KC Grand Central Station | Retail Space For Lease

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

7102-7126 NW Prairie View Road, Kansas City, MO

LEASE RATE: $15-$16 | 1,530 - 9,230 SF SPACES

RADIUS RING DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,549	64,534	120,021
Avg. Household Income	$114,739	$123,295	$111,897

DRIVE TIME DEMOGRAPHICS

	5 min	10 min	15 min
Estimated Population	24,596	102,046	227,360
Avg. Household Income	$108,304	$108,511	$99,400

- Located off the diamond interchange just south of Barry Road on I-29
- 1,530 - 9,230 SF spaces for lease in 104,490 SF shopping center on 12+ acres
- Great access and visibility and signage to I-29
- 84,180 SF Former Kmart Anchor Space also available for lease by Block & Company
- Potential pad sites for lease or build-to-suit
- Intersection carries over 93,000 cars per day

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agent*
JODY MINDER | 816.916.4039 | jminder@blockandco.com

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AERIAL DRONE PHOTO

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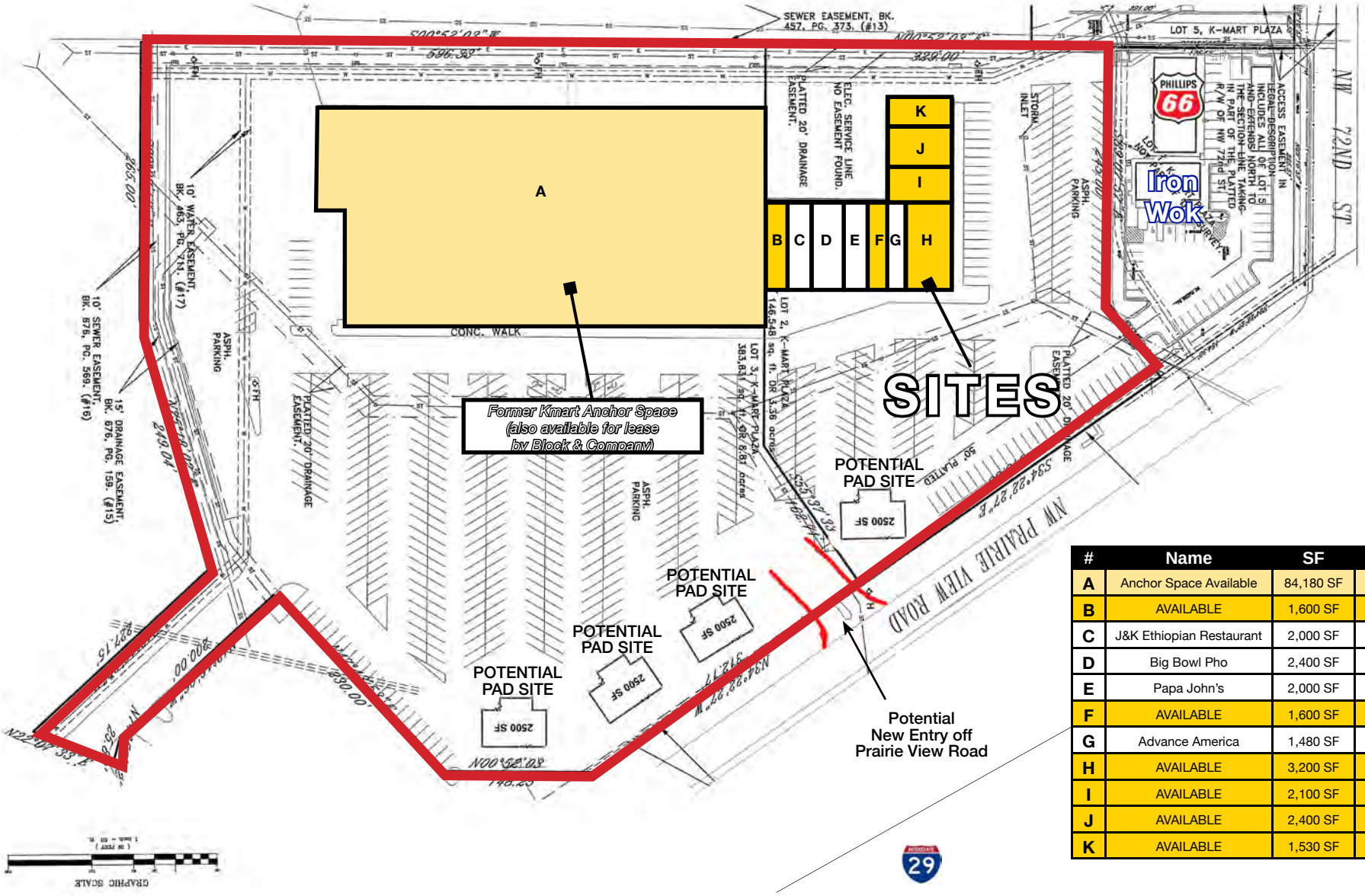
SURVEY WITH POTENTIAL PAD SITES



