



SHOPS OF WILLOW CREEK

10143-10157 Wornall Road, Kansas City, Missouri



LEASE RATE: \$30/SF | 2,200 SF DRIVE-THRU RESTAURANT

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 8,983 | 65,480 | 191,964 |
| Avg. Household Income | \$101,902 | \$151,506 | \$141,458 |

- Second-generation restaurant space with large walk-in refrigerator/freezer, three compartment sink, grease trap, and menu board
- Drive-thru lane with five to six car stacking
- Dedicated monument signage available
- Retail strip center off Interstate I-435 & Wornall Road
- Located at lighted intersection across from QuikTrip
- Excellent visibility from Wornall with access to I-435
- Current tenants include Pizza Hut, Quick Cash, Proper Cannabis, and more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

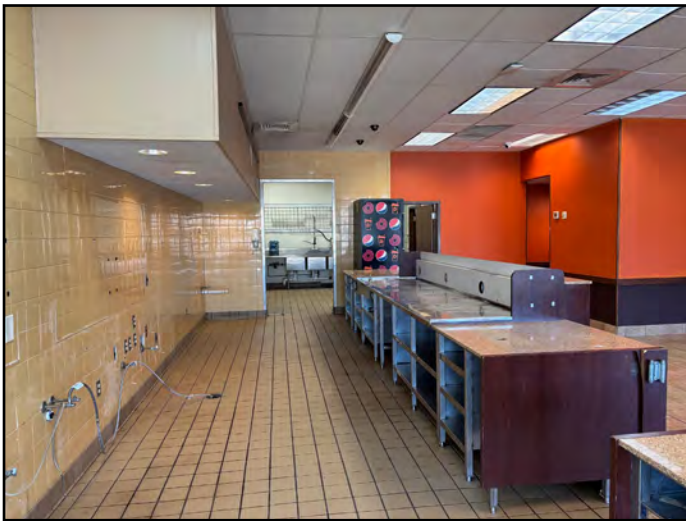
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

