



GROCERY ANCHORED SC | FIRST TIME LISTED

N. Oak Tfwy & 102nd St, Kansas City, MO | A Suburb of Kansas City



RETAIL PAD BUILDING



NEW MARK SHOPPING CENTER FOR SALE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,985	44,462	103,925
Avg. Household Income	\$109,195	\$119,250	\$116,360

- 81,884 SF Shopping Center anchored by 52,000 SF high volume Sun Fresh Grocery
- Strong residential growth area north of the river on an excellent intersection located two miles north of 152 Highway & 1/2 mile east of 169 Highway
- Sun Fresh occupies 64% of the shopping and just extended another lease option early, lease is guaranteed by Associated Wholesale Grocers (AWG) strong credit
- Cosentino is Sun Fresh owner/operator. The Cosentino Family has operated 30 grocery stores the Kansas City Metro Area for many years
- Sun Fresh has seen strong sales increases annually and a new roof
- Huge upside potential with rent increases, potential building expansion, and potential pad site



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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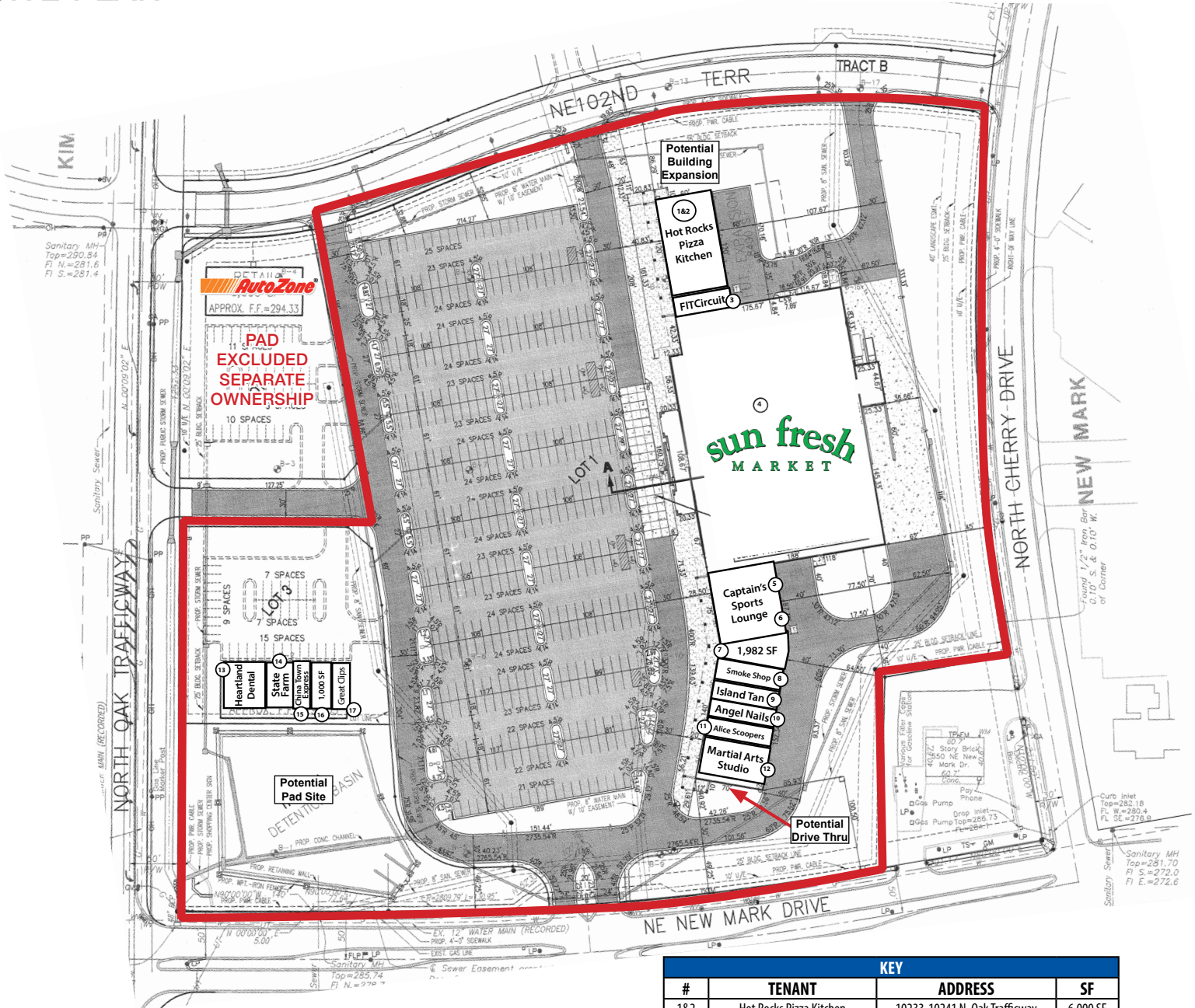
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Exclusive Agents