#	Name	SF	Address
A	Anchor Space Available	84,180 SF	7100 NW Prairie View Road
B	AVAILABLE	1,600 SF	7102 NW Prairie View Road
C	J&K Ethiopian Restaurant	2,000 SF	7104 NW Prairie View Road
D	Big Bowl Pho	2,400 SF	7106 NW Prairie View Road
E	Papa John's	2,000 SF	7110 NW Prairie View Road
F	AVAILABLE	1,600 SF	7112 NW Prairie View Road
G	Advance America	1,480 SF	7114 NW Prairie View Road
H	AVAILABLE	3,200 SF	7116 NW Prairie View Road
I	AVAILABLE	2,100 SF	7120 NW Prairie View Road
J	AVAILABLE	2,400 SF	7124 NW Prairie View Road
K	AVAILABLE	1,530 SF	7126 NW Prairie View Road

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Prairie View SC | Retail Space For Lease

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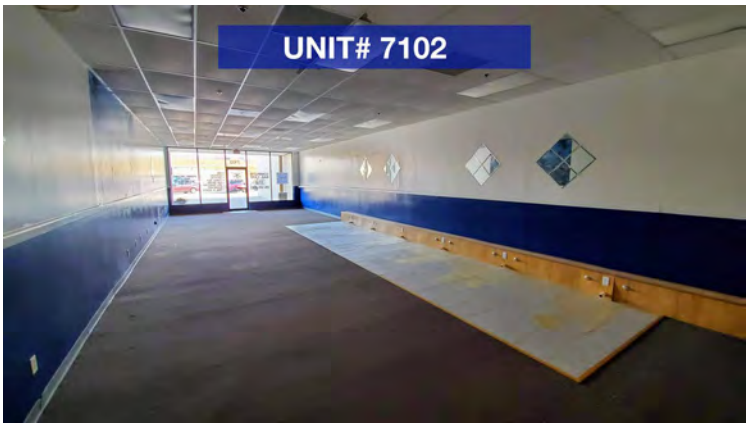
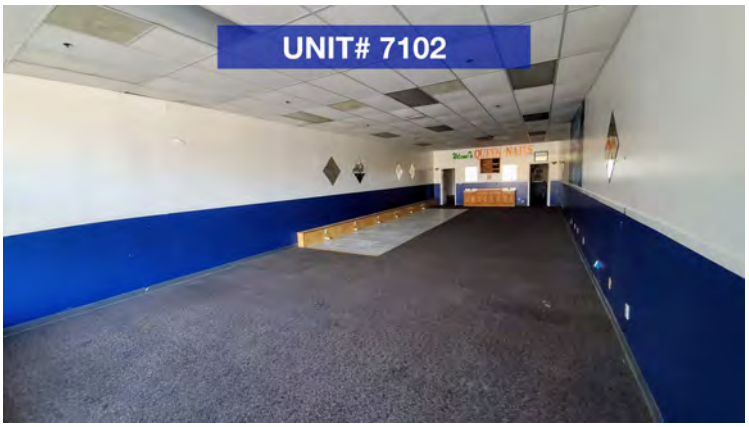
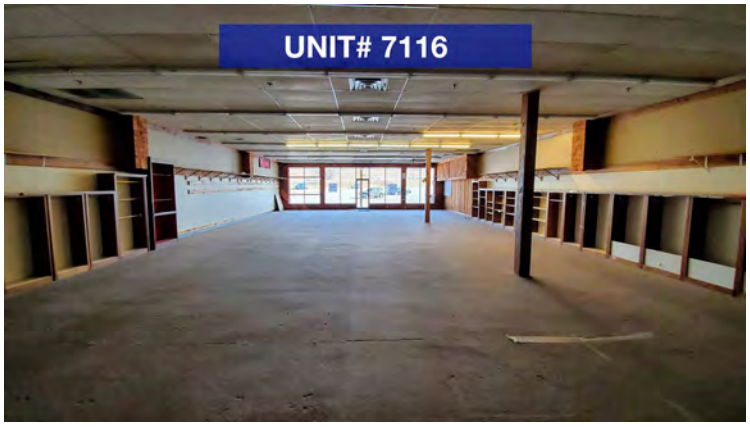
INTERIOR SPACES







