



TIFFANY PLAZA RETAIL CENTER

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



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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,385	57,121	110,914
Avg. Household Income	\$99,716	\$129,978	\$121,678

- 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:

JODY MINDER | 816.916.4039 | jminder@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

PHOTOS

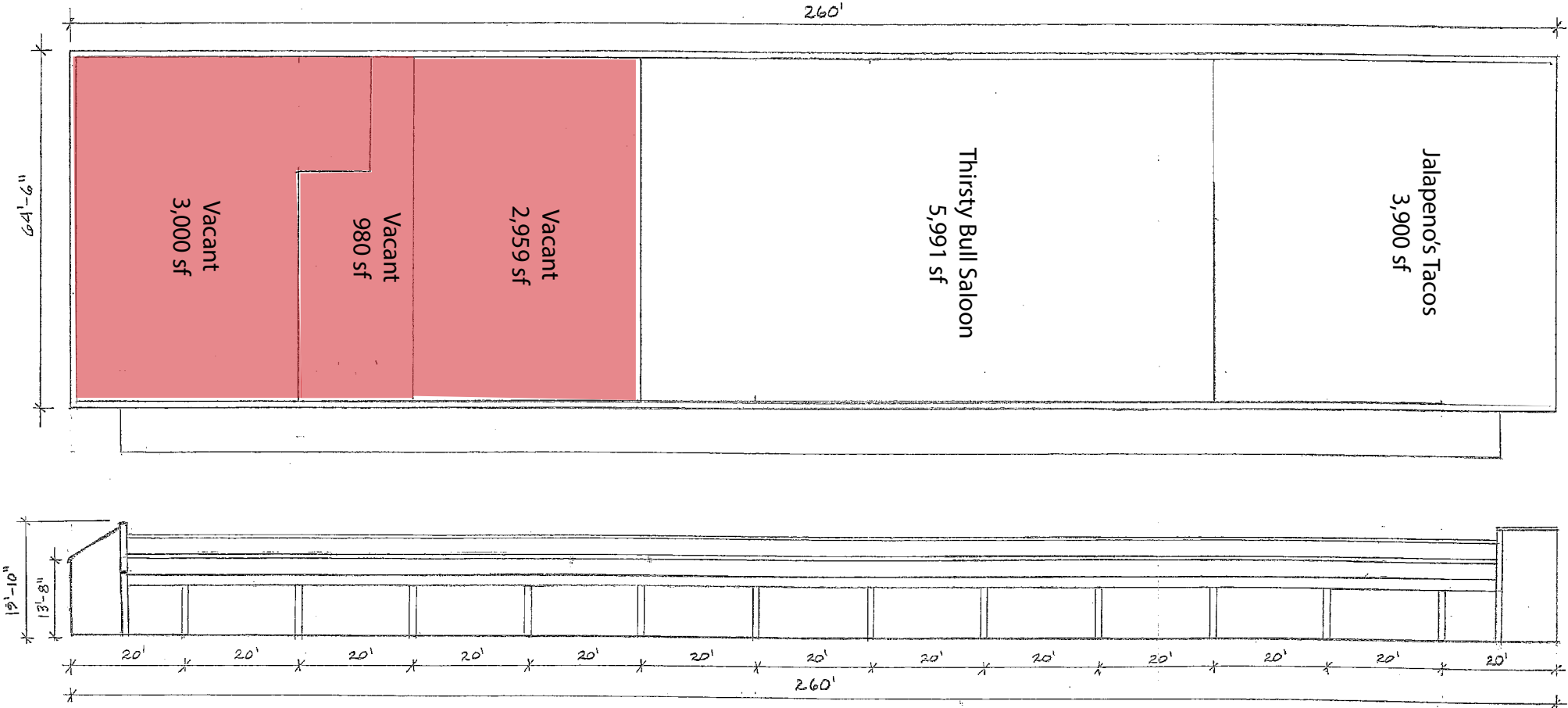




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TIFFANY PLAZA SOUTH PLAN



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



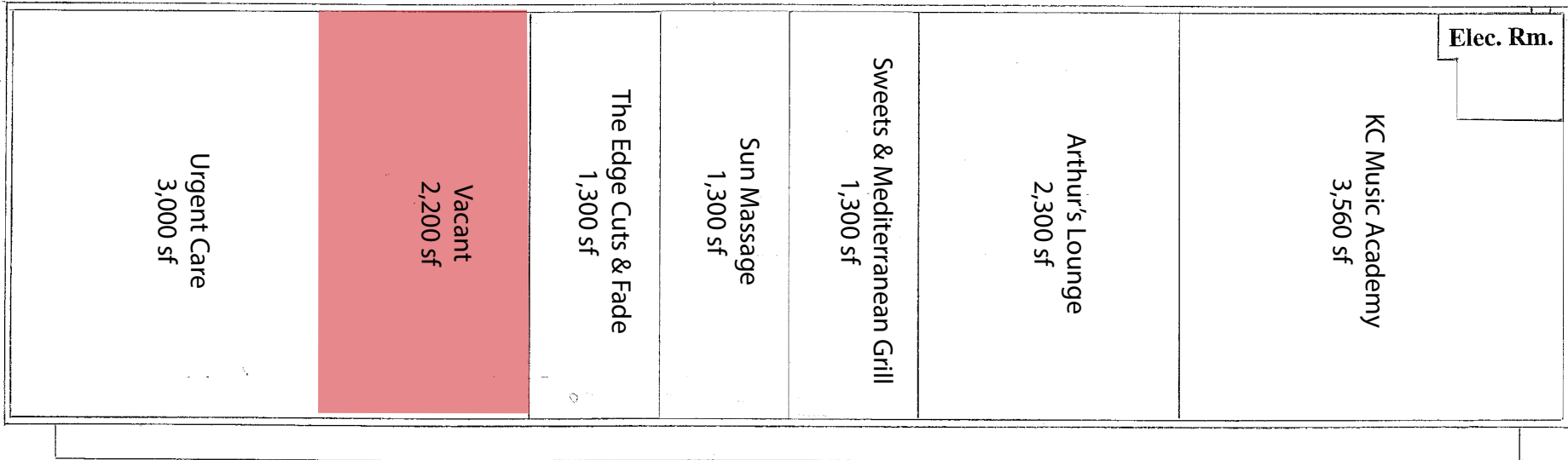
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TIFFANY PLAZA NORTH PLAN



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
KC Music Academy	8160-64 NW Prairie View Road	3,560
TOTAL		14,960



