

# TIFFANY PLAZA RETAIL CENTER

## Retail Space For Lease



Located the SWC of I-29 & Barry Road  
8108 - 8164 NW Prairie View Road, Kansas City, Missouri



Estimated Population  
**83,737**

Average Household Income  
**\$72,297**

Five Mile Radius

- 1,600; 1,950; 2,082; 2,888; and 5,200 sq ft suites available immediately
- Excellent Northland opportunity for small to medium sized shops
- Near Zona Rosa and Shops at the Boardwalk Shopping Centers
- Fronts onto I-29 access road - excellent visibility and signage
- Join over 700,000 sq ft of existing retail and restaurants

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

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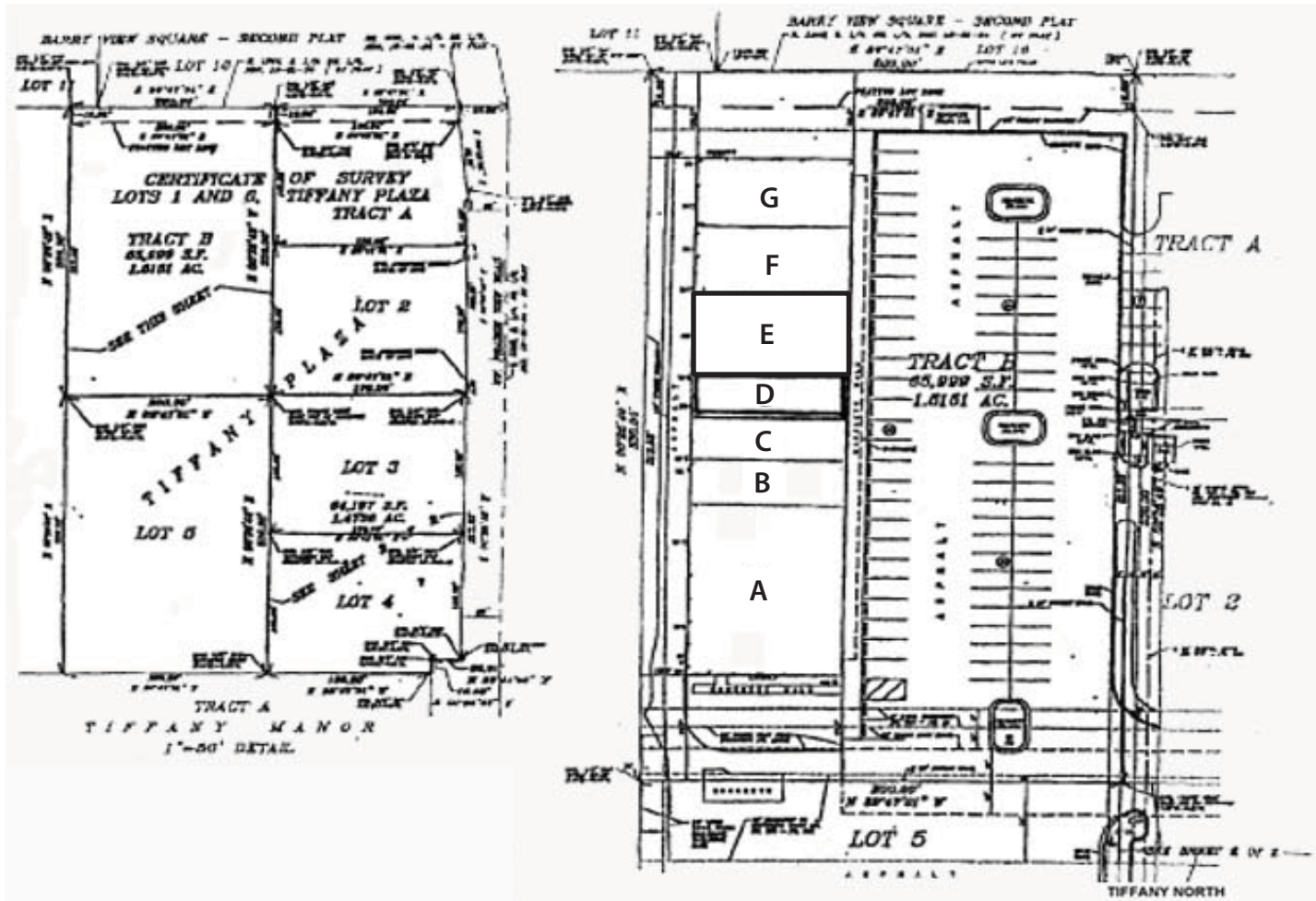
TENANTS	
1	OUTBACK STEAKHOUSE
2	QT Quikrip
3	Minsky's PIZZA CAFE
4	PHILLIPS 66
5	Bank of America
6	SUPER 8 MOTEL
7	McDonald's
8	QUALITY INN
9	Ford Thoroughbred
10	HOBBY LOBBY
11	BLUENOSTER
12	Worldeats
13	TACO BELL Pizza Hut
14	Wendy's
15	Applebee's
16	ON THE BORDER MEXICAN GRILL & CANTINA
17	chili's GRILL & BAR
18	HOOTERS
19	Texas Roadhouse



