



LEGEND'S OUTLETS KC PAD

Fully Fixtured Restaurant Available | 4,620 SF Building
I-435 & Parallel | 1713 Village West Pkwy, Kansas City, KS

**FOR
SALE**



SALE PRICE: \$1,750,000 | LEASE RATE: \$190,000/MONTH NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,349	14,963	47,164
Avg. Household Income	\$79,762	\$88,440	\$76,603

- 4,620 Sq Ft existing freestanding restaurant on .51 acres of land
- Pad site of the Legends Kansas City Outlets, a 1.2 million Sq Ft shopping center with tenants such as AMC, H&M, J Crew | crewcuts, Under Armour, Nike Factory, Chico's Outlet, Brooks Brothers Factory Store, Gap Outlet, Banana Republic Factory Store, Forever 21, Tommy Hilfiger, Dave & Busters and many more
- Next to Kansas Speedway, Cabela's, Great Wolf Lodge, Schlitterbahn Vacation Village, Nebraska Furniture Mart, The Plaza at the Speedway, T-Bones Baseball Stadium, KC Children's Mercy Park, and Hollywood Casino
- Outstanding visibility to the more than 2 million sq ft of retail and entertainment
- Located in a major tourism district drawing over 20 million visitors annually from as far as 250 miles away



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agent



AERIAL





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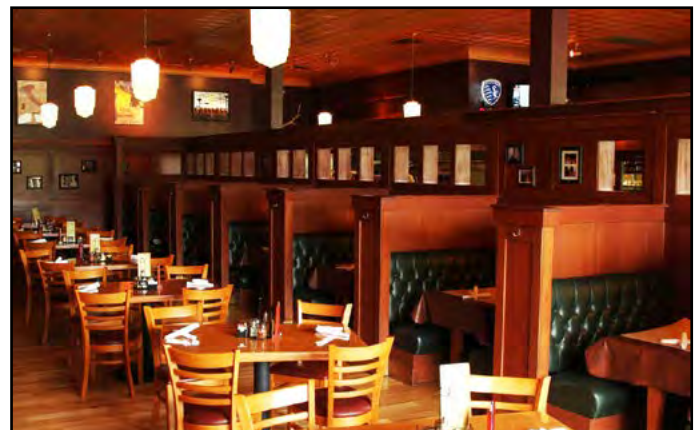
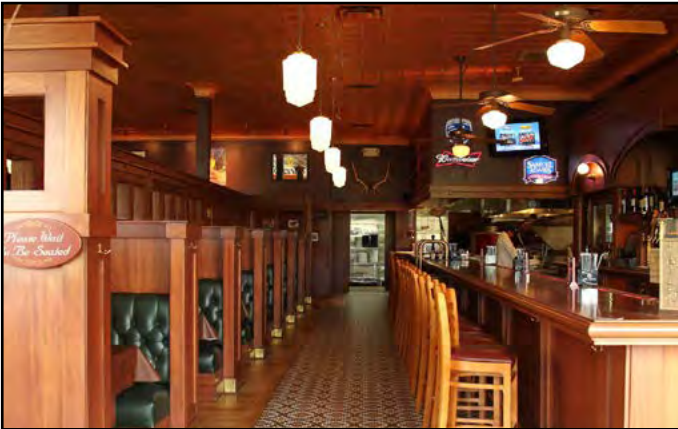
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PROPERTY PHOTOS



VISITATION



Schlitterbahn Vacation Village Water Park: This new 40 acre water park is the new world standard of water park design. It offers a unique family experience, based on an award winning water transportation system where families can flow together along the lazy river or go to the wave pool, tube slides, body or mat slides, Master Blaster, hot tub bar and kid area. Schlitterbahn continues to grow and receive world award recognition.



Children's Mercy Park: The Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot Sporting Park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. The first major league professional sports stadium in the state of Kansas, is part of a development plan that also includes a nearby tournament-quality athletics complex with 18-24 fields and associated amenities to host national, regional and local youth and adult soccer tournaments, camps, leagues, practices and games.