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1,530-9,230 SF Spaces | 7102-7126 NW Prairie View Road, Kansas City, MO

PROPOSED CONCEPTUAL PLAN

3D Model Imagery

KC Grand Central Station

GLMVArchitecture

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PROPOSED CONCEPTUAL PLAN

Site Plan

KC Grand Central Station

GLMVArchitecture

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AERIAL

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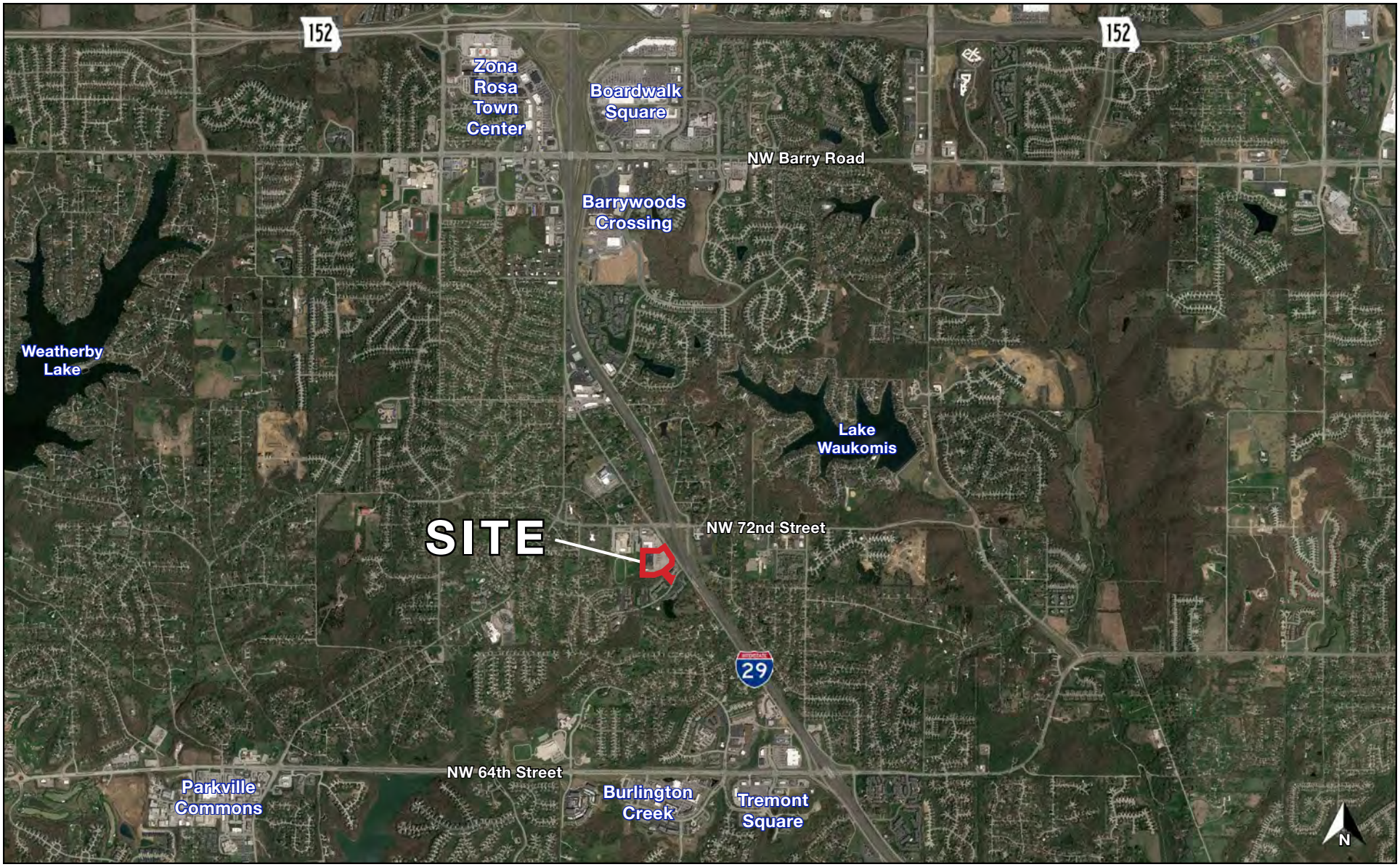
AERIAL



