

# RETAIL SPACE FOR LEASE - PADS FOR SALE

From 1,625 to 3,250 Sq Ft Available



## Sherrydale Shopping Center SWC of Highway 152 & N. Oak Trafficway, Kansas City, Missouri



Estimated Population  
97,156

Average Household Income  
\$67,802

Five Mile Radius

- Northland's newest retail and high growth area
- Outstanding access and visibility from Highway 152
- Pad sites ideal for bank, fast food, or convenience store
- Adjacent to multiple new residential developments
- Intersection carries over 38,000 cars per day

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

For Information Contact:

**John Cobb**

816.412.7326

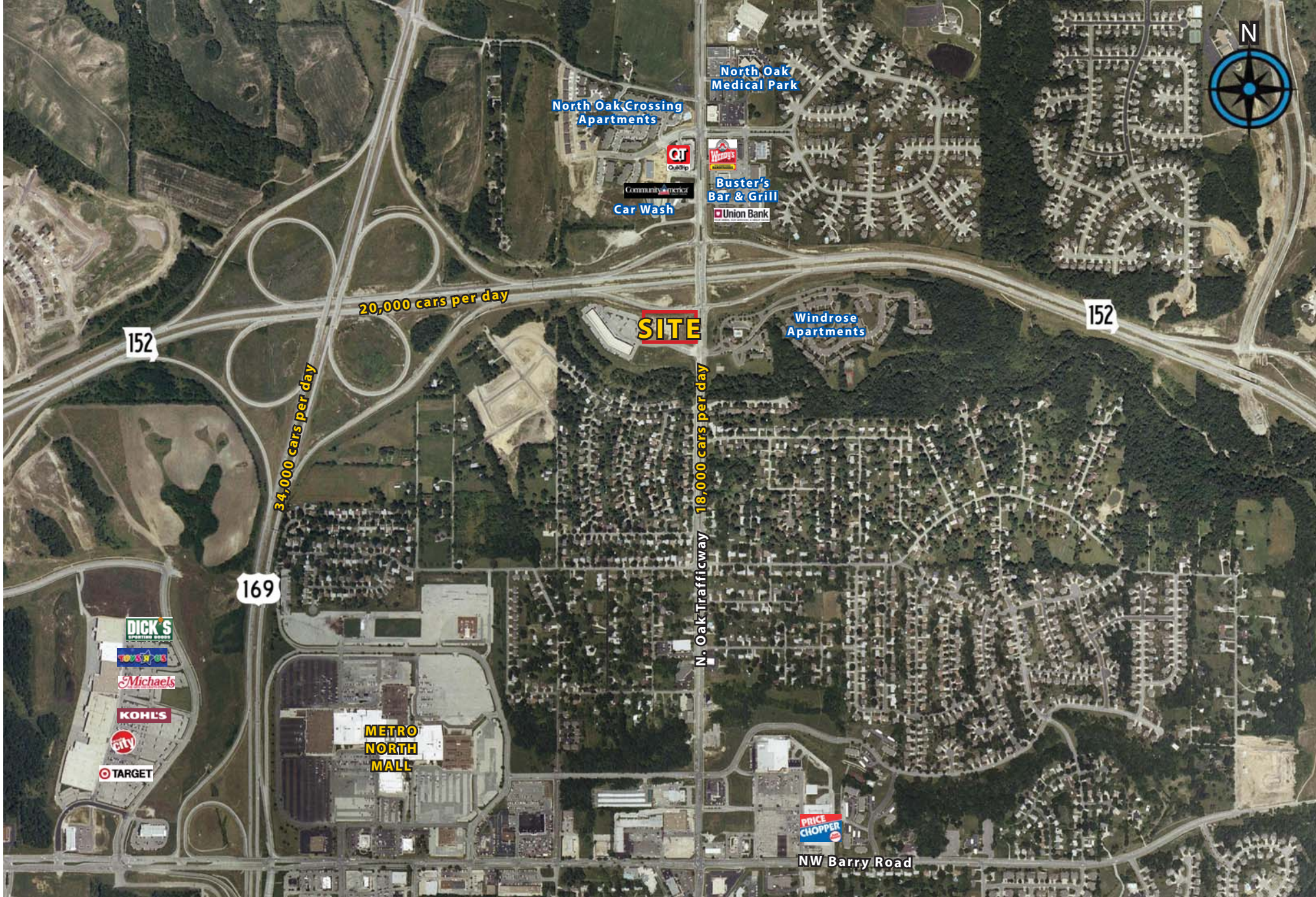
jcobb@blockandco.com

**Jody Minder**

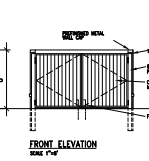
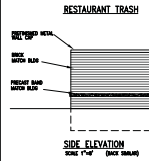
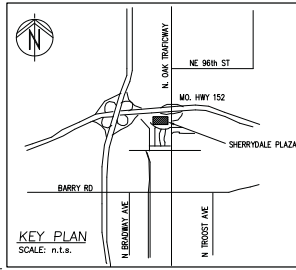
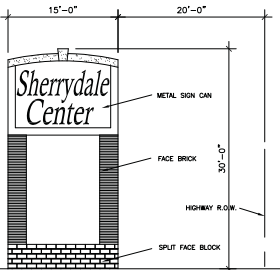
816.412.7358

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# Highway 152 & N. Oak Trafficway, Kansas City, Missouri



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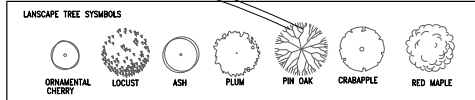
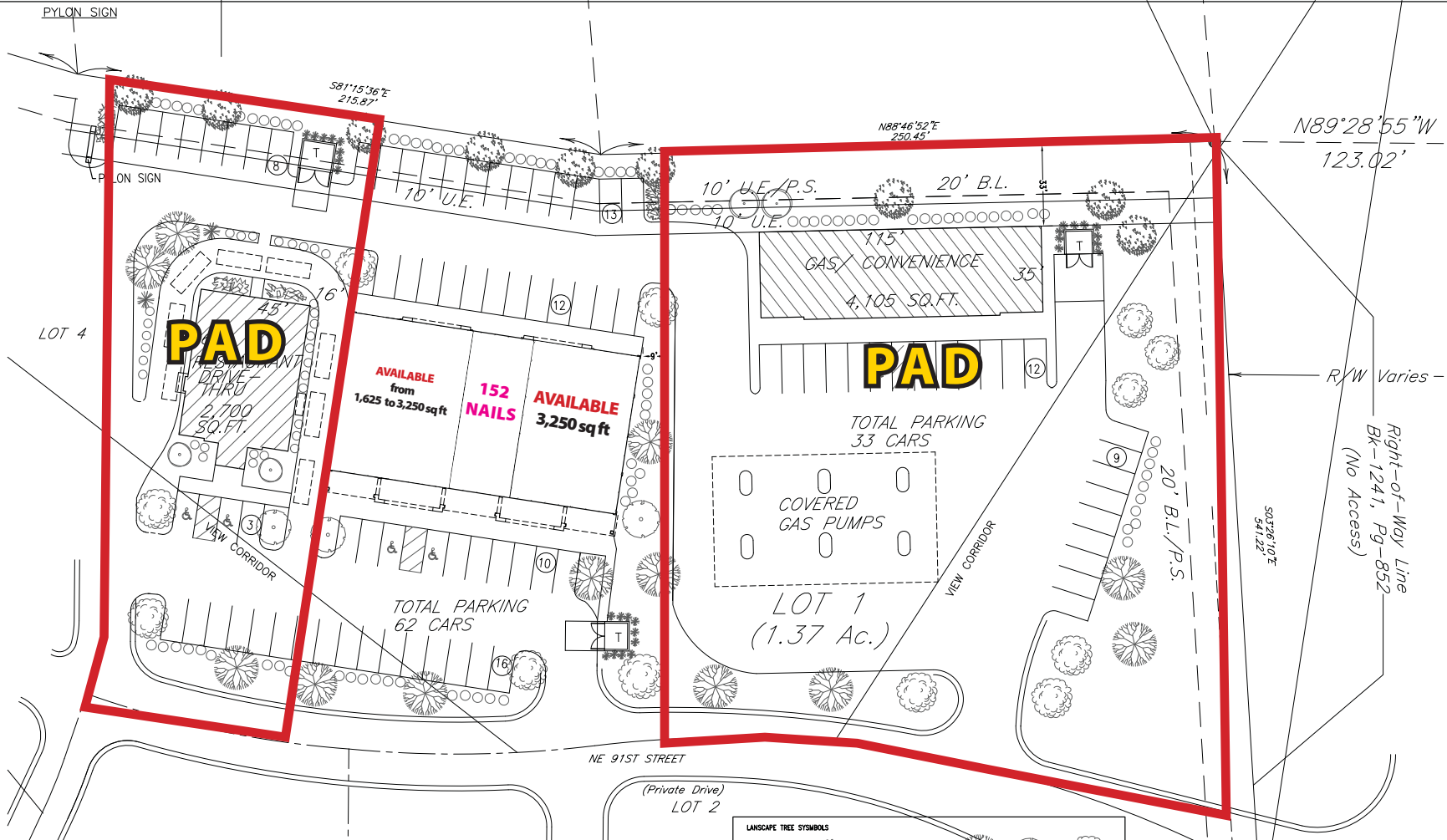


