

NWC HWY-152 & N. INDIANA AVENUE KANSAS CITY, MO

MARKETPLACE 152

FOR LEASE OR SALE

SHOP SPACE COMING SOON



PROPERTY DETAILS

- A 22-acre development site adjacent to new QuikTrip, Burger King and Starbucks
- Centrally located along M-152 Highway, the Northland's main east/west artery
- Over 73,000 cars per day along Highway 152 and 19,000 cars on N. Indiana Avenue
- Tremendous full-diamond interchange access and visibility
- Affluent population, average HH income \$93,425 in a 5 minute drive
- Area contains highest concentration of residential permits in Kansas City, Clay County
- Pad sites available for sale, lease or build-to-suit

SHAWVER GROUP

COMMERCIAL REAL ESTATE

JOANNA B. SHAWVER, CRRP

joanna@shawvergroup.com | 816-213-9578

www.shawvergroup.com



**Boulevard
Commercial**

REAL ESTATE SERVICES

CHUCK MUSSORICI

chuck@boulevardcommercial.com | 816-313-8228

www.boulevardcommercial.com

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk. Chuck Mussorici is a member of the ownership group of the property.



AERIAL



**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE

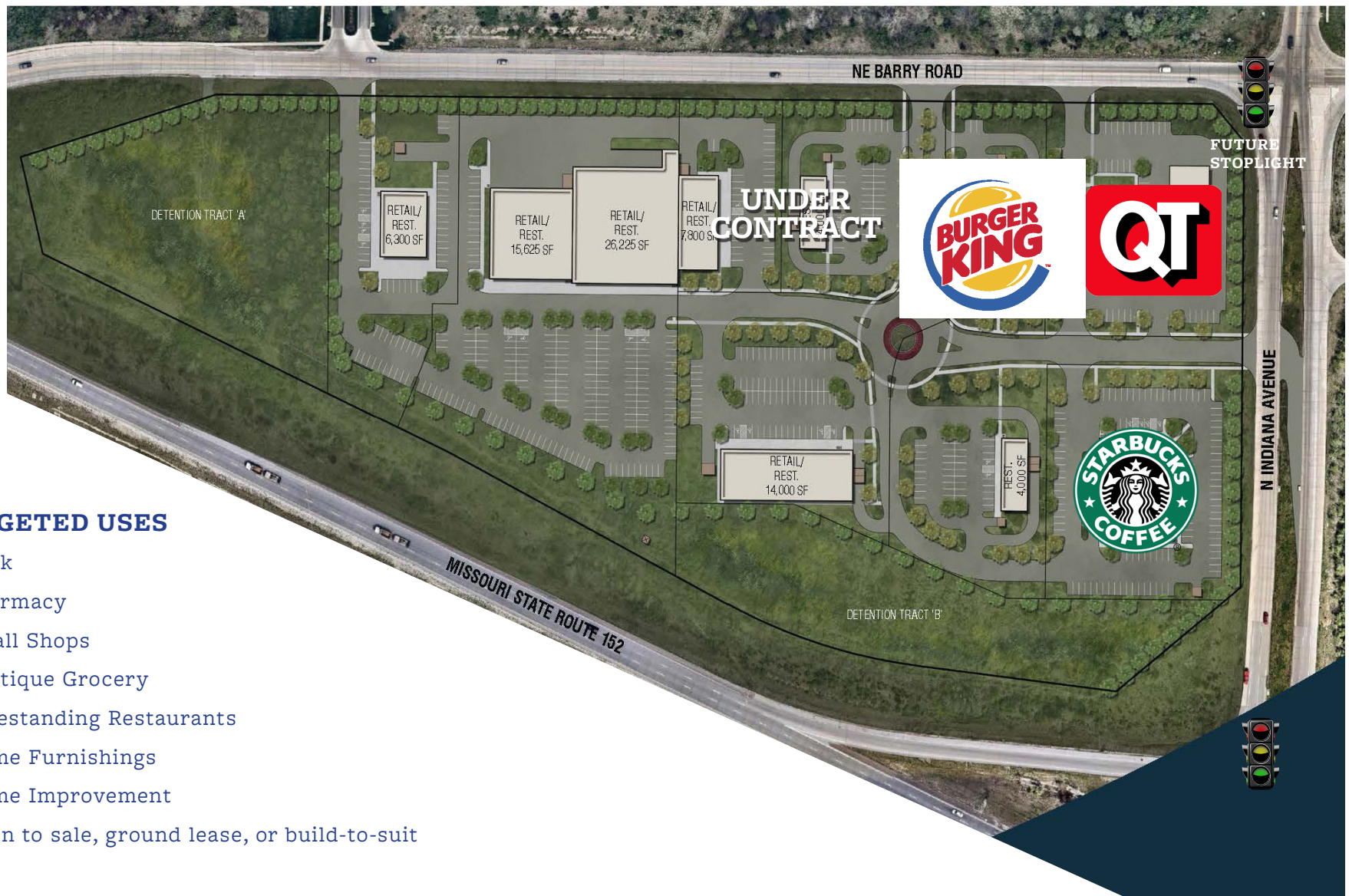
JOANNA B. SHAWVER, CRRP
joanna@shawvergroup.com | 816-213-9578
www.shawvergroup.com

CHUCK MUSSORICI
chuck@boulevardcommercial.com | 816-313-8228
www.boulevardcommercial.com

 **Boulevard
Commercial**
REAL ESTATE SERVICES

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk. Chuck Mussorici is a member of the ownership group of the property.