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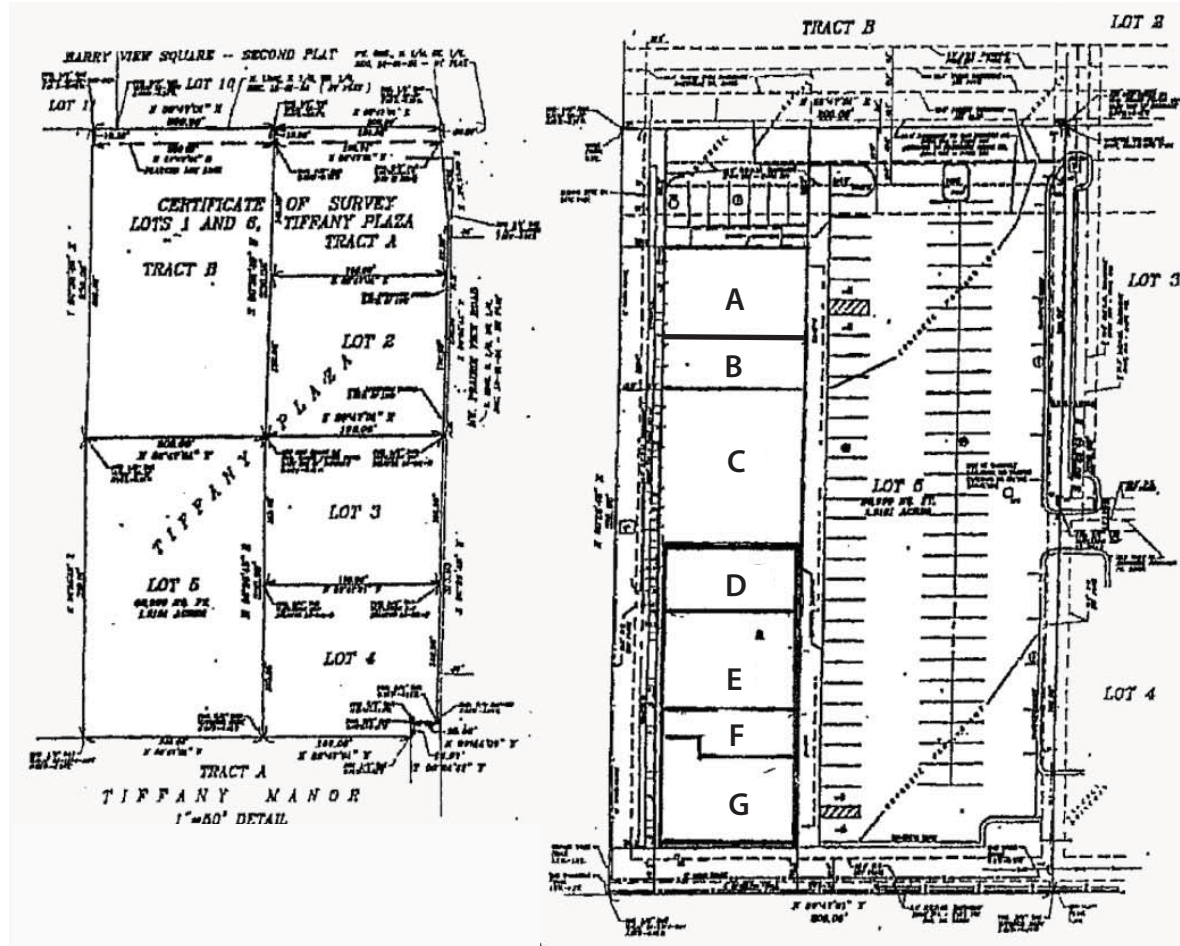