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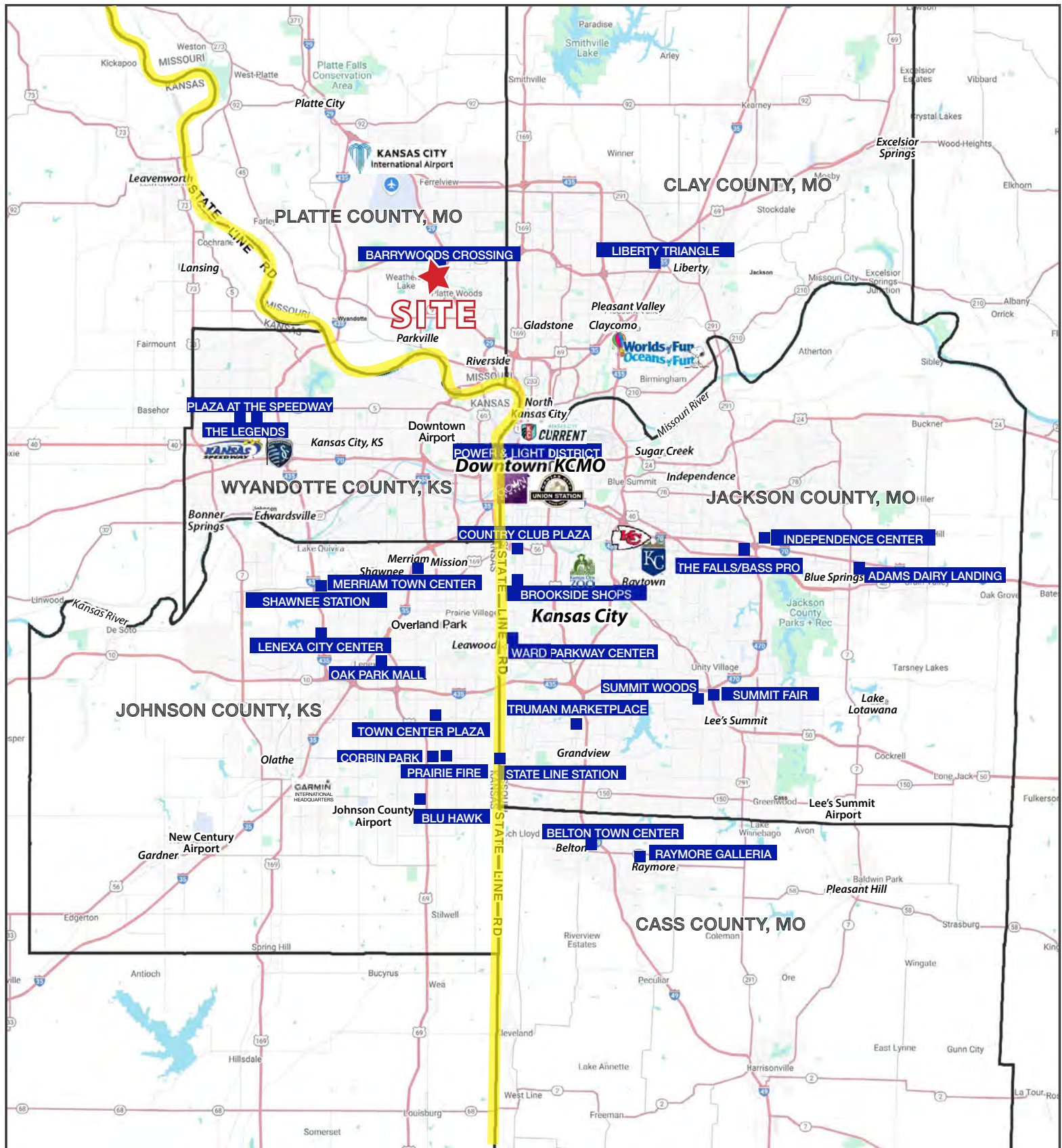
TIFFANY PLAZA RETAIL CENTER

