

THE VILLAGE AT BRIARCLIFF

4161, 4173, and 4175A N. Mulberry Drive, Kansas City, MO 64116



ShawverGroup.com

Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Chance Barrow
chance@shawvergroup.com
816.337.5088

Kyle Wadlow
kyle@shawvergroup.com
816.694.5185

PROPERTY HIGHLIGHTS

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AVAILABLE

4161 N. Mulberry Dr: ±3,200 SF Restaurant with a full kitchen, walk-in cooler and hood

4173 N. Mulberry Dr: 1,277 SF Move-in ready, second-generation former chiropractic space

4175A N. Mulberry Dr: 5,447 SF Second-generation space with finished restrooms and excellent storefront of over 75 feet



NEARBY DATA POINTS



13,250
Employees
(Briarcliff
Office Park)



550,000 SF
Office Space
(Briarcliff
Office Park)



Three Apartment
Complexes
726 Units



Two Hotels
Totaling 224
Rooms

TRAFFIC COUNTS



NORTH
17,409
CARS/DAY



SOUTH
17,122
CARS/DAY



NORTH
6,545
CARS/DAY



SOUTH
6,647
CARS/DAY

AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,744	52,945	175,568
Households	2,350	23,430	75,822
AVG HH Income	\$117,724	\$84,721	\$87,101
Median Age	39.9	36.5	35.4

PROPERTY HIGHLIGHTS

- Northland's premier shopping center
- Beautifully designed, walkable, locally owned and operated center
- Located just minutes from Downtown Kansas City & the new KCI Airport
- Join Nell Hill's, Trezo Mare, Barrio, Piropos, Headrush Coffee, Northland Chamber of Commerce, Carne Diem Fine Meats & Pantry, Decori and other specialty boutiques

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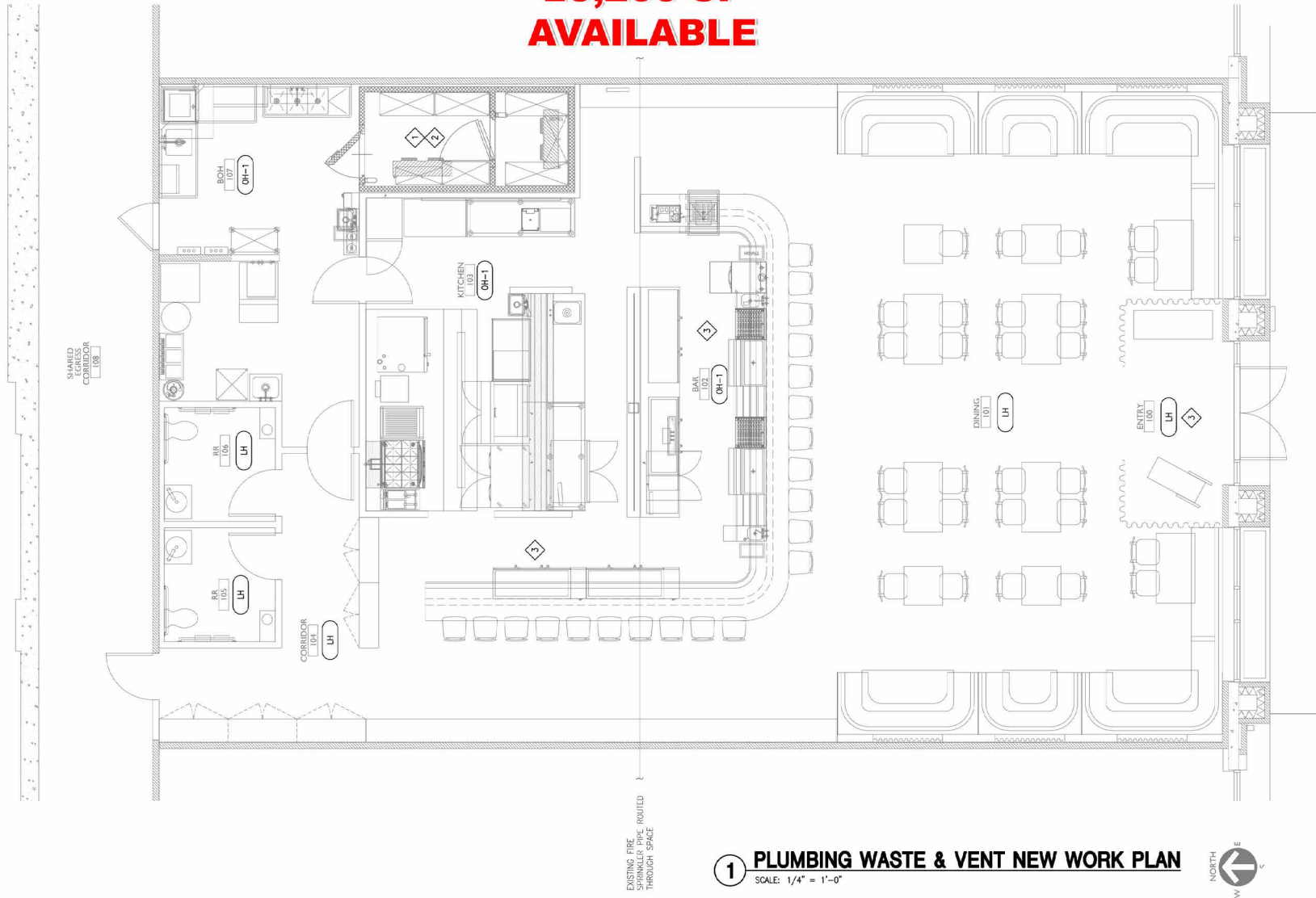
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**±3,200 SF
AVAILABLE**



