

THE VILLAGE AT BRIARCLIFF

HWY 69 and Briarcliff Parkway, Kansas City, MO 64116



ShawverGroup.com

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PROPERTY HIGHLIGHTS

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AVAILABLE

4111 N. Mulberry Dr: ±1,217 SF Second-generation restaurant (Philly Time) at the entrance to the Briarcliff shops featuring a shared patio with Headrush Coffee

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



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, Made in KC, Alice Scoopers Ice Cream, and other specialty boutiques

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CLOSE AERIAL

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**4111 N.
MULBERRY DR
STOREFRONT**

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