



PLAZA AT THE SPEEDWAY

Freestanding 46,538 Sq Ft Former Best Buy Location
I-435 & Parallel | 10500 Parallel Pkwy, Kansas City, KS

AVAILABLE
FOR
LEASE



REASONABLE RENT | MAY BE SPLIT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,734	19,229	50,581
Avg. Household Income	\$70,172	\$85,237	\$79,789

- 850,000 sq ft Power Retail Shopping Center anchored by Walmart Supercenter, Kohl's, and Sam's Club
- Other tenants include Taco Bell, Olive Garden, Red Lobster, Chick-fil-A, Jack in the Box, Wendy's, and more
- Next to Kansas Speedway, Cabela's, Great Wolf Lodge, Nebraska Furniture Mart, Legends Kansas City Outlets, KC Monarchs Baseball Stadium, Children's Mercy Park Soccer Stadium, Hollywood Casino, and the new 600,000 sf office campus is home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees
- Outstanding visibility to the more than 2 million sq ft of retail and entertainment space built and planned on this corner
- Multiple apartments and offices surrounding the site
- Located in a major tourism district drawing over 22 million visitors annually from as far as 250 miles away



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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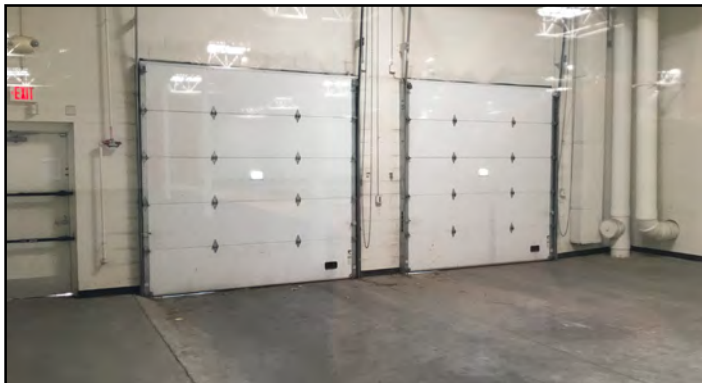


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PHOTOS





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DRONE PHOTOS





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AERIAL

10500 PARALLEL PKWY | KANSAS CITY, KS 66109



AVAILABLE FOR SALE

± 46,538 SF BUILDING

± 4.22 ACRES





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AERIAL



AREA VISITATION



Children's Mercy Park. The Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park, 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 is 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 on about 40 acres south-east 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 for it. 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



American Royal Association: The new \$160 million dollar development of 274 Acres will include two arenas — one with 5,000 to 8,000 seats, the other with 2,000 seats — plus more than 300,000 square feet of exhibition space. The Complex will be the new home of the American Royal BBQ Competition which is held annually in October and brings around 50,000 attendees.



