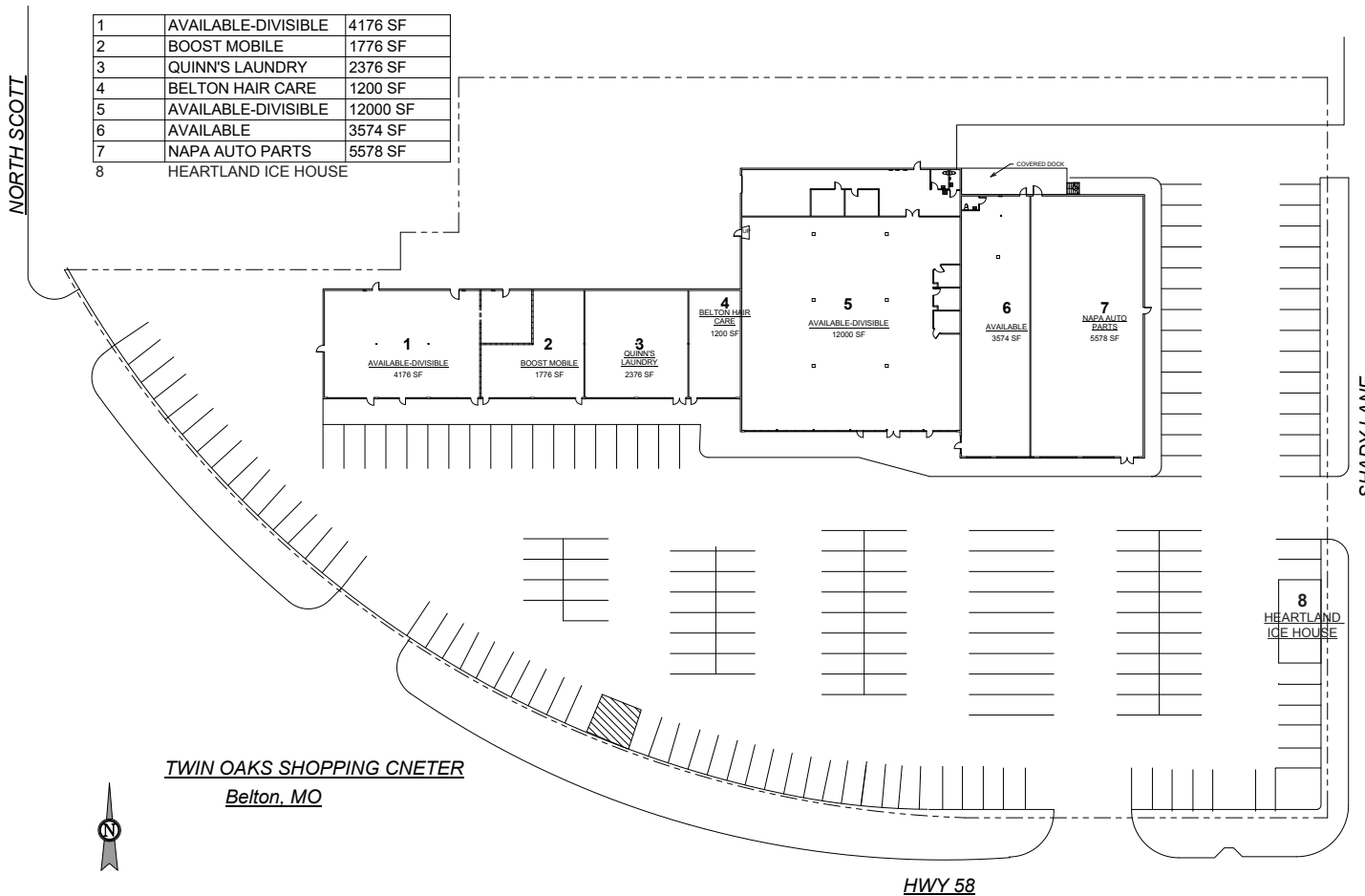
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TENANTS		
Number	Name	Area
1	AVAILABLE-DIVISIBLE	4176 SF
2	BOOST MOBILE	1776 SF
3	QUINN'S LAUNDRY	2376 SF
4	BELTON HAIR CARE	1200 SF
5	AVAILABLE-DIVISIBLE	12000 SF
6	AVAILABLE	3574 SF
7	NAPA AUTO PARTS	5578 SF
8	HEARTLAND ICE HOUSE	



TWIN OAKS SHOPPING CENTER
Belton, MO

1 MILE

POPULATION 9,357
AVG. INCOME \$64,604

3 MILE

POPULATION 33,618
AVG. INCOME \$68,405

5 MILE

POPULATION 64,329
AVG. INCOME \$77,069

2018 TRAFFIC COUNTS

N. SCOTT - 9,000+
HWY 58- 18,000+

exclusive agent