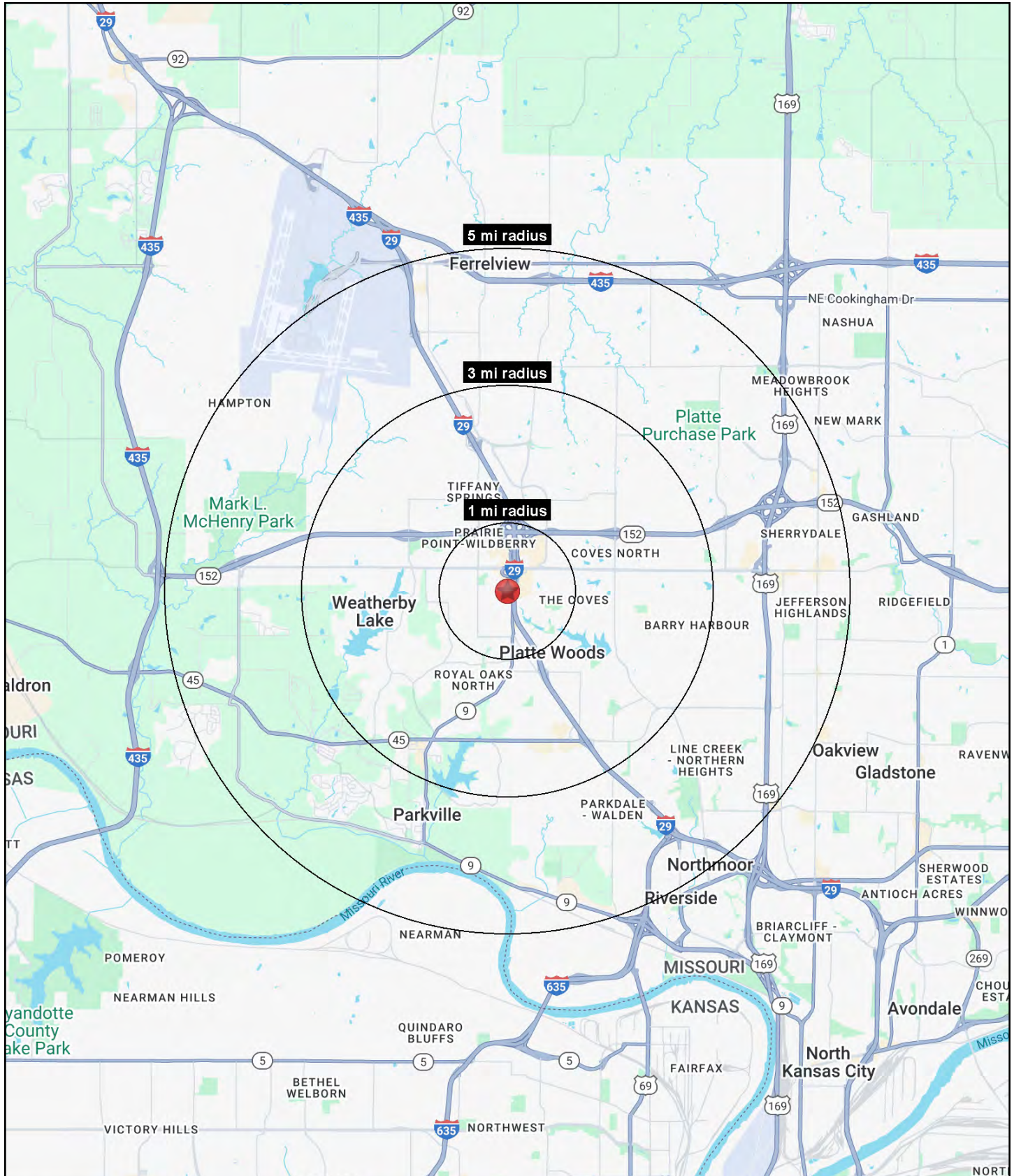
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SPACE
FOR
LEASE

8114-8164 NW Prairie View Rd Kansas City, MO 64152	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,385	57,121	110,914
2030 Projected Population	11,528	58,243	114,460
2020 Census Population	10,202	54,712	104,948
2010 Census Population	9,734	45,285	88,037
Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.6%
Historical Annual Growth 2010 to 2025	1.1%	1.7%	1.7%
2025 Median Age	36.1	38.1	36.9
Households			
2025 Estimated Households	4,984	24,678	47,219
2030 Projected Households	5,178	25,857	49,997
2020 Census Households	4,284	22,559	42,913
2010 Census Households	4,154	18,980	36,402
Projected Annual Growth 2025 to 2030	0.8%	1.0%	1.2%
Historical Annual Growth 2010 to 2025	1.3%	2.0%	2.0%
Race and Ethnicity			
2025 Estimated White	72.9%	76.9%	75.8%
2025 Estimated Black or African American	12.8%	10.9%	11.5%
2025 Estimated Asian or Pacific Islander	5.2%	4.1%	3.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2025 Estimated Other Races	8.8%	7.8%	8.4%
2025 Estimated Hispanic	9.2%	7.9%	8.3%
Income			
2025 Estimated Average Household Income	\$99,716	\$129,978	\$121,678
2025 Estimated Median Household Income	\$86,829	\$102,829	\$96,437
2025 Estimated Per Capita Income	\$43,699	\$56,242	\$51,863
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.0%	1.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.0%	2.8%
2025 Estimated High School Graduate	21.6%	17.5%	21.1%
2025 Estimated Some College	27.1%	22.3%	21.6%
2025 Estimated Associates Degree Only	7.4%	8.4%	8.8%
2025 Estimated Bachelors Degree Only	24.8%	29.4%	27.4%
2025 Estimated Graduate Degree	16.1%	19.4%	17.1%
Business			
2025 Estimated Total Businesses	653	1,930	3,617
2025 Estimated Total Employees	6,299	16,074	40,248
2025 Estimated Employee Population per Business	9.6	8.3	11.1
2025 Estimated Residential Population per Business	17.4	29.6	30.7

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