



LEASE RATE: \$14/SF NNN | 980 - 6,939 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,270	55,708	108,184
Avg. Household Income	\$108,780	\$134,568	\$123,007

- Very aggressive lease rates for the I-29 and Barry Road market
- Just south of Zona Rosa along the I-29 frontage road
- Excellent visibility to I-29 which carries over 87,000 cars per day
- Join over 700,000 sq ft of existing retail and restaurants
- Tiffany Plaza abuts a proposed 122-unit Multi-Family development



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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PHOTOS



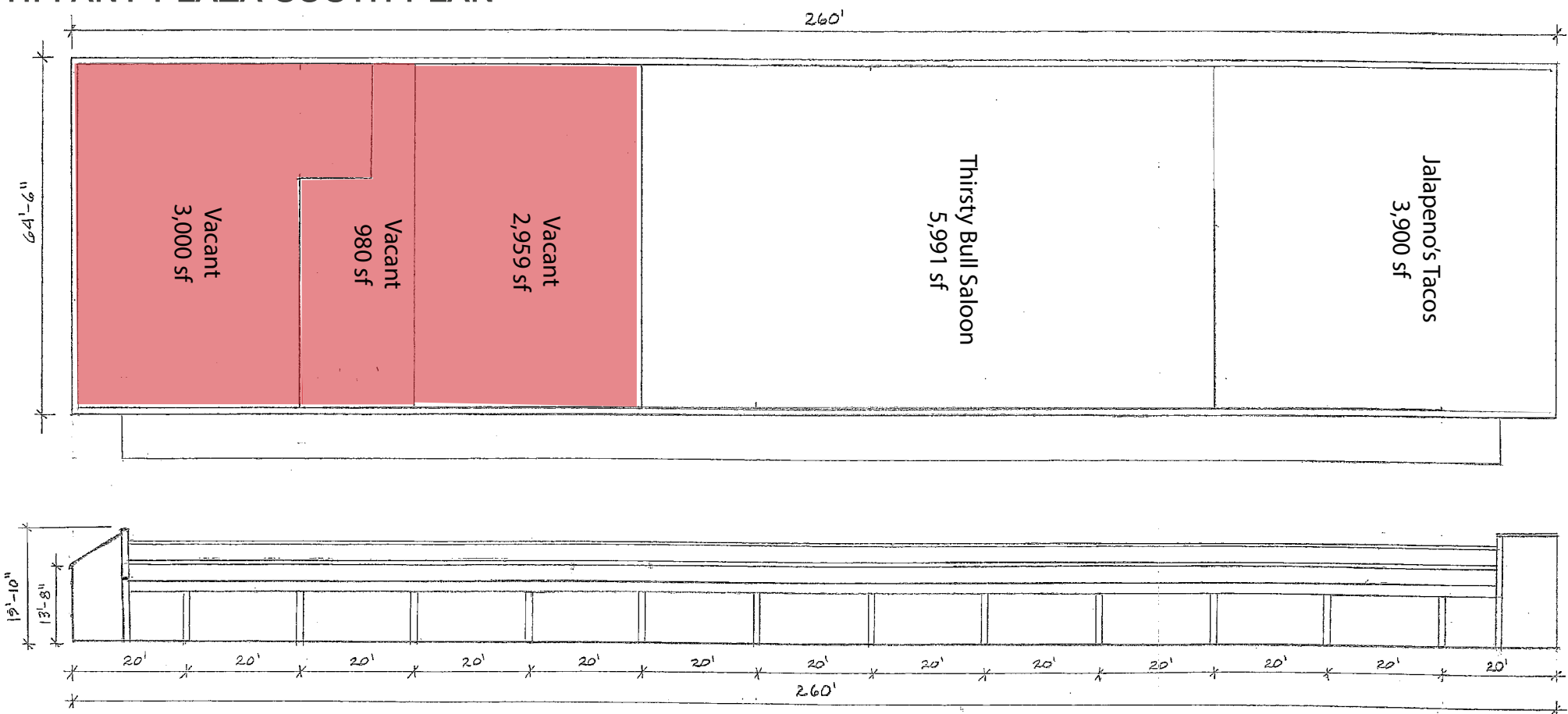


TIFFANY PLAZA RETAIL CENTER

8114-8164 NW Prairie View Rd, Kansas City, MO

SPACE
FOR
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TIFFANY PLAZA SOUTH PLAN