Hollywood Casino at Kansas Speedway: The first phase opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



The Kansas Speedway: The Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches. International Speedway also has committed to asking NASCAR for a 2nd Sprint Cup Series race at Kansas Speedway and to build a new road course.



United States Soccer Federation National Training and Coaching Development Center: Located on about 40 acres southeast of 98th Street and Parallel Parkway. It will include at least eight tournament soccer fields on about 130 acres nearby on the north side of 94th Street. OnGoal will try to persuade U.S. Soccer to locate a 100,000-square-foot office building on the new national training center site that OnGoal is developing. U.S. Soccer plans to solicit proposals for the new building, which would house 300 U.S. Soccer employees. The soccer village also may include commercial development on the south 50 acres of the Speer site.



Dairy Farmers of America: The Kansas City area's largest private company, plans to move its headquarters to the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The 100,000 square-foot building will bring 300+ jobs, construction is expected to be finished late 2016.



Great Wolf Lodge: A full-service, year-round family destination resort featuring: 281 family sized suites, a 49,000 square-foot indoor entertainment area including a waterpark, themed family restaurant, spa, arcade, meeting / conference space, confectionery café, fitness center and gift shop.



Cabela's: Featuring museum-quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 sf Kansas City store had over 4 million visitors in one year.



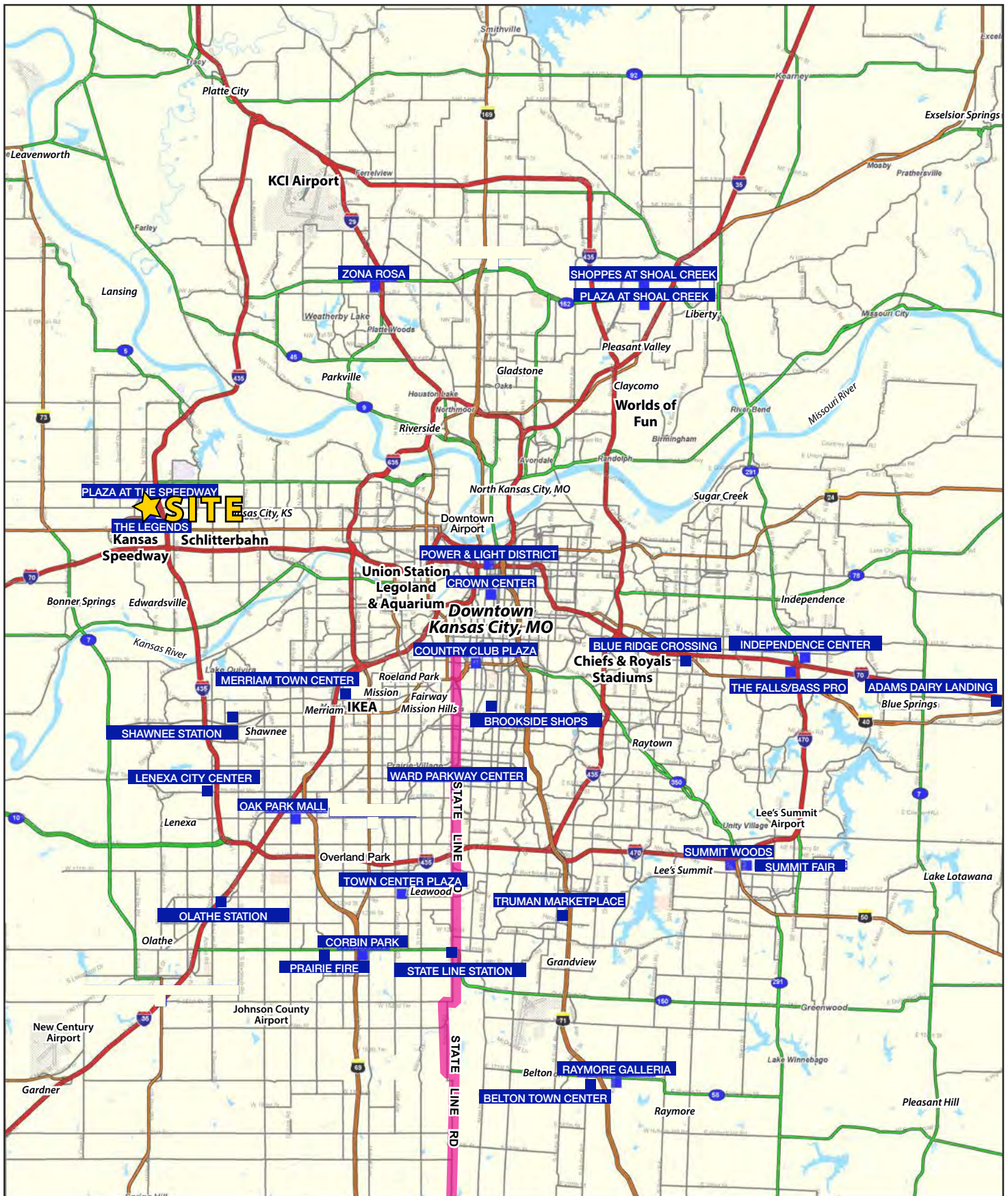
Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.