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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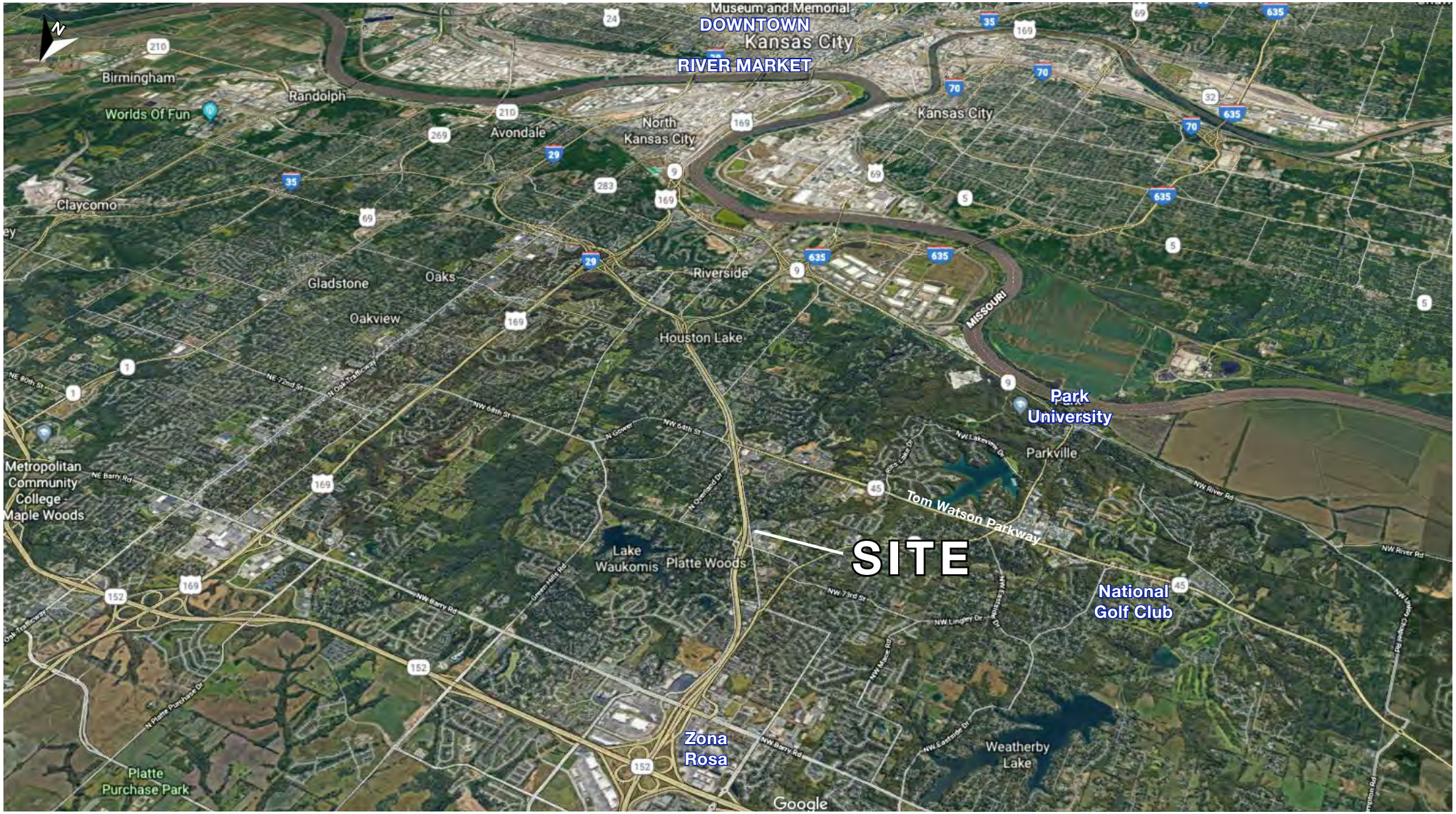