STOREFRONT PHOTO

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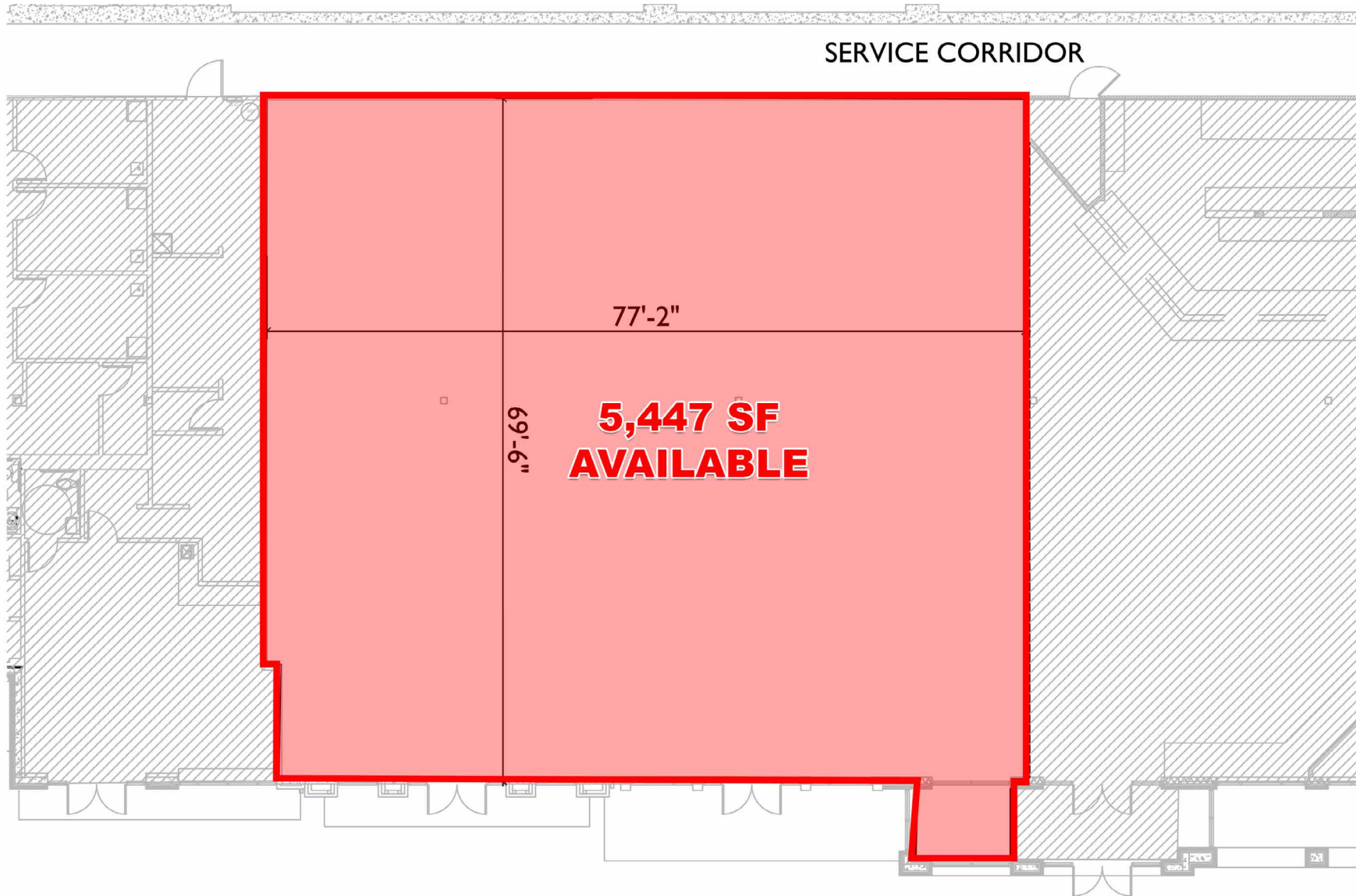