AERIAL DRONE PHOTOS

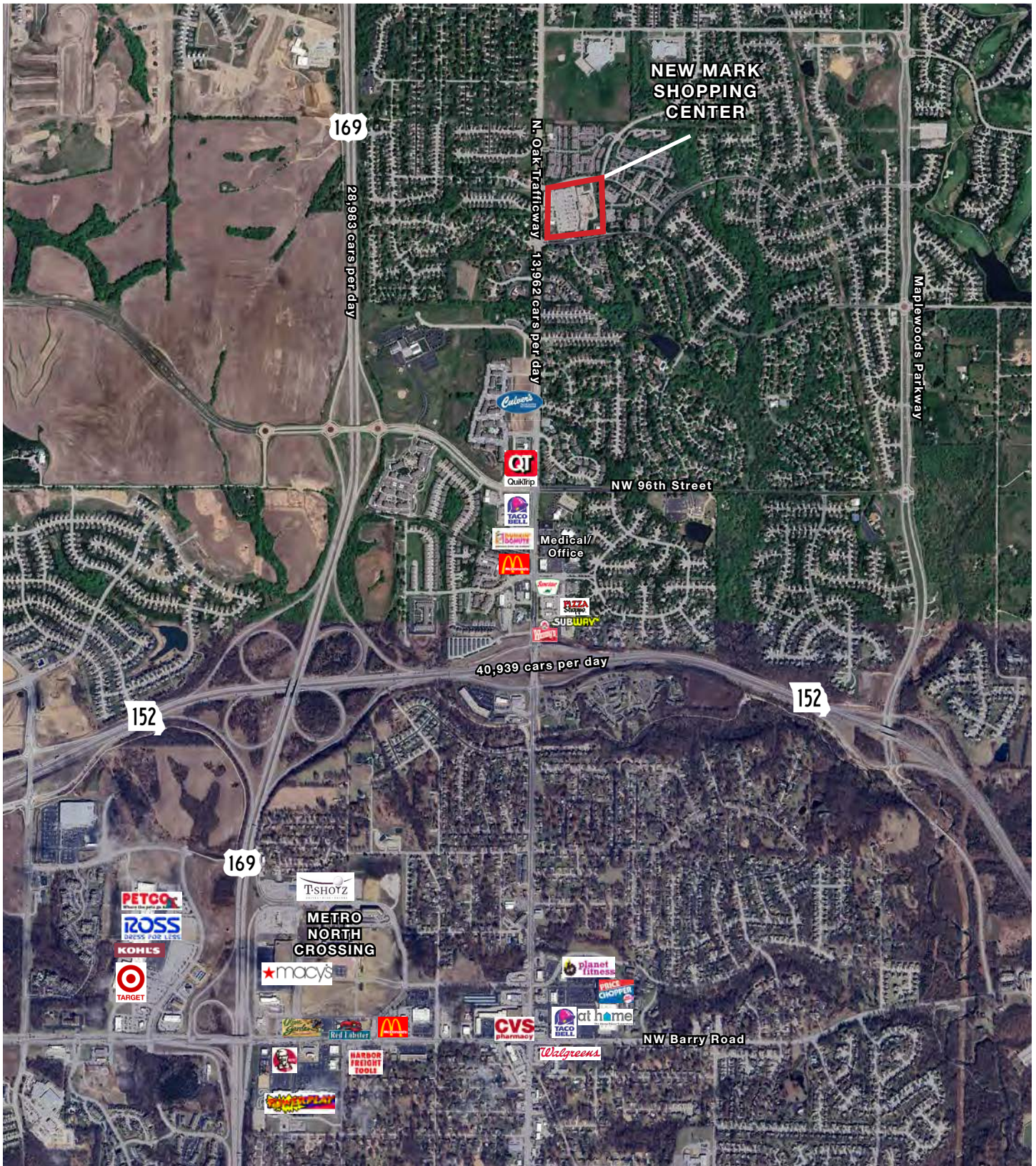


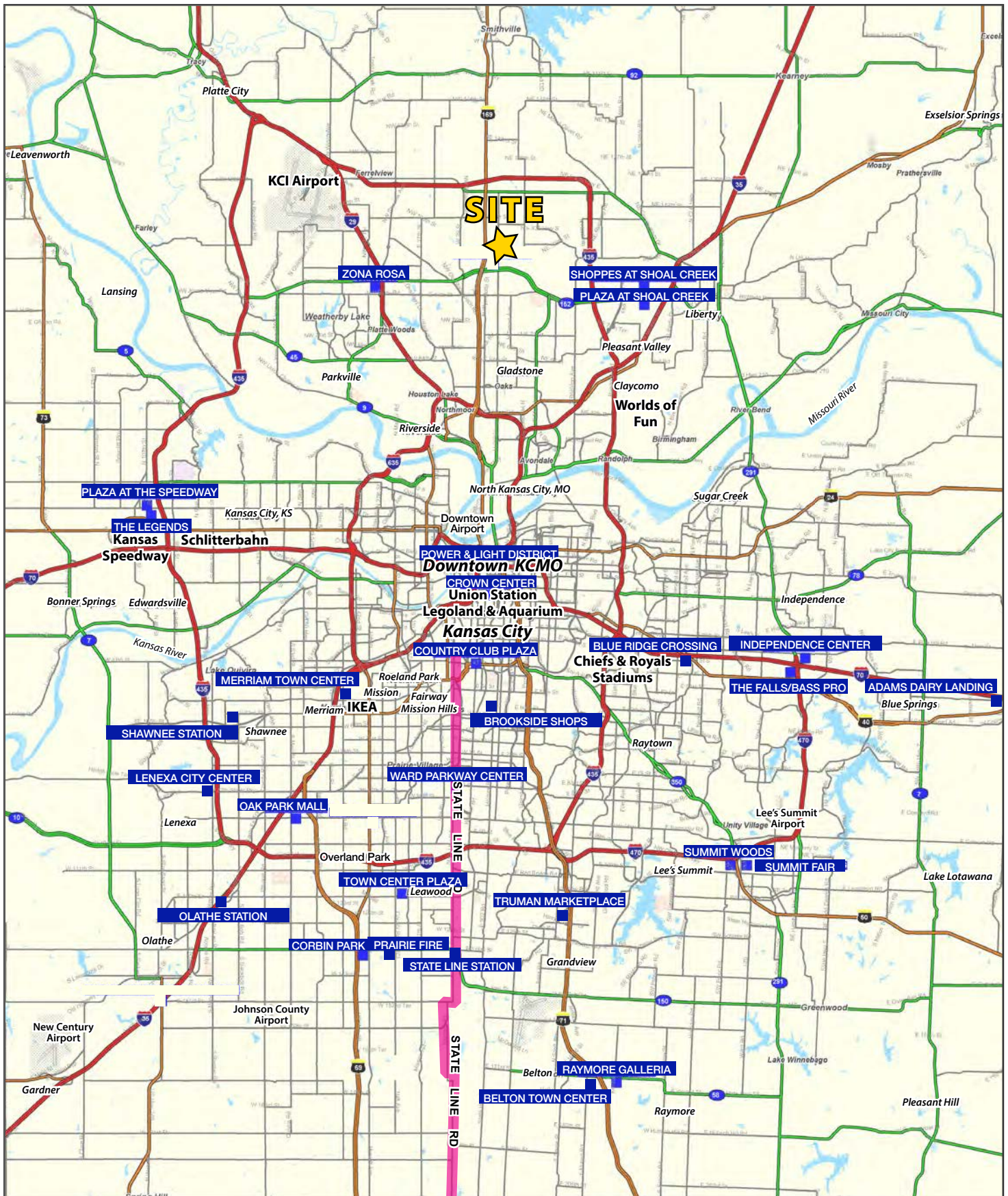
SITE PLAN



KEY			
#	TENANT	ADDRESS	SF
1&2	Hot Rocks Pizza Kitchen	10233-10241 N. Oak Trafficway	6,000 SF
3	FITCircuit	10231 N. Oak Trafficway	1,142 SF
4	Sun Fresh	10225 N. Oak Trafficway	52,000 SF
5	Captain's Sports Lounge	10221 N. Oak Trafficway	3,500 SF
6	Captain's Sports Lounge	10219 N. Oak Trafficway	1,750 SF
7	AVAILABLE	10217 N. Oak Trafficway	1,982 SF
8	Citadel Smoke Shop	10215 N. Oak Trafficway	1,400 SF
9	Island Tan	10211 N. Oak Trafficway	1,400 SF
10	Angel Nails	10209 N. Oak Trafficway	1,400 SF
11	Alice Scoopers	10207 N. Oak Trafficway	1,400 SF
12	Martial Arts Studio	10203-10205 N. Oak Trafficway	2,800 SF
13	Heartland Dental	10201 N. Oak Trafficway #100 - 300	2,564 SF
14	Nowatzki Insurance Agency	10201 N. Oak Trafficway #400 - 500	1,571 SF
15	China Town Express	10201 N. Oak Trafficway #600	975 SF
16	AVAILABLE	10201 N. Oak Trafficway #700	1,000 SF