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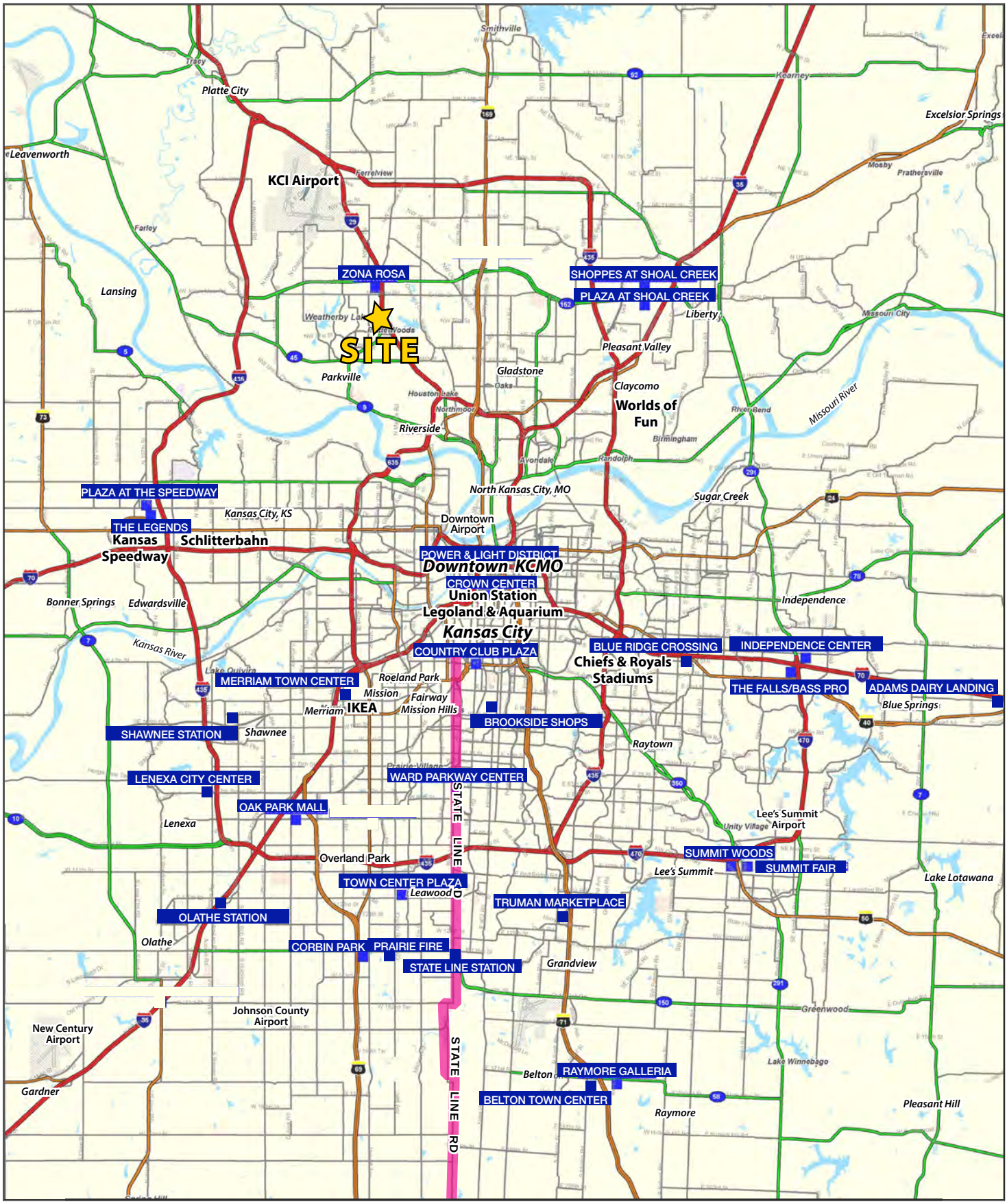

