



KC Grand Central Station | Pad Sites Available

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

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit



.6 & .8 Acre Pads - \$140,000/Yr Ground Lease or BTS

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
- 104,490 SF shopping center on 12+ acres
- Prime Pad Sites available for Ground Lease or Build-to-Suit
- Great access and visibility and signage to I-29
- 84,180 SF Former Kmart Anchor Space and Small Shop Space also available for lease by Block & Company
- Intersection carries over 93,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

ALEX BLOCK | 816.412.7373 | ablock@blockandco.com

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agents



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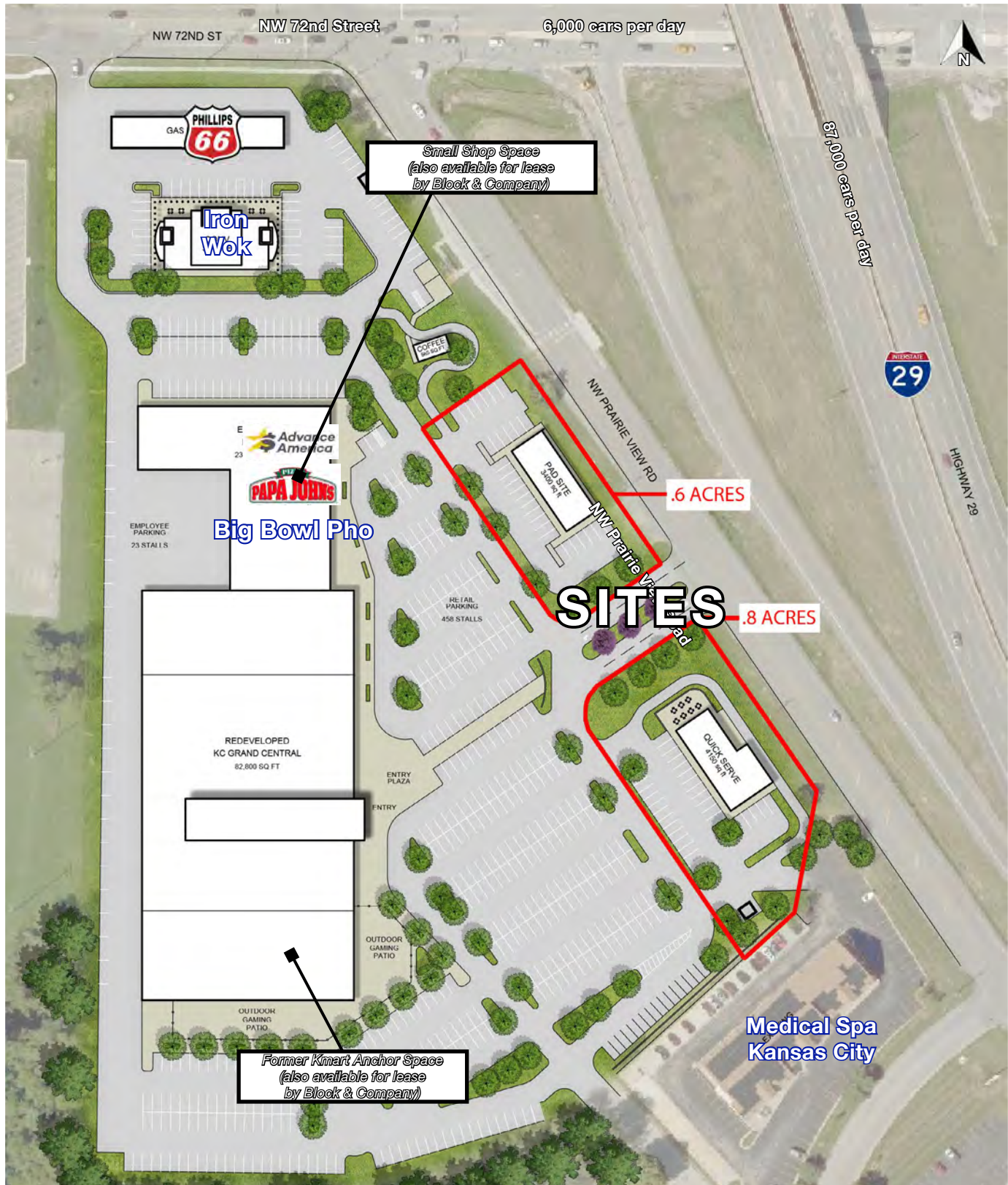
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AERIAL DRONE PHOTO