Exclusive Agents



PHOTOS



DRONE PHOTOS



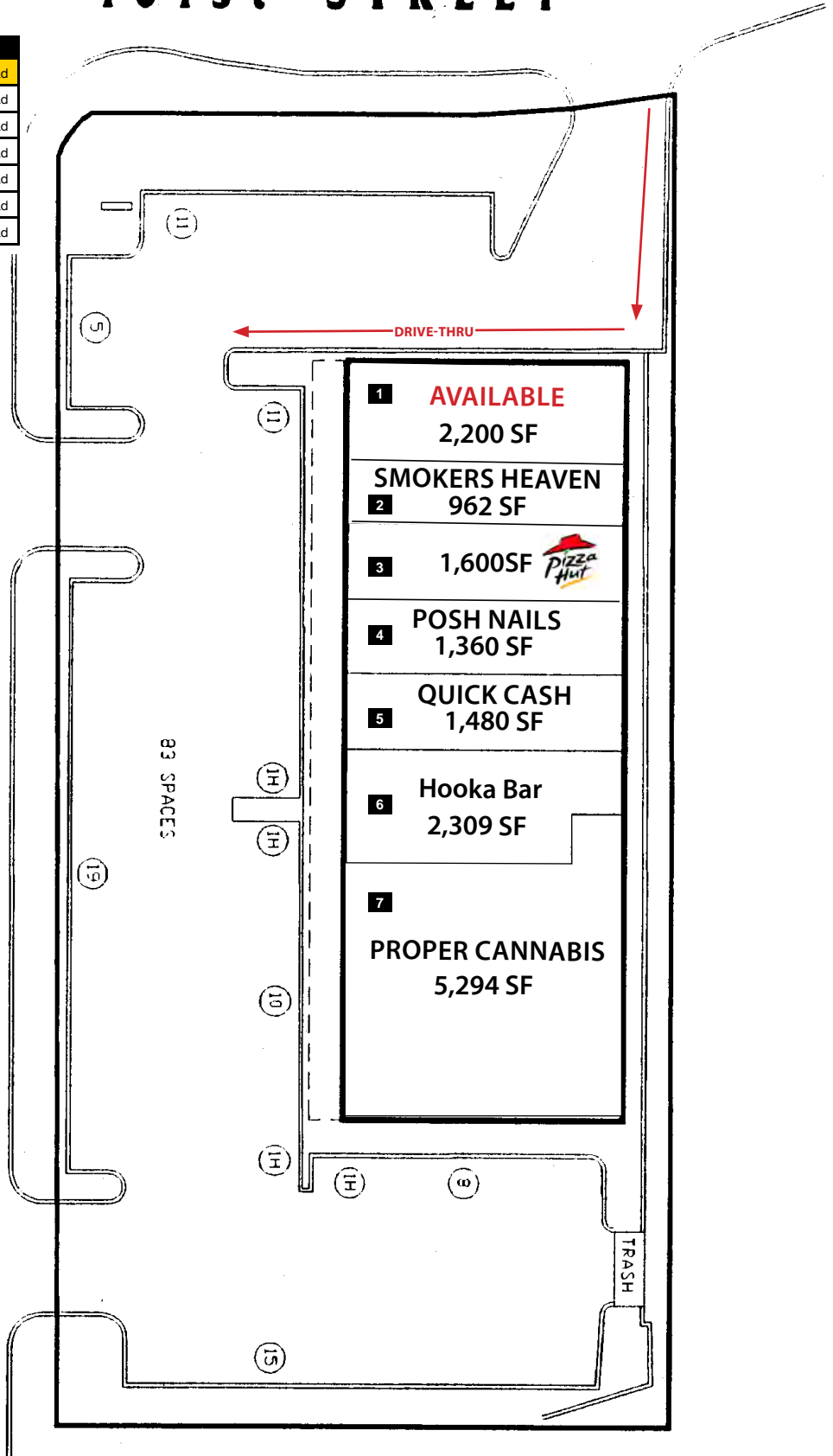
SHOPS OF WILLOW CREEK

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101st STREET

| # | Name | SF | Address |
|---|-----------------|----------|--------------------|
| 1 | AVAILABLE | 2,200 SF | 10143 Wornall Road |
| 2 | Smokers Heaven | 962 SF | 10145 Wornall Road |
| 3 | Pizza Hut | 1,600 SF | 10147 Wornall Road |
| 4 | Posh Nails | 1,360 SF | 10149 Wornall Road |
| 5 | Quick Cash | 1,480 SF | 10151 Wornall Road |
| 6 | Hooka Bar | 2,309 SF | 10153 Wornall Road |
| 7 | Proper Cannabis | 5,294 SF | 10157 Wornall Road |