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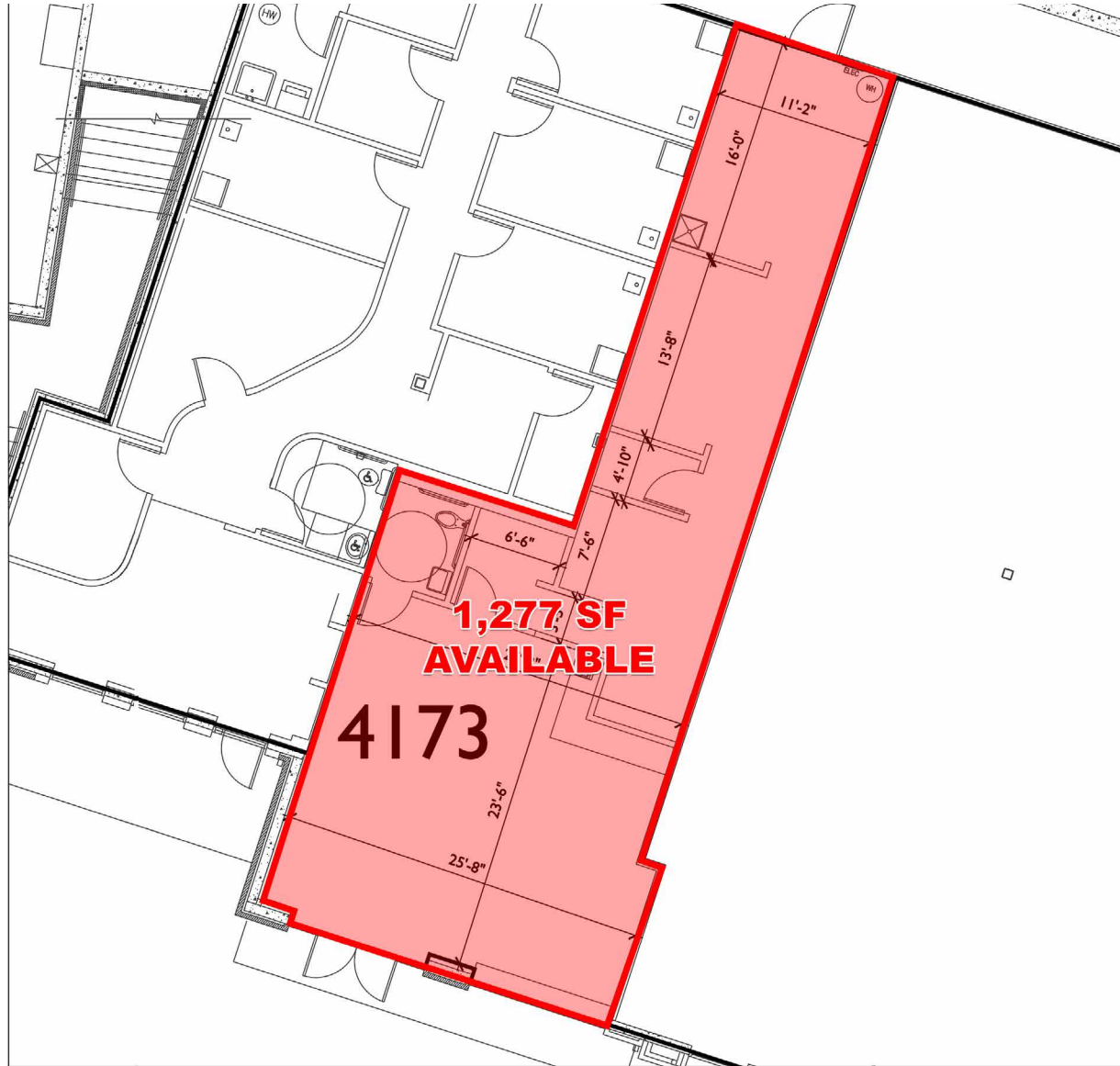
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