## TIFFANY NORTH

SPACE	ADDRESS	TENANT	SQ FT
A	8144 NW Prairie View Road	VACANT	5,200
B	8150 NW Prairie View Road	Double Edge	1,300
C	8152 NW Prairie View Road	Dr. Rogers Chiropractic	1,300
D	8154 NW Prairie View Road	State Farm Insurance	1,300
E	8158 NW Prairie View Road	Arthur's Lounge	2,300
F	8160 NW Prairie View Road	VACANT	1,950
G	8164 NW Prairie View Road	Excellent Nails	1,610
<b>TOTAL</b>			<b>14,960</b>

\*includes 350 sq ft Storage not shown

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### TIFFANY SOUTH

SPACE	ADDRESS	TENANT	SQ FT
A	8140 NW Prairie View Road	King Chinese Restaurant	2,300
B	8136 NW Prairie View Road	VACANT	1,600
C	8132 NW Prairie View Road	Dirk's Bar & Grill	4,400
D	8126 NW Prairie View Road	VACANT	2,082
E	8122 NW Prairie View Road	Tan World	2,612
F	8120 NW Prairie View Road	Hair Dressers	980
G	8114 NW Prairie View Road	VACANT	2,888
<b>TOTAL</b>			<b>16,892</b>

Lat: 39.2424 Lon: -94.6585 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**8108 - 8164 NW Prairie View Road**  
**Kansas City, Missouri**

May 2008

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.24236/-94.65853

May 2008

RS1

8108 - 8164 NW Prairie View Road Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2006 Estimated Population	9,449	39,121	83,737
	2011 Projected Population	10,654	43,025	91,214
	2000 Census Population	7,954	34,230	74,355
	1990 Census Population	5,637	26,461	58,875
	Historical Annual Growth 1990 to 2006	4.2%	3.0%	2.6%
	Projected Annual Growth 2006 to 2011	2.6%	2.0%	1.8%
	2006 Median Age	34.2	37.4	35.8
<b>HOUSEHOLDS</b>	2006 Estimated Households	4,345	17,377	36,201
	2011 Projected Households	5,176	20,032	41,261
	2000 Census Households	3,388	14,266	30,229
	1990 Census Households	2,258	10,431	23,059
	Historical Annual Growth 1990 to 2006	5.8%	4.2%	3.6%
	Projected Annual Growth 2006 to 2011	3.8%	3.1%	2.8%
<b>POPULATION BY RACE</b>	2006 Estimated White	87.3%	89.9%	89.2%
	2006 Estimated Black or African American	5.0%	4.3%	4.3%
	2006 Estimated Asian & Pacific Islander	4.0%	2.6%	2.6%
	2006 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.3%
	2006 Estimated Other Races	3.5%	3.0%	3.6%
	2006 Estimated Hispanic	6.0%	4.8%	5.5%
<b>INCOME</b>	2006 Estimated Average Household Income	\$ 69,019	\$ 74,224	\$ 72,297
	2006 Estimated Median Household Income	\$ 62,096	\$ 65,043	\$ 63,312
	2006 Estimated Per Capita Income	\$ 31,740	\$ 33,296	\$ 31,667
<b>EDUCATION (AGE 25+)</b>	2006 Elementary	0.7%	1.0%	1.1%
	2006 Some High School	3.1%	3.2%	4.2%
	2006 High School Graduate	22.0%	22.3%	25.5%
	2006 Some College	27.1%	26.3%	26.7%
	2006 Associates Degree Only	7.0%	7.4%	7.5%
	2006 Bachelors Degree Only	26.7%	25.3%	23.0%
	2006 Graduate Degree	13.6%	14.5%	12.1%
<b>BUSINESS</b>	Number of Businesses	353	1,175	2,900
	Total Number of Employees	4,107	14,709	37,778
	Employee Population per Business	11.6	12.5	13.0
	Residential Population per Business	26.7	33.3	28.9

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