TENANT	ADDRESS	SQ FT
Vacant	8114 NW Prairie View Road	3,000
Vacant	8120 NW Prairie View Road	980
Vacant	8122-8126 NW Prairie View Road	2,959
Thirsty Bull Saloon	8132 NW Prairie View Road	5,991
Jalapeno's Tacos	8140 NW Prairie View Road	3,900
TOTAL		16,830



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

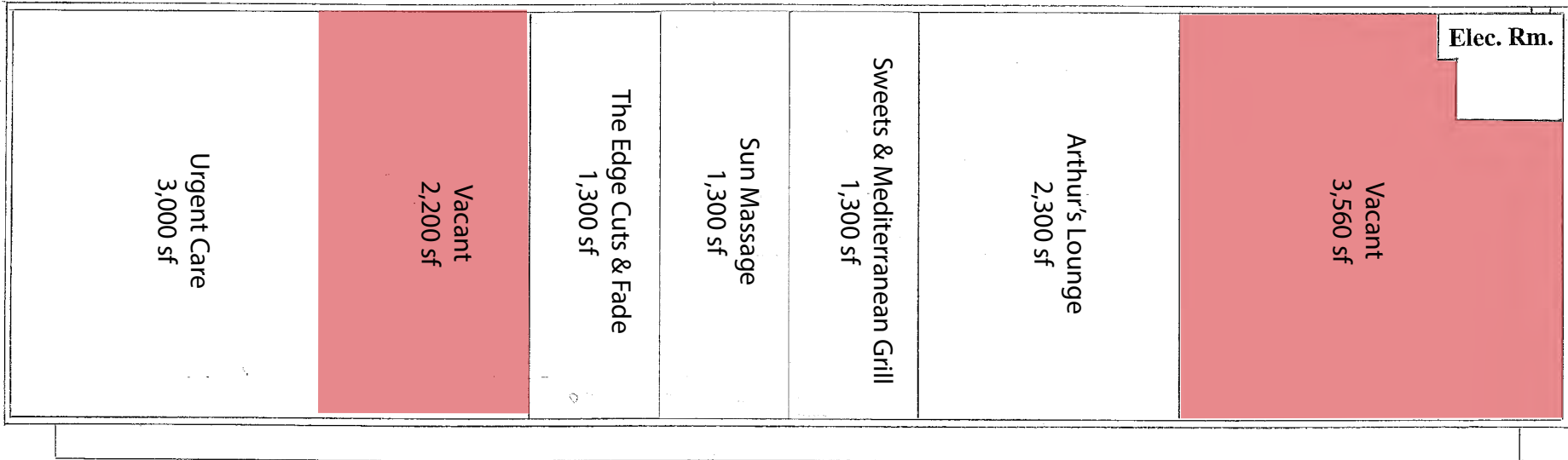


TIFFANY PLAZA RETAIL CENTER

8114-8164 NW Prairie View Rd, Kansas City, MO

SPACE
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TIFFANY PLAZA NORTH PLAN



TENANT	ADDRESS	SQ FT
Urgent Care	8144 NW Prairie View Road	3,000
Vacant	8148 NW Prairie View Road	2,200
The Edge Cuts & Fade	8150 NW Prairie View Road	1,300
Sun Massage	8152 NW Prairie View Road	1,300
Sweets & Mediterranean Grill	8154 NW Prairie View Road	1,300
Arthur's Lounge	8158 NW Prairie View Road	2,300
Vacant	8160-64 NW Prairie View Road	3,560
TOTAL		14,960