SITE PLAN



TARGETED USES

- Bank
- Pharmacy
- Small Shops
- Boutique Grocery
- Freestanding Restaurants
- Home Furnishings
- Home Improvement
- Open to sale, ground lease, or build-to-suit

SHAWVER
GROUP
COMMERCIAL REAL ESTATE

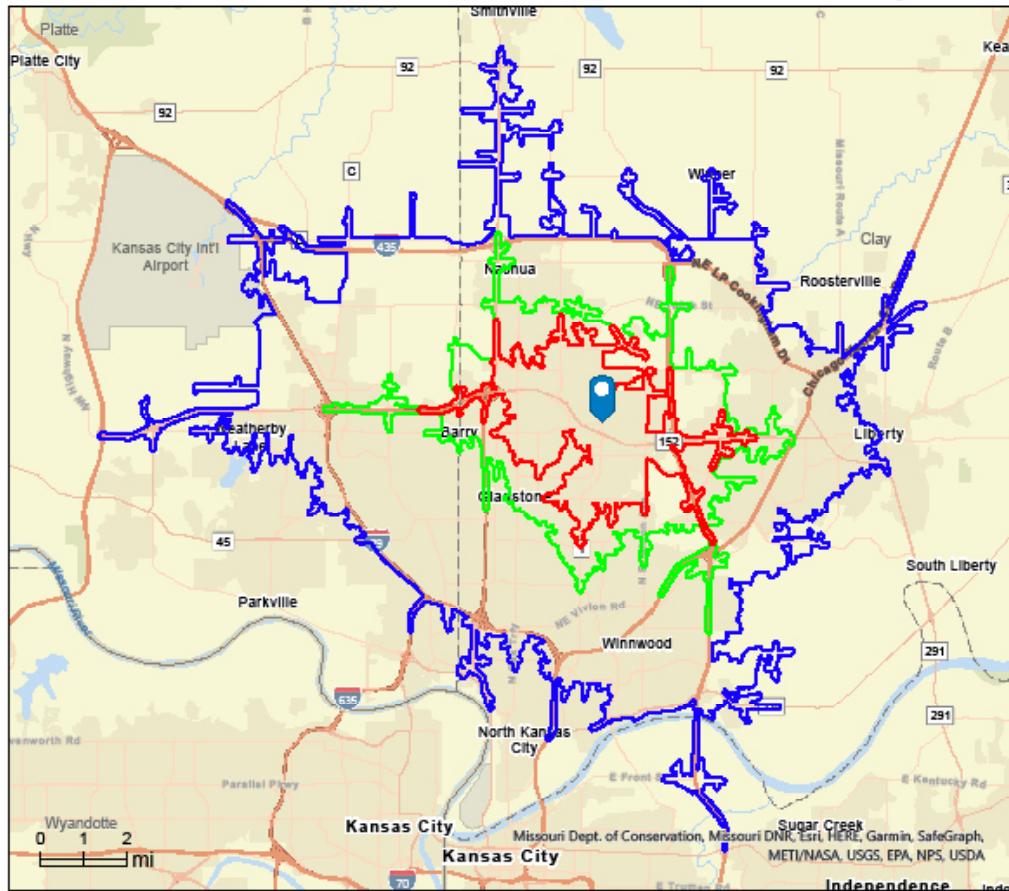
JOANNA B. SHAWVER, CRRP
joanna@shawvergroup.com | 816-213-9578
www.shawvergroup.com

CHUCK MUSSORICI
chuck@boulevardcommercial.com | 816-313-8228
www.boulevardcommercial.com

 **Boulevard**
Commercial
REAL ESTATE SERVICES

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk. Chuck Mussorici is a member of the ownership group of the property.

DRIVE TIME MAP



DRIVE TIME DEMOGRAPHICS

	Population	Avg. HH Income	Avg. Age	Some College & Above
5 Minutes	25,124	\$93,425	38.9	74.2%
7 Minutes	56,381	\$89,308	38.9	70.9%
12 Minutes	211,548	\$87,508	37.8	69.3%

SOURCE 2021 ESRI

TOP 3 TAPESTRY SEGMENTS

5 Minutes

Up & coming families
Workday drive
In style

7 Minutes

Comfortable empty nesters
Workday drive
Bright young professionals

12 Minutes

Rustbelt traditions
Up & coming families
Bright young professionals



Boulevard
Commercial
REAL ESTATE SERVICES

Disclaimer. All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk. Chuck Mussorici is a member of the ownership group of the property.