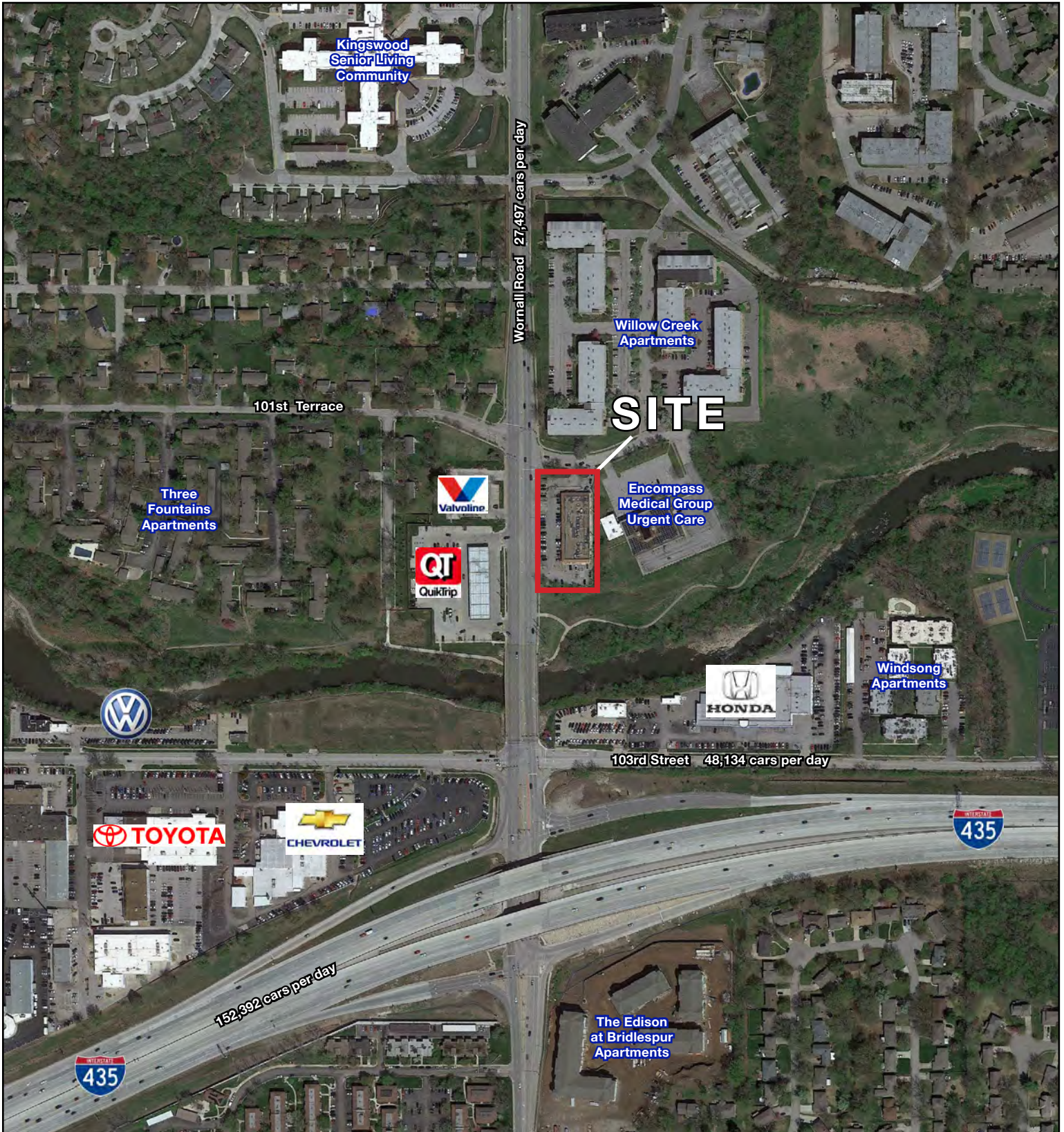
WORNALL ROAD



SHOPS OF WILLOW CREEK