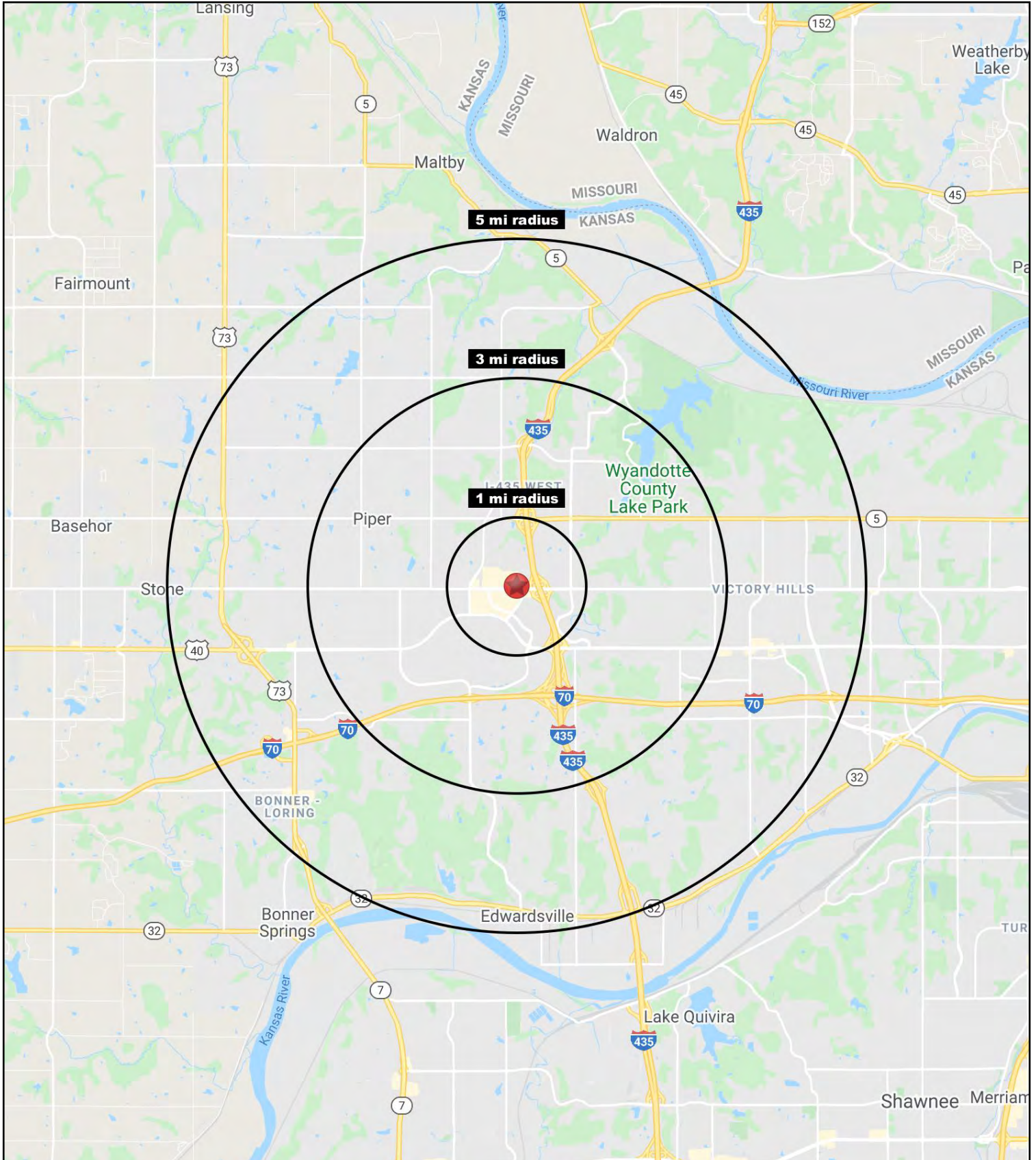
KC Monarchs: Legends Field located in Village West is the home of the Kansas City Monarchs Baseball Club, which attracts many events and family activities.



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10500 Parallel Parkway Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	3,734	19,229	50,581
2026 Projected Population	4,165	20,343	52,532
2020 Census Population	4,068	19,156	50,506
2010 Census Population	1,941	14,021	42,564
Projected Annual Growth 2021 to 2026	2.3%	1.2%	0.8%
Historical Annual Growth 2010 to 2021	8.4%	3.4%	1.7%
2021 Median Age	37.4	38.1	36.9
Households			
2021 Estimated Households	1,384	7,219	19,222
2026 Projected Households	1,557	7,687	20,077
2020 Census Households	1,446	7,099	19,124
2010 Census Households	713	5,295	16,358
Projected Annual Growth 2021 to 2026	2.5%	1.3%	0.9%
Historical Annual Growth 2010 to 2021	8.6%	3.3%	1.6%
Race and Ethnicity			
2021 Estimated White	66.5%	60.6%	56.9%
2021 Estimated Black or African American	14.6%	18.6%	20.6%
2021 Estimated Asian or Pacific Islander	3.7%	3.7%	3.9%
2021 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2021 Estimated Other Races	14.7%	16.3%	17.7%
2021 Estimated Hispanic	14.8%	16.7%	18.5%
Income			
2021 Estimated Average Household Income	\$70,172	\$85,237	\$79,789
2021 Estimated Median Household Income	\$79,224	\$79,754	\$71,992
2021 Estimated Per Capita Income	\$26,220	\$32,110	\$30,421
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.1%	3.7%
2021 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.1%	6.4%
2021 Estimated High School Graduate	26.1%	27.1%	29.0%
2021 Estimated Some College	15.9%	19.3%	22.3%
2021 Estimated Associates Degree Only	11.3%	10.4%	10.2%
2021 Estimated Bachelors Degree Only	26.1%	22.4%	18.6%
2021 Estimated Graduate Degree	14.4%	12.6%	9.9%
Business			
2021 Estimated Total Businesses	264	544	1,237
2021 Estimated Total Employees	3,957	7,890	15,989
2021 Estimated Employee Population per Business	15.0	14.5	12.9
2021 Estimated Residential Population per Business	14.1	35.4	40.9

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