ZONE DISTRICT CP-2

NEW RETAIL BUILDING 8,125 SQ.FT. RETAIL PARKING - 5.5 CARS/1,000 SQ.FT. = 45 CARS  
 GAS/ CONVENIENCE STORE 4,105 SQ.FT. RETAIL PARKING - 5.5 CARS/1,000 SQ.FT. = 23 CARS  
 RESTAURANT- DRIVE THRU 2,700 SQ.FT. RESTAURANT - 71 SEATS AVAILABLE @ 1 CAR/3 SEATS

TOTAL PARKING PROVIDED 95 CARS

2000 International Building Code  
 2000 International Private Sewer/Plumbing Code  
 2000 International Fuel Gas Code  
 2000 International Electrical Code  
 1997 Uniform Code of Building Ordinances  
 2000 National Electrical Code  
 2000 Uniform Plumbing Code



SITE PLAN SHERRYDALE PLAZA DEVELOPMENT  
 SCALE 1"=20'

**KMF**

Kenneth M. Frasier & Associates  
 architects, interior architects,  
 planners  
 620 S.E. M-291 HIGHWAY #104  
 Lee's Summit, Mo 64063  
 816-525-6602

CONTRACT NUMBER  
 M-1241-1241-852  
 DATE  
 10/22/04

REVISED  
 1/27/04

JOB NO.  
 0326  
 DATE  
 OCTOBER 22, 2003  
 DRAWN BY  
 SAT  
 CHECKED  
 JMF

SHERRYDALE PLAZA  
 MO 152 HWY & N. OAK TRAFFICWAY  
 KANSAS CITY, MO

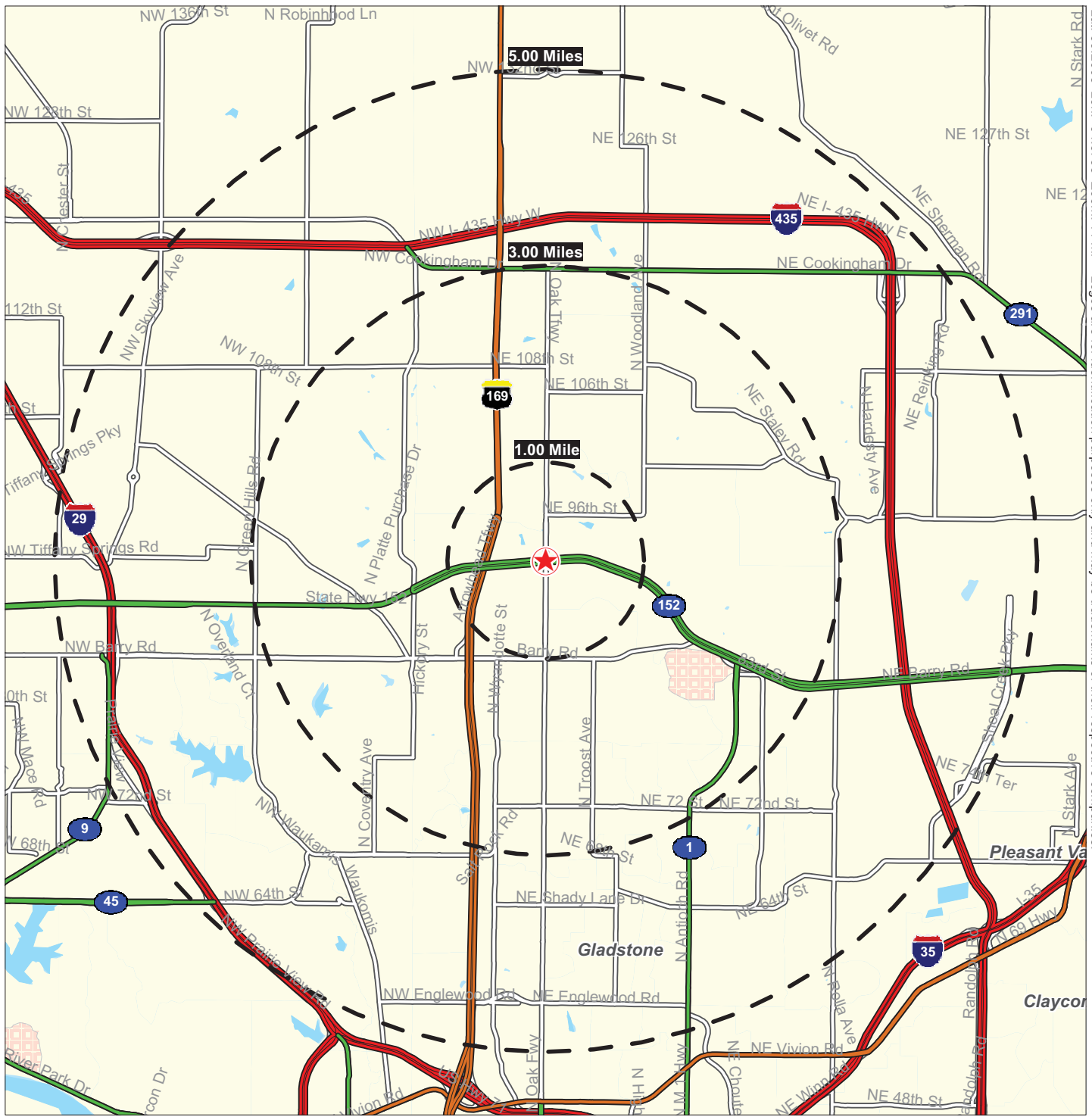
SHEET NUMBER  
**A1**







Lat: 39.2608 Lon: -94.5758 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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## 152 Highway & North Oak Trafficway

### Kansas City, Missouri

August 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.26082/-94.57576

August 2010

RS1

152 Highway & North Oak Trafficway Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	5,687	45,015	111,245
	2014 Projected Population	7,564	51,543	125,914
	2000 Census Population	4,158	34,701	88,273