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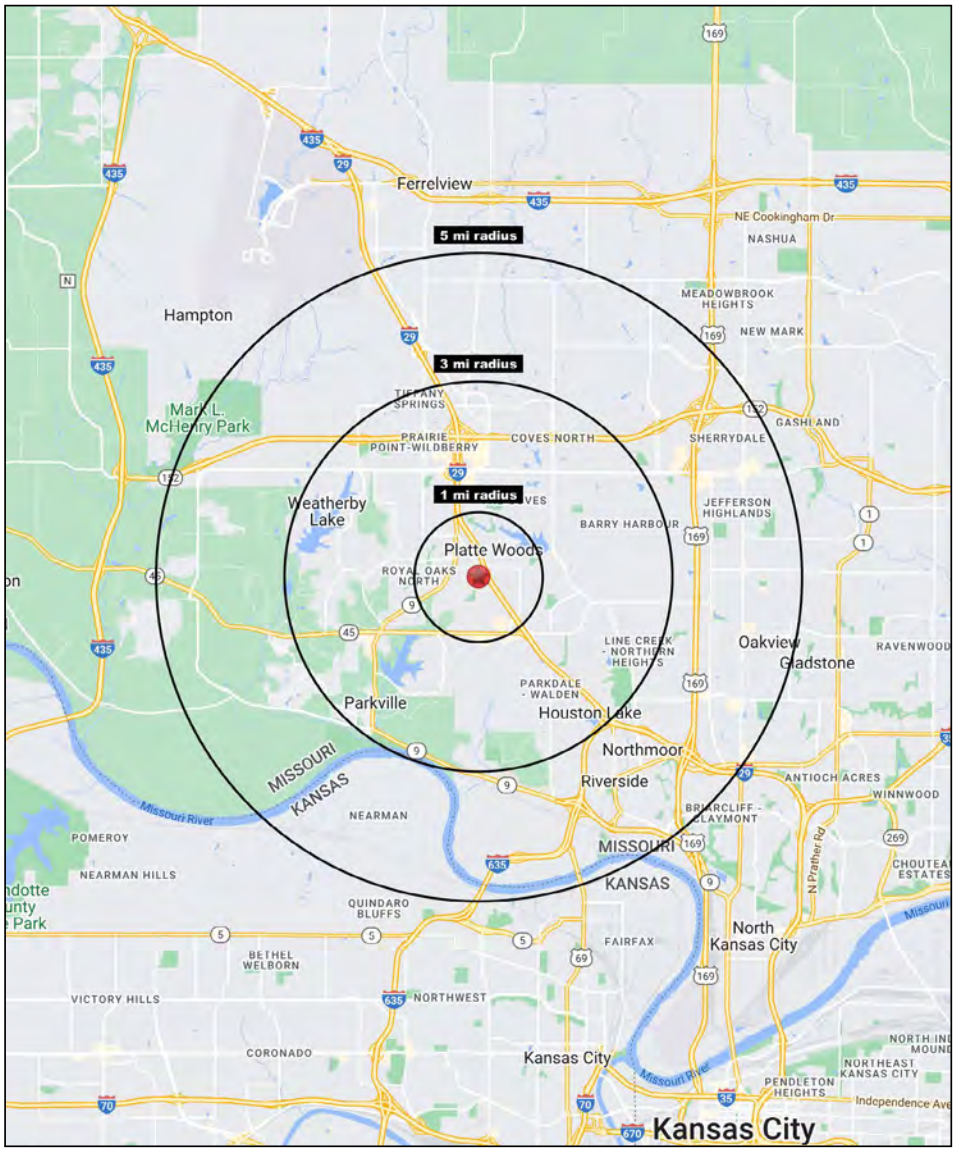
1-3-5 MILE RADIUS RING MAP & DEMOS