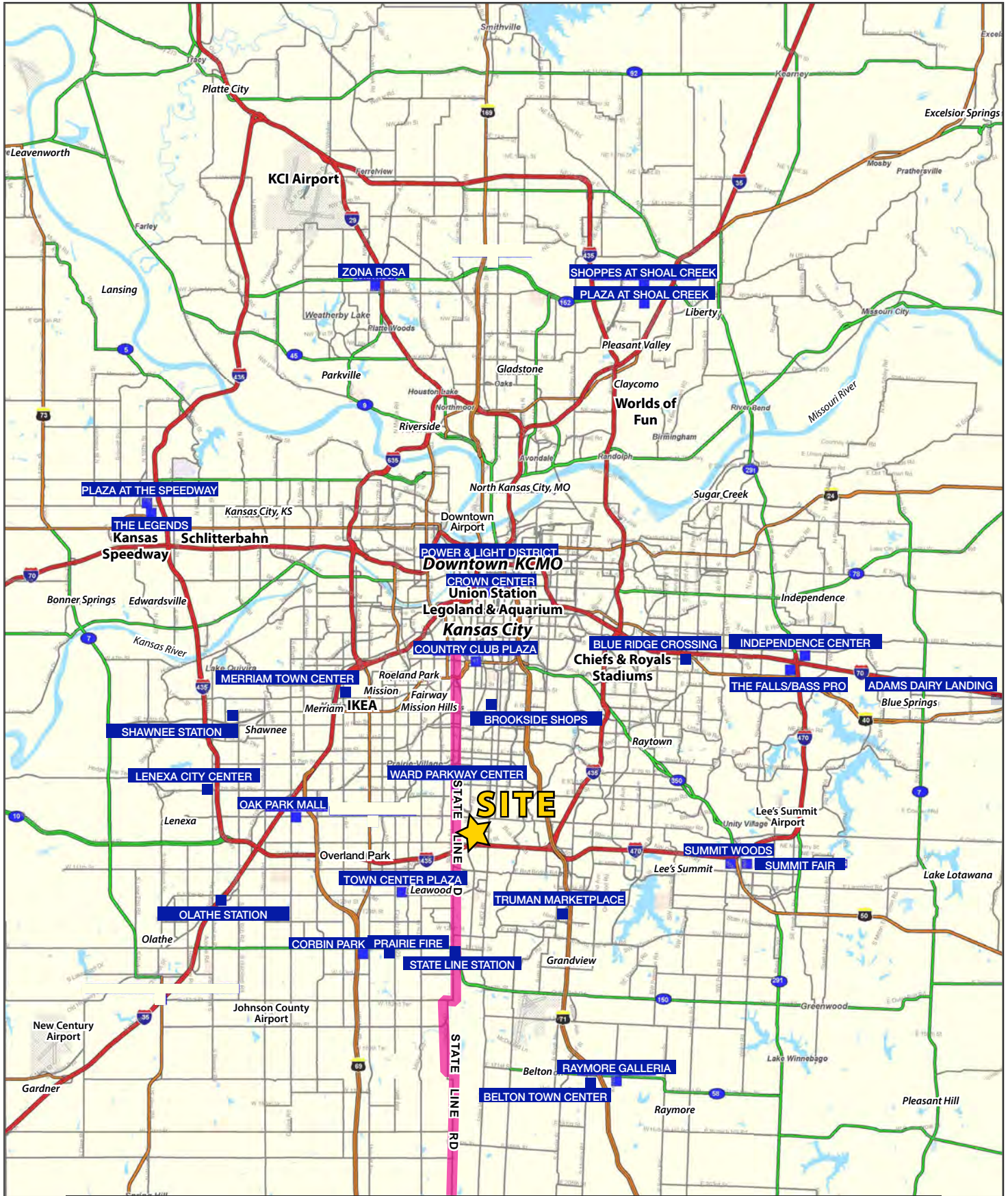
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AERIAL