	1990 Census Population	3,558	26,887	71,401
	Historical Annual Growth 1990 to 2009	3.1%	3.5%	2.9%
	Projected Annual Growth 2009 to 2014	6.6%	2.9%	2.6%
	2009 Median Age	37.3	37.4	36.8
<b>HOUSEHOLDS</b>	2009 Estimated Households	2,026	16,830	41,955
	2014 Projected Households	2,607	18,327	44,313
	2000 Census Households	1,564	13,765	36,084
	1990 Census Households	1,280	10,055	27,975
	Historical Annual Growth 1990 to 2009	3.1%	3.5%	2.6%
	Projected Annual Growth 2009 to 2014	5.7%	1.8%	1.1%
<b>POPULATION BY RACE</b>	2009 Estimated White	89.7%	89.2%	87.8%
	2009 Estimated Black or African American	2.1%	2.7%	3.4%
	2009 Estimated Asian & Pacific Islander	0.9%	1.0%	1.5%
	2009 Estimated American Indian & Native Alaskan	0.9%	0.7%	0.7%
	2009 Estimated Other Races	6.5%	6.4%	6.6%
	2009 Estimated Hispanic	6.7%	5.8%	5.9%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 71,993	\$ 72,943	\$ 71,986
	2009 Estimated Median Household Income	\$ 75,882	\$ 70,526	\$ 69,031
	2009 Estimated Per Capita Income	\$ 25,765	\$ 27,445	\$ 27,360
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	0.9%	1.3%	1.2%
	2009 Some High School	4.9%	4.7%	4.2%
	2009 High School Graduate	28.7%	27.5%	27.4%
	2009 Some College	23.7%	22.9%	22.5%
	2009 Associates Degree Only	8.8%	9.6%	9.3%
	2009 Bachelors Degree Only	23.8%	24.1%	24.3%
	2009 Graduate Degree	9.2%	9.9%	11.1%
<b>BUSINESS</b>	Number of Businesses	133	1,052	2,814
	Total Number of Employees	1,987	12,999	36,446
	Employee Population per Business	15.0	12.4	13.0
	Residential Population per Business	42.9	42.8	39.5

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