7100 NW Prairie View Road Kansas City, MO 64151	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,549	64,534	120,021
2029 Projected Population	9,989	68,408	127,926
2020 Census Population	9,216	62,027	115,381
2010 Census Population	8,333	52,832	97,648
Projected Annual Growth 2024 to 2029	0.9%	1.2%	1.3%
Historical Annual Growth 2010 to 2024	1.0%	1.6%	1.6%
2024 Median Age	39.1	37.6	36.8
Households			
2024 Estimated Households	4,204	27,441	51,481
2029 Projected Households	4,453	29,594	55,821
2020 Census Households	3,977	25,261	47,431
2010 Census Households	3,653	21,984	40,603
Projected Annual Growth 2024 to 2029	1.2%	1.6%	1.7%
Historical Annual Growth 2010 to 2024	1.1%	1.8%	1.9%
Race and Ethnicity			
2024 Estimated White	80.1%	80.7%	80.9%
2024 Estimated Black or African American	9.3%	8.8%	8.3%
2024 Estimated Asian or Pacific Islander	3.6%	3.3%	3.1%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2024 Estimated Other Races	6.6%	6.9%	7.3%
2024 Estimated Hispanic	6.5%	6.5%	6.9%
Income			
2024 Estimated Average Household Income	$114,739	$123,295	$111,897
2024 Estimated Median Household Income	$92,615	$100,931	$92,076
2024 Estimated Per Capita Income	$50,557	$52,501	$48,046
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.6%	3.1%
2024 Estimated High School Graduate	20.0%	18.7%	21.5%
2024 Estimated Some College	24.8%	22.6%	22.5%
2024 Estimated Associates Degree Only	9.1%	8.4%	8.5%
2024 Estimated Bachelors Degree Only	28.1%	29.0%	27.2%
2024 Estimated Graduate Degree	14.7%	17.5%	15.8%
Business			
2024 Estimated Total Businesses	324	1,916	4,240
2024 Estimated Total Employees	1,951	18,348	47,908
2024 Estimated Employee Population per Business	6.0	9.6	11.3
2024 Estimated Residential Population per Business	29.5	33.7	28.3