SHOPS OF WILLOW CREEK

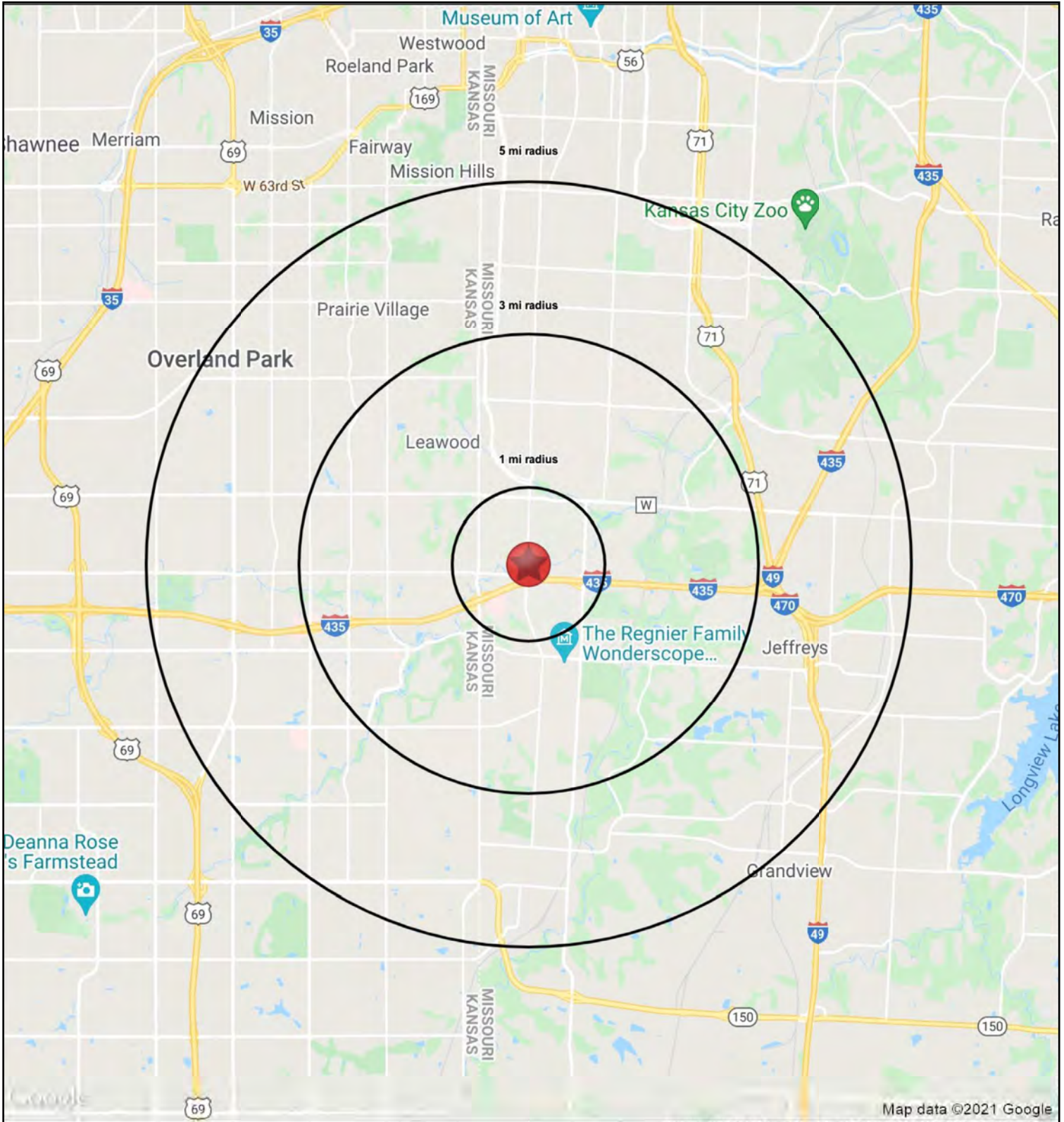
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| 10143-10155 Wornall Rd Kansas City, MO 64114 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 8,983 | 65,480 | 191,964 |
| 2028 Projected Population | 8,751 | 63,970 | 189,706 |
| 2020 Census Population | 9,186 | 66,440 | 193,048 |
| 2010 Census Population | 8,853 | 63,646 | 185,249 |
| Projected Annual Growth 2023 to 2028 | -0.5% | -0.5% | -0.2% |
| Historical Annual Growth 2010 to 2023 | 0.1% | 0.2% | 0.3% |
| 2023 Median Age | 45.1 | 44.2 | 42.9 |
| Households | | | |
| 2023 Estimated Households | 4,898 | 30,424 | 86,563 |
| 2028 Projected Households | 4,670 | 29,378 | 85,003 |
| 2020 Census Households | 4,932 | 30,327 | 85,789 |
| 2010 Census Households | 4,657 | 28,527 | 81,404 |
| Projected Annual Growth 2023 to 2028 | -0.9% | -0.7% | -0.4% |
| Historical Annual Growth 2010 to 2023 | 0.4% | 0.5% | 0.5% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 66.8% | 73.0% | 71.4% |
| 2023 Estimated Black or African American | 23.9% | 17.2% | 18.1% |
| 2023 Estimated Asian or Pacific Islander | 2.4% | 3.3% | 3.3% |
| 2023 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| 2023 Estimated Other Races | 6.5% | 6.2% | 6.9% |
| 2023 Estimated Hispanic | 6.2% | 5.5% | 6.4% |
| Income | | | |
| 2023 Estimated Average Household Income | \$101,902 | \$151,506 | \$141,458 |
| 2023 Estimated Median Household Income | \$74,821 | \$101,252 | \$100,569 |
| 2023 Estimated Per Capita Income | \$55,666 | \$70,515 | \$63,918 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.4% | 1.3% | 1.3% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.6% | 2.4% | 2.6% |
| 2023 Estimated High School Graduate | 18.0% | 13.8% | 15.4% |
| 2023 Estimated Some College | 24.1% | 19.4% | 18.5% |
| 2023 Estimated Associates Degree Only | 5.9% | 6.1% | 6.0% |
| 2023 Estimated Bachelors Degree Only | 30.6% | 33.6% | 32.8% |
| 2023 Estimated Graduate Degree | 17.4% | 23.3% | 23.4% |
| Business | | | |
| 2023 Estimated Total Businesses | 491 | 3,434 | 10,603 |
| 2023 Estimated Total Employees | 7,049 | 47,650 | 139,069 |
| 2023 Estimated Employee Population per Business | 14.4 | 13.9 | 13.1 |
| 2023 Estimated Residential Population per Business | 18.3 | 19.1 | 18.1 |