PROPOSED PAD PLAN





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PROPOSED CONCEPTUAL PLAN



3D Model Imagery

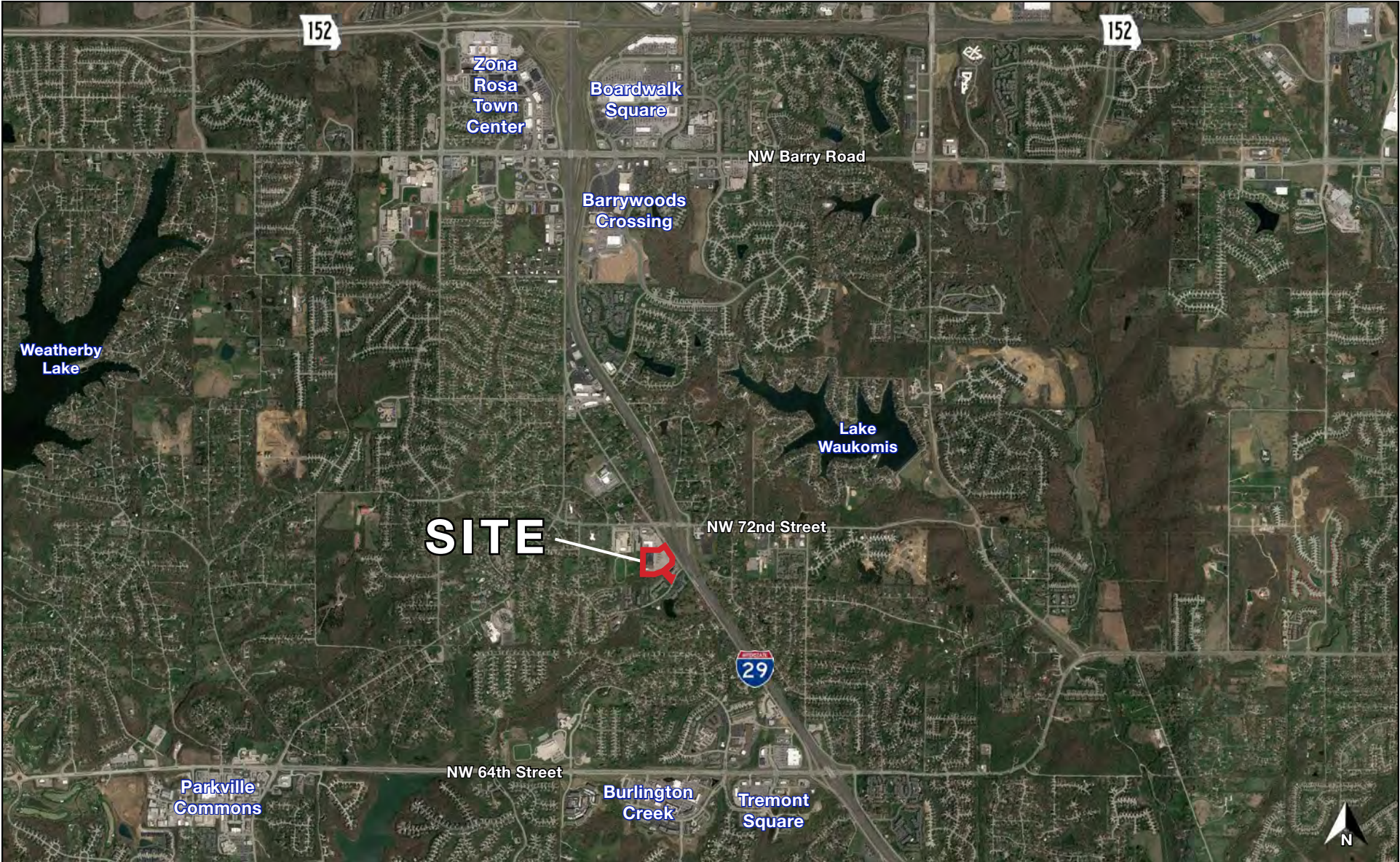
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AERIAL