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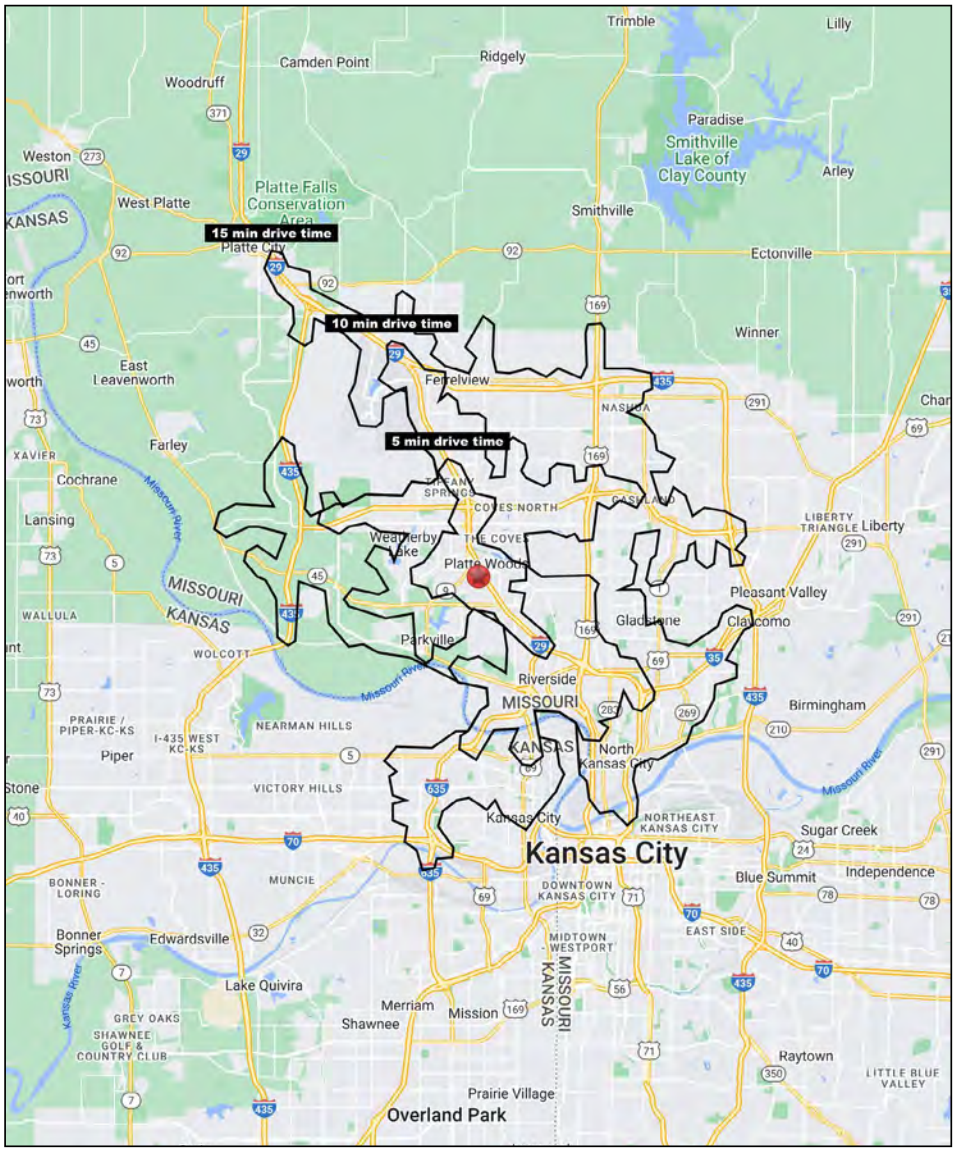
5-10-15 MINUTE DRIVE TIME MAP & DEMOS



7100 NW Prairie View Road Kansas City, MO 64151	5 min drive time	10 min drive time	15 min drive time
Population			
2024 Estimated Population	24,596	102,046	227,360
2029 Projected Population	25,881	108,744	237,915
2020 Census Population	23,878	97,752	218,750
2010 Census Population	21,019	81,485	189,756
Projected Annual Growth 2024 to 2029	1.0%	1.3%	0.9%
Historical Annual Growth 2010 to 2024	1.2%	1.8%	1.4%
2024 Median Age	37.2	36.3	36.4
Households			
2024 Estimated Households	10,764	44,219	95,879
2029 Projected Households	11,501	47,964	102,131
2020 Census Households	10,020	40,547	89,376
2010 Census Households	8,959	34,276	78,054
Projected Annual Growth 2024 to 2029	1.4%	1.7%	1.3%
Historical Annual Growth 2010 to 2024	1.4%	2.1%	1.6%
Race and Ethnicity			
2024 Estimated White	80.1%	80.5%	76.6%
2024 Estimated Black or African American	9.2%	8.5%	9.7%
2024 Estimated Asian or Pacific Islander	3.7%	3.2%	3.3%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2024 Estimated Other Races	6.7%	7.5%	10.0%
2024 Estimated Hispanic	6.6%	6.8%	10.0%
Income			
2024 Estimated Average Household Income	$108,304	$108,511	$99,400
2024 Estimated Median Household Income	$90,182	$90,697	$81,816
2024 Estimated Per Capita Income	$47,437	$47,080	$41,997
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.8%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.3%	4.7%
2024 Estimated High School Graduate	20.4%	20.4%	24.4%
2024 Estimated Some College	24.6%	22.4%	22.5%
2024 Estimated Associates Degree Only	9.1%	8.6%	8.9%
2024 Estimated Bachelors Degree Only	26.7%	27.5%	23.9%
2024 Estimated Graduate Degree	15.2%	16.0%	12.8%
Business			
2024 Estimated Total Businesses	1,162	3,797	7,961
2024 Estimated Total Employees	10,525	48,099	99,500
2024 Estimated Employee Population per Business	9.1	12.7	12.5
2024 Estimated Residential Population per Business	21.2	26.9	28.6

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