



## SALE PRICE: \$600,000 | 19,375 SF PAD SITE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,536	52,424	103,663
Avg. Household Income	\$117,532	\$129,860	\$126,212

- Rare 19,375 SF build-to-suit pad for up to 4,000 SF building
- Arguably the #1 regional market in the metropolitan area
- Center includes Aldi and JC Penney anchors on a major commercial intersection in the Kansas City/Liberty, Missouri trade area
- Join over one million sq ft of traffic generators at this intersection including JC Penney, Kohl's, Home Depot, Walmart Supercenter, Super Target, Bed Bath & Beyond, Sprouts, Best Buy, and many others
- The City of Liberty is recognized by CNN/Money Magazine as the 7th Best Place to Live in America



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

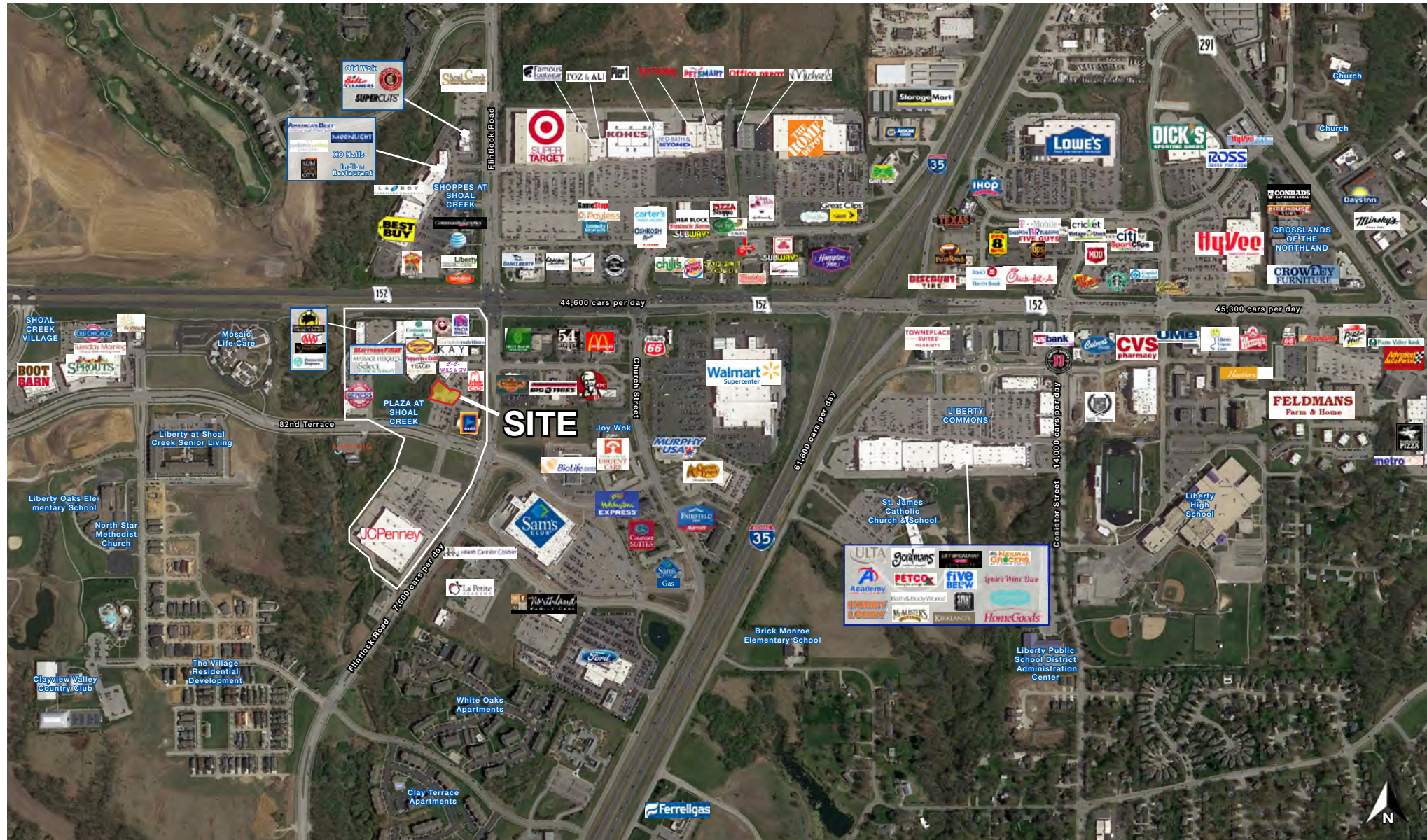
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Exclusive Agents