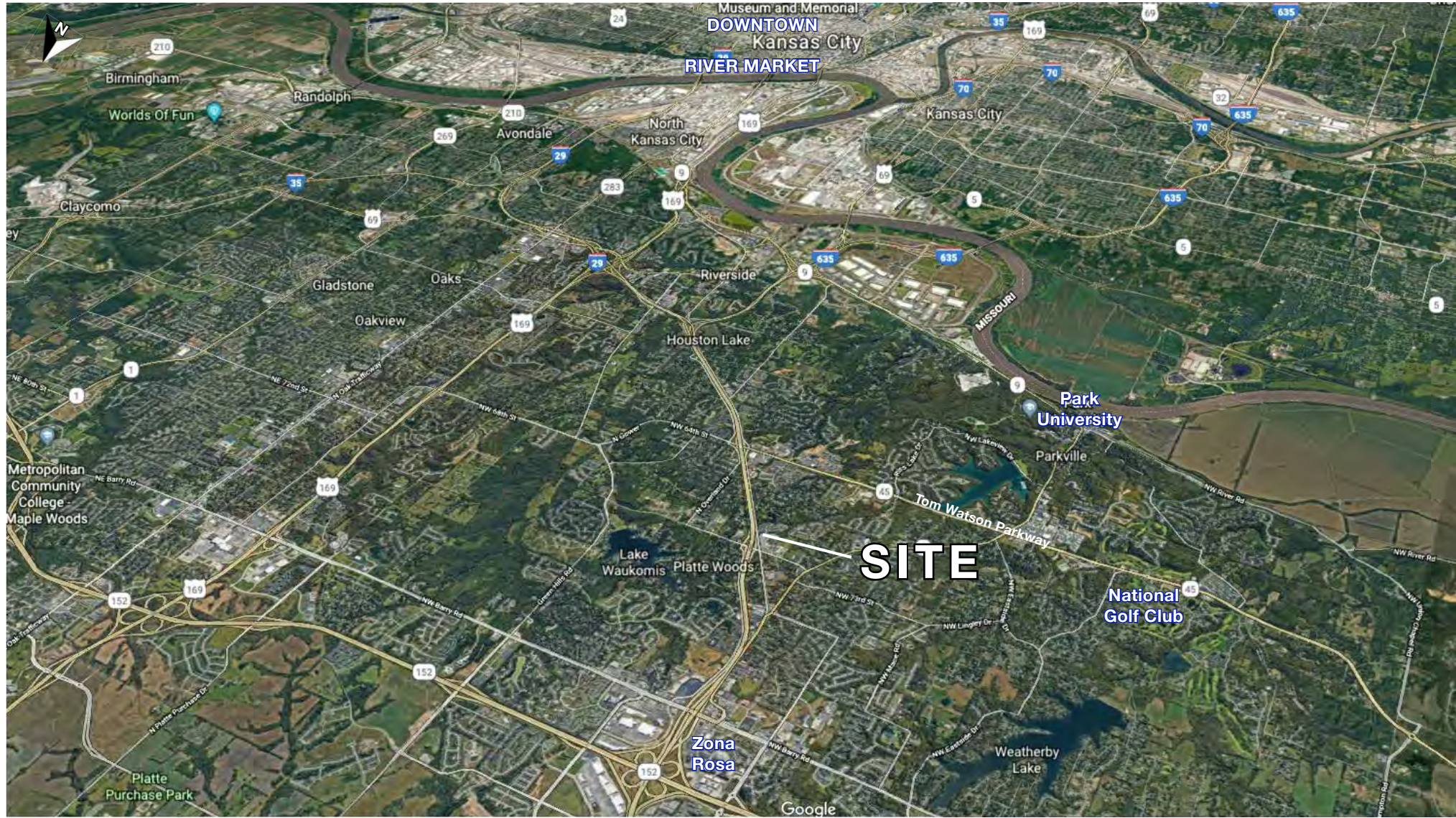


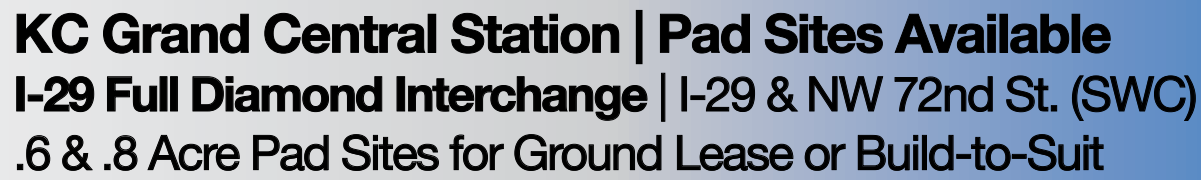
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AERIAL