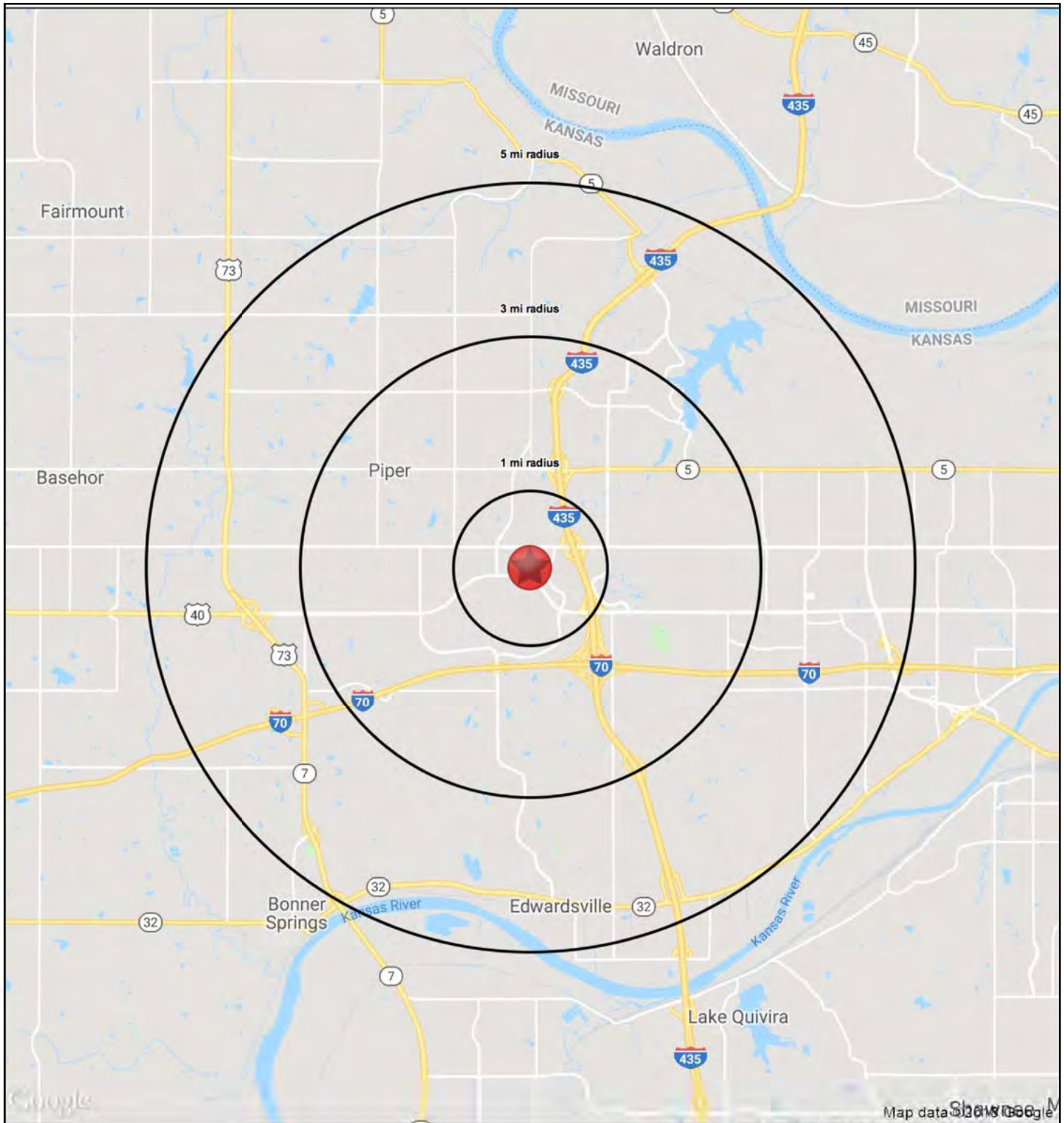


CERNER: New 600,000 sf office campus is home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees



T-BONES: The CommunityAmerica Ballpark located in Village West is the home of the Kansas City T-Bones Baseball Club, which attracts many events and family activities.







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Kansas City, KS 66109

1 mi radius

3 mi radius

5 mi radius

POPULATION	2018 Estimated Population	2,349	14,963	47,164
	2023 Projected Population	2,348	15,095	47,743
	2010 Census Population	1,602	11,799	42,917
	2000 Census Population	1,420	9,423	38,609
	Projected Annual Growth 2018 to 2023	-	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	3.6%	3.3%	1.2%
	2018 Median Age	34	37.2	36.6
HOUSEHOLDS	2018 Estimated Households	896	5,821	18,537
	2023 Projected Households	902	5,914	18,958
	2010 Census Households	583	4,459	16,509
	2000 Census Households	440	3,275	14,635
	Projected Annual Growth 2018 to 2023	0.1%	0.3%	0.5%
	Historical Annual Growth 2000 to 2018	5.7%	4.3%	1.5%