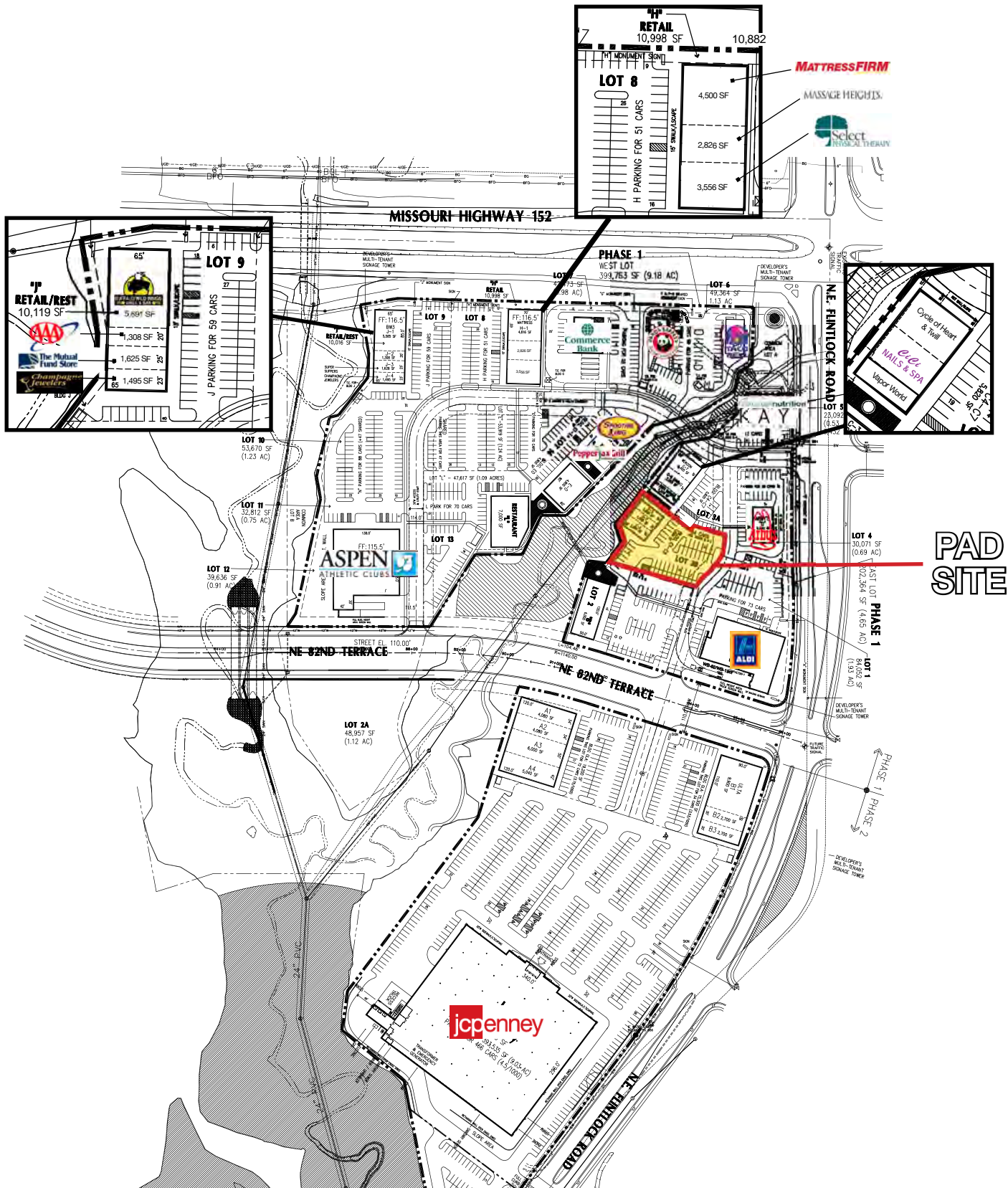


### AERIAL





## SITE PLAN

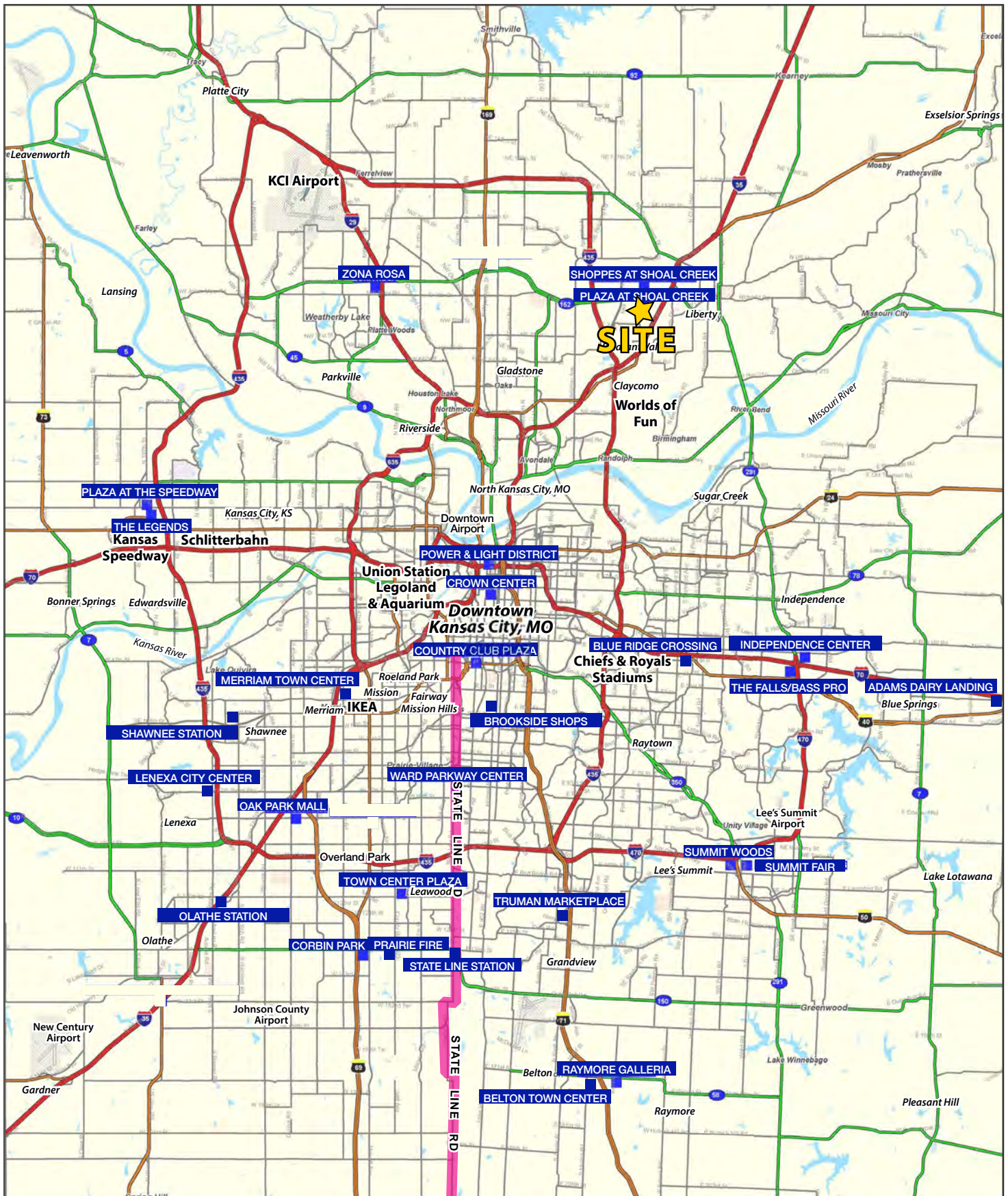




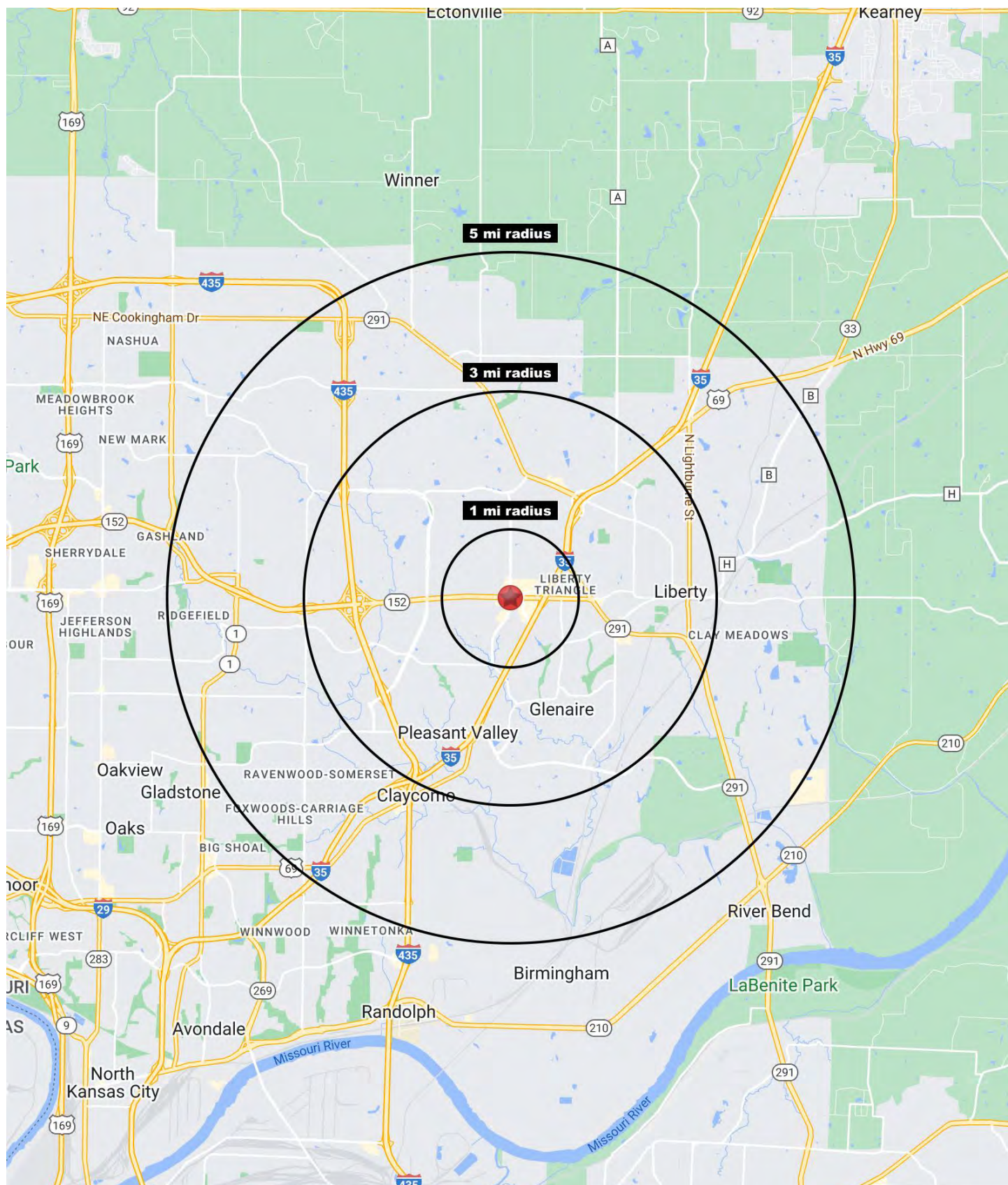
### CO-TENANTS













# THE PLAZA AT SHOAL CREEK

152 Hwy & Flintlock Rd, Kansas City/Liberty, MO

PAD SITE  
FOR SALE

152 Highway & Flintlock Road Kansas City, MO 64157	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	5,325	52,424	103,663
2028 Projected Population	5,442	55,158	107,750
2020 Census Population	5,496	51,165	101,175
2010 Census Population	3,245	42,512	85,196
Projected Annual Growth 2023 to 2028	0.4%	1.0%	0.8%
Historical Annual Growth 2010 to 2023	4.9%	1.8%	1.7%
2023 Median Age	35.3	37.0	37.3
<b>Households</b>			