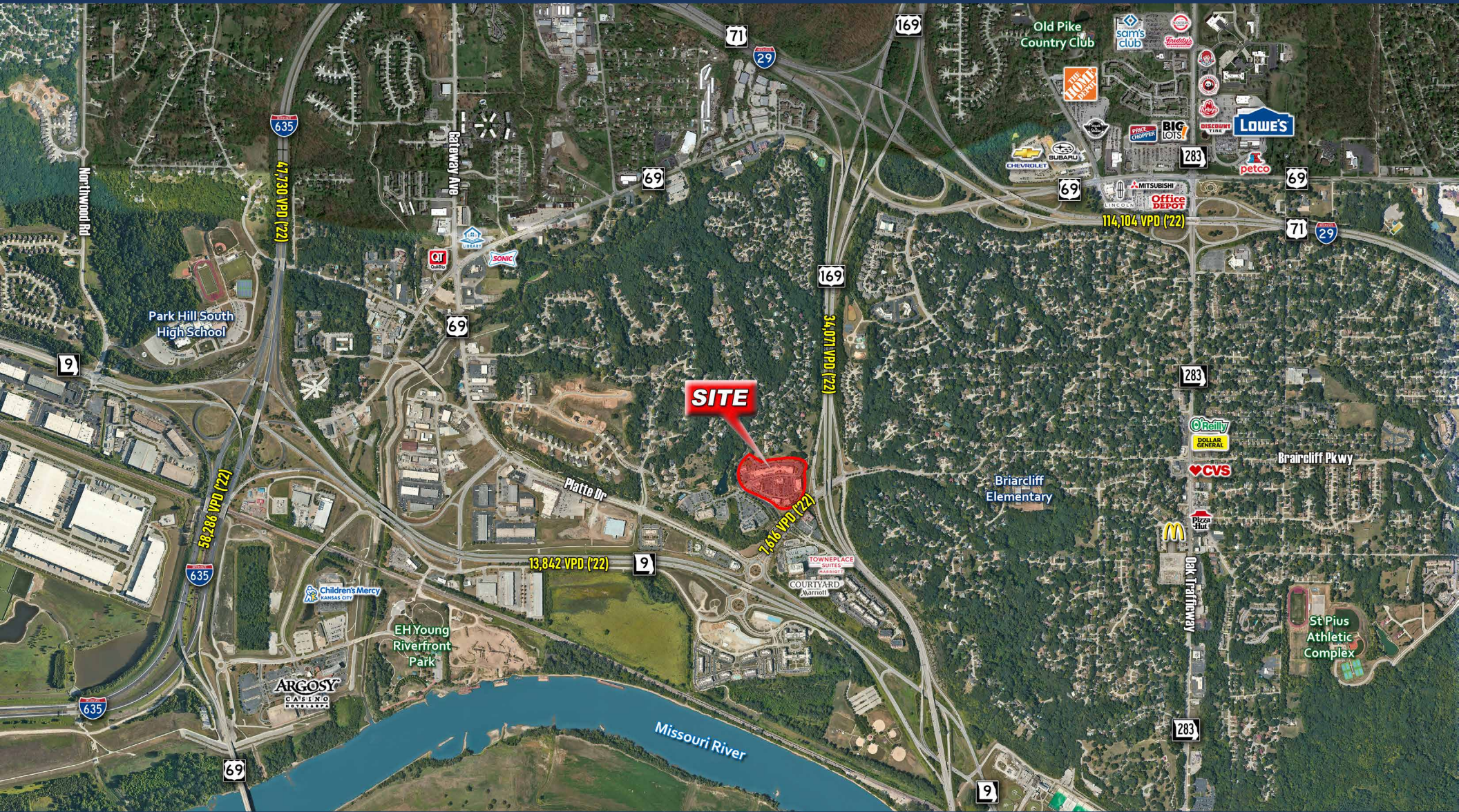
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