A map of the Kansas City metropolitan area, centered on Platte Woods, MO. Three concentric black circles are drawn around Platte Woods, representing distances of 1 mile, 3 miles, and 5 miles. The map shows major highways (Interstates 70, 670, 490, 435, 29, 169, 12, 9, 5) and local roads. Various neighborhoods and landmarks are labeled, including Weatherby Lake, Mark L. McHenry Park, Ferrelview, Hampton, Northmoor, Riverside, and Kansas City. The Missouri River is visible on the left side of the map. The state boundary between Missouri and Kansas is also shown.

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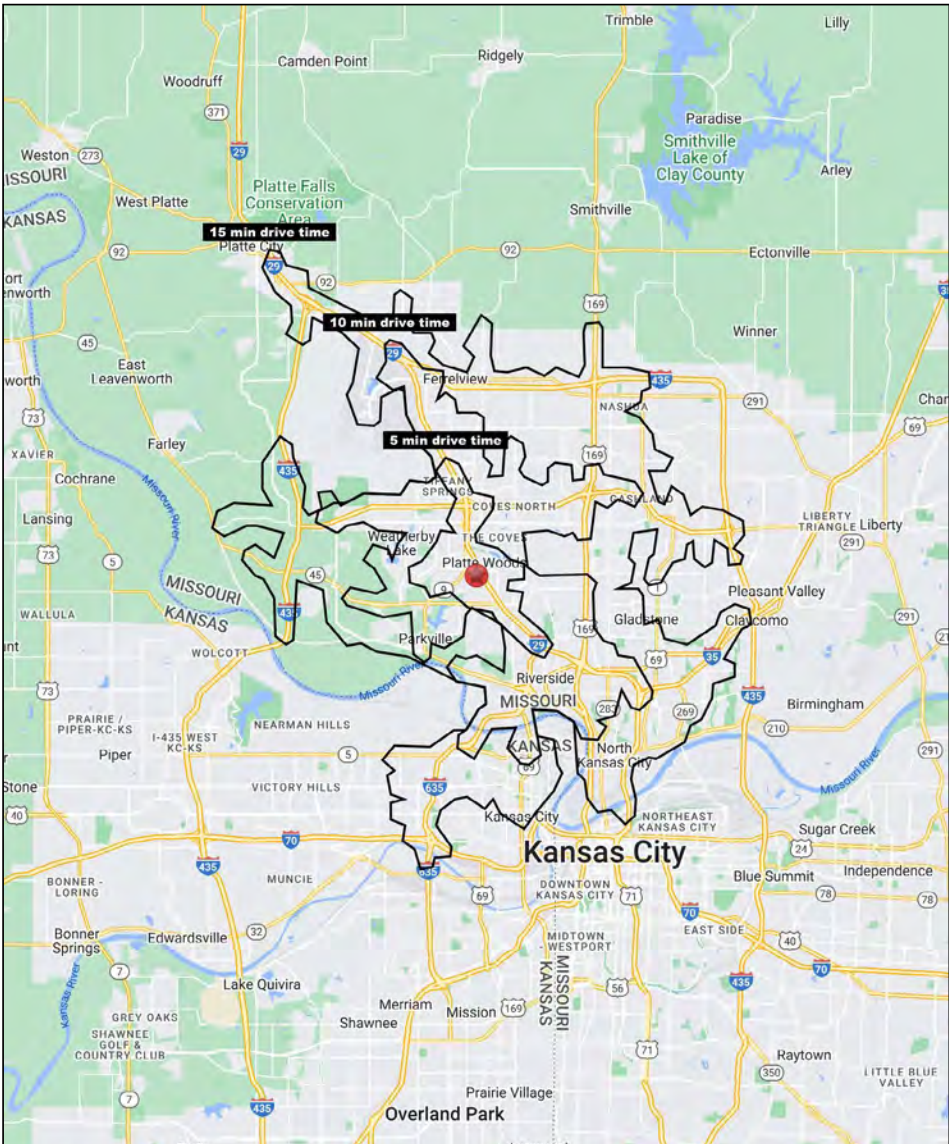


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



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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