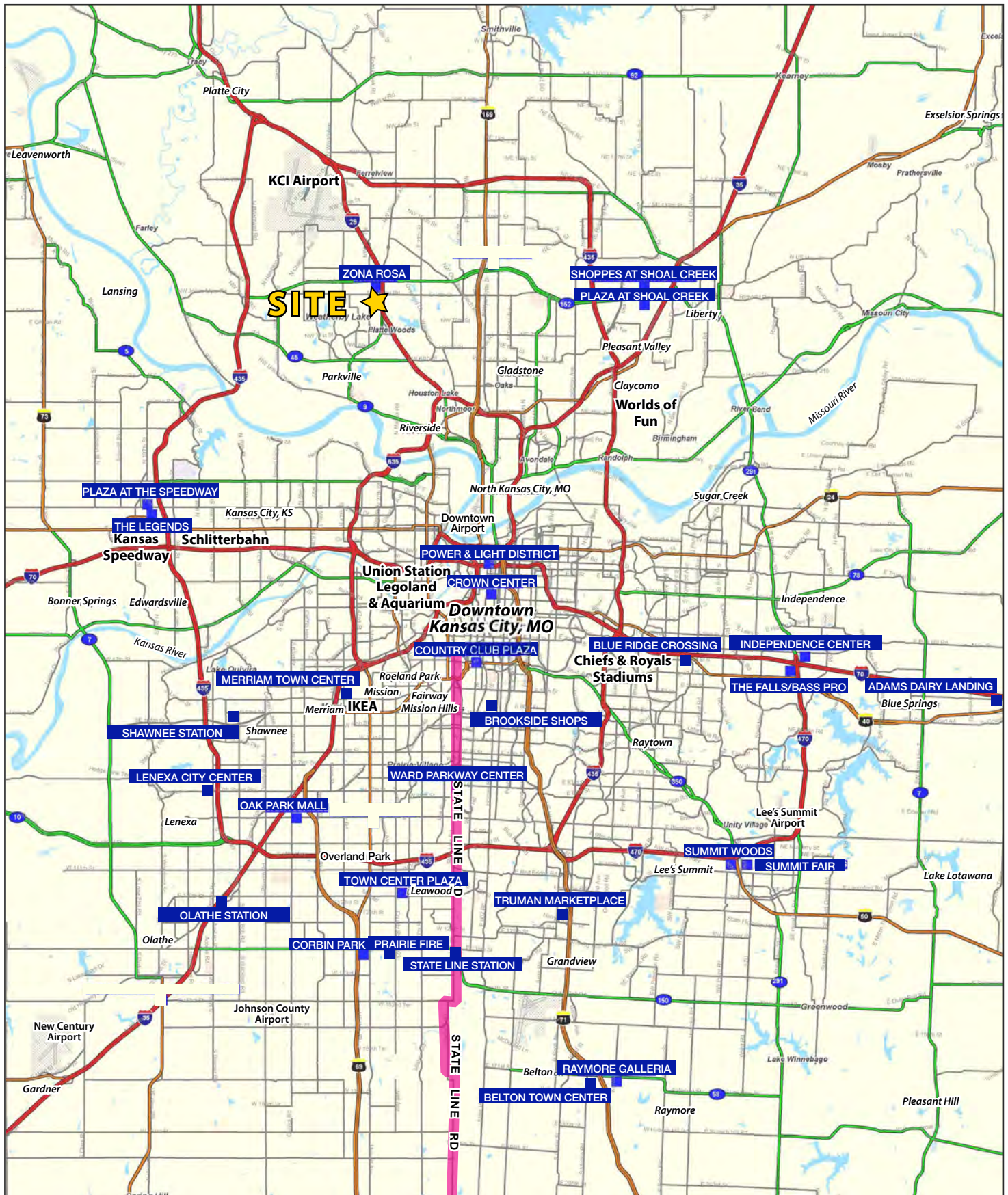
TIFFANY PLAZA RETAIL CENTER

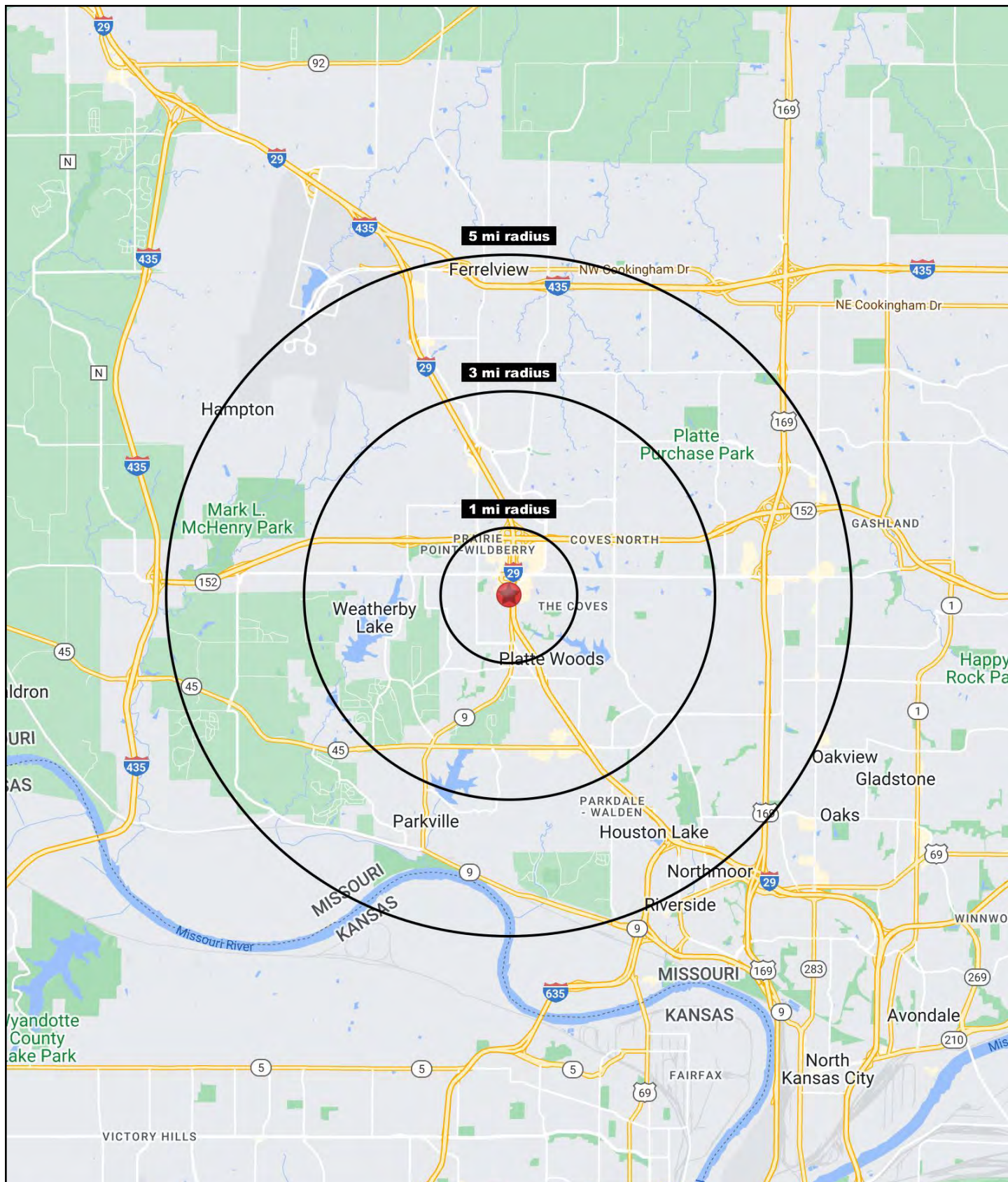
8114-8164 NW Prairie View Rd, Kansas City, MO

SPACE
FOR
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AERIAL









TIFFANY PLAZA RETAIL CENTER

8114-8164 NW Prairie View Rd, Kansas City, MO

SPACE
FOR
LEASE

8108-8164 NW Prairie View Rd Kansas City, MO 64151	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,270	55,708	108,184
2028 Projected Population	10,560	58,411	115,536
2020 Census Population	10,105	54,845	105,636
2010 Census Population	9,657	45,384	88,643
Projected Annual Growth 2023 to 2028	0.6%	1.0%	1.4%
Historical Annual Growth 2010 to 2023	0.5%	1.7%	1.7%
2023 Median Age	36.4	39.1	37.7
Households			
2023 Estimated Households	4,621	23,590	45,298
2028 Projected Households	4,877	24,836	48,349
2020 Census Households	4,256	22,614	43,199
2010 Census Households	4,156	19,026	36,657
Projected Annual Growth 2023 to 2028	1.1%	1.1%	1.3%
Historical Annual Growth 2010 to 2023	0.9%	1.8%	1.8%
Race and Ethnicity			
2023 Estimated White	72.0%	77.2%	75.8%
2023 Estimated Black or African American	13.6%	10.4%	11.3%
2023 Estimated Asian or Pacific Islander	4.8%	4.5%	4.1%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	9.2%	7.5%	8.3%
2023 Estimated Hispanic	9.4%	7.6%	8.2%
Income			
2023 Estimated Average Household Income	\$108,780	\$134,568	\$123,007
2023 Estimated Median Household Income	\$79,611	\$105,922	\$96,243
2023 Estimated Per Capita Income	\$48,984	\$57,065	\$51,562
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.6%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.2%	2.8%
2023 Estimated High School Graduate	18.3%	17.3%	21.9%
2023 Estimated Some College	27.7%	22.4%	22.0%
2023 Estimated Associates Degree Only	9.4%	8.0%	8.3%
2023 Estimated Bachelors Degree Only	27.1%	30.4%	27.2%
2023 Estimated Graduate Degree	14.7%	19.0%	16.6%
Business			
2023 Estimated Total Businesses	628	1,880	3,595
2023 Estimated Total Employees	6,164	15,696	39,816
2023 Estimated Employee Population per Business	9.8	8.3	11.1
2023 Estimated Residential Population per Business	16.3	29.6	30.1

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