17	Great Clips	10201 N. Oak Trafficway #800	1,000 SF

AERIAL









GROCERY ANCHORED SC FOR SALE

102nd St. & N. Oak Trfy, Kansas City, MO | NEW LISTING!

102nd Street & N. Oak Trafficway Kansas City, MO 64155	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,985	44,462	103,925
2029 Projected Population	11,756	48,011	110,545
2020 Census Population	11,029	42,889	100,358
2010 Census Population	9,005	34,502	81,708
Projected Annual Growth 2024 to 2029	1.4%	1.6%	1.3%
Historical Annual Growth 2010 to 2024	1.6%	2.1%	1.9%
2024 Median Age	35.5	36.6	37.1
Households			
2024 Estimated Households	4,384	17,920	43,220
2029 Projected Households	4,790	19,756	46,790
2020 Census Households	4,142	16,668	40,576
2010 Census Households	3,384	13,301	33,218
Projected Annual Growth 2024 to 2029	1.9%	2.0%	1.7%
Historical Annual Growth 2010 to 2024	2.1%	2.5%	2.2%
Race and Ethnicity			
2024 Estimated White	77.6%	79.4%	78.0%
2024 Estimated Black or African American	10.1%	9.1%	10.1%
2024 Estimated Asian or Pacific Islander	2.9%	3.1%	3.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	9.1%	8.0%	8.0%
2024 Estimated Hispanic	8.2%	7.6%	7.9%
Income			
2024 Estimated Average Household Income	\$109,195	\$119,250	\$116,360
2024 Estimated Median Household Income	\$90,370	\$99,956	\$94,452
2024 Estimated Per Capita Income	\$43,594	\$48,085	\$48,422
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.1%
2024 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.7%	3.2%
2024 Estimated High School Graduate	21.1%	19.2%	21.3%
2024 Estimated Some College	22.2%	22.4%	22.2%
2024 Estimated Associates Degree Only	7.7%	10.0%	9.5%
2024 Estimated Bachelors Degree Only	33.2%	29.4%	27.6%
2024 Estimated Graduate Degree	12.0%	14.9%	15.0%
Business			
2024 Estimated Total Businesses	190	864	2,447
2024 Estimated Total Employees	1,470	6,750	20,135
2024 Estimated Employee Population per Business	7.7	7.8	8.2
2024 Estimated Residential Population per Business	57.8	51.5	42.5

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