RACE AND ETHNICITY	2018 Estimated White	74.6%	68.9%	64.0%
	2018 Estimated Black or African American	14.9%	19.8%	23.4%
	2018 Estimated Asian or Pacific Islander	3.6%	3.9%	3.3%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.7%
	2018 Estimated Other Races	6.6%	6.7%	8.6%
	2018 Estimated Hispanic	8.4%	9.8%	11.9%
INCOME	2018 Estimated Average Household Income	\$79,762	\$88,440	\$76,603
	2018 Estimated Median Household Income	\$77,821	\$80,776	\$67,781
	2018 Estimated Per Capita Income	\$30,427	\$34,432	\$30,167
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.5%	4.4%	6.2%
	2018 Estimated High School Graduate	22.7%	26.1%	30.2%
	2018 Estimated Some College	26.0%	21.7%	23.6%
	2018 Estimated Associates Degree Only	14.9%	11.8%	9.8%
	2018 Estimated Bachelors Degree Only	20.8%	21.3%	18.0%
	2018 Estimated Graduate Degree	10.3%	13.1%	9.2%
BUSINESS	2018 Estimated Total Businesses	347	742	1,529
	2018 Estimated Total Employees	8,489	14,693	24,133
	2018 Estimated Employee Population per Business	24.5	19.8	15.8
	2018 Estimated Residential Population per Business	6.8	20.2	30.9