2023 Estimated Households	2,326	20,427	39,781
2028 Projected Households	2,348	21,430	41,139
2020 Census Households	2,236	19,203	38,009
2010 Census Households	1,283	15,585	31,713
Projected Annual Growth 2023 to 2028	0.2%	1.0%	0.7%
Historical Annual Growth 2010 to 2023	6.3%	2.4%	2.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	79.4%	82.6%	81.6%
2023 Estimated Black or African American	9.5%	6.8%	7.2%
2023 Estimated Asian or Pacific Islander	4.5%	3.6%	3.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	6.2%	6.7%	7.5%
2023 Estimated Hispanic	5.9%	6.4%	7.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$117,532	\$129,860	\$126,212
2023 Estimated Median Household Income	\$114,336	\$109,077	\$105,267
2023 Estimated Per Capita Income	\$51,392	\$50,779	\$48,551
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.0%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.3%	3.0%
2023 Estimated High School Graduate	22.8%	22.8%	23.5%
2023 Estimated Some College	16.4%	21.1%	22.0%
2023 Estimated Associates Degree Only	9.2%	9.1%	9.5%
2023 Estimated Bachelors Degree Only	33.5%	27.5%	26.2%
2023 Estimated Graduate Degree	15.4%	15.2%	14.1%
<b>Business</b>			
2023 Estimated Total Businesses	438	1,750	2,612
2023 Estimated Total Employees	4,744	16,758	23,556
2023 Estimated Employee Population per Business	10.8	9.6	9.0
2023 Estimated Residential Population per Business	12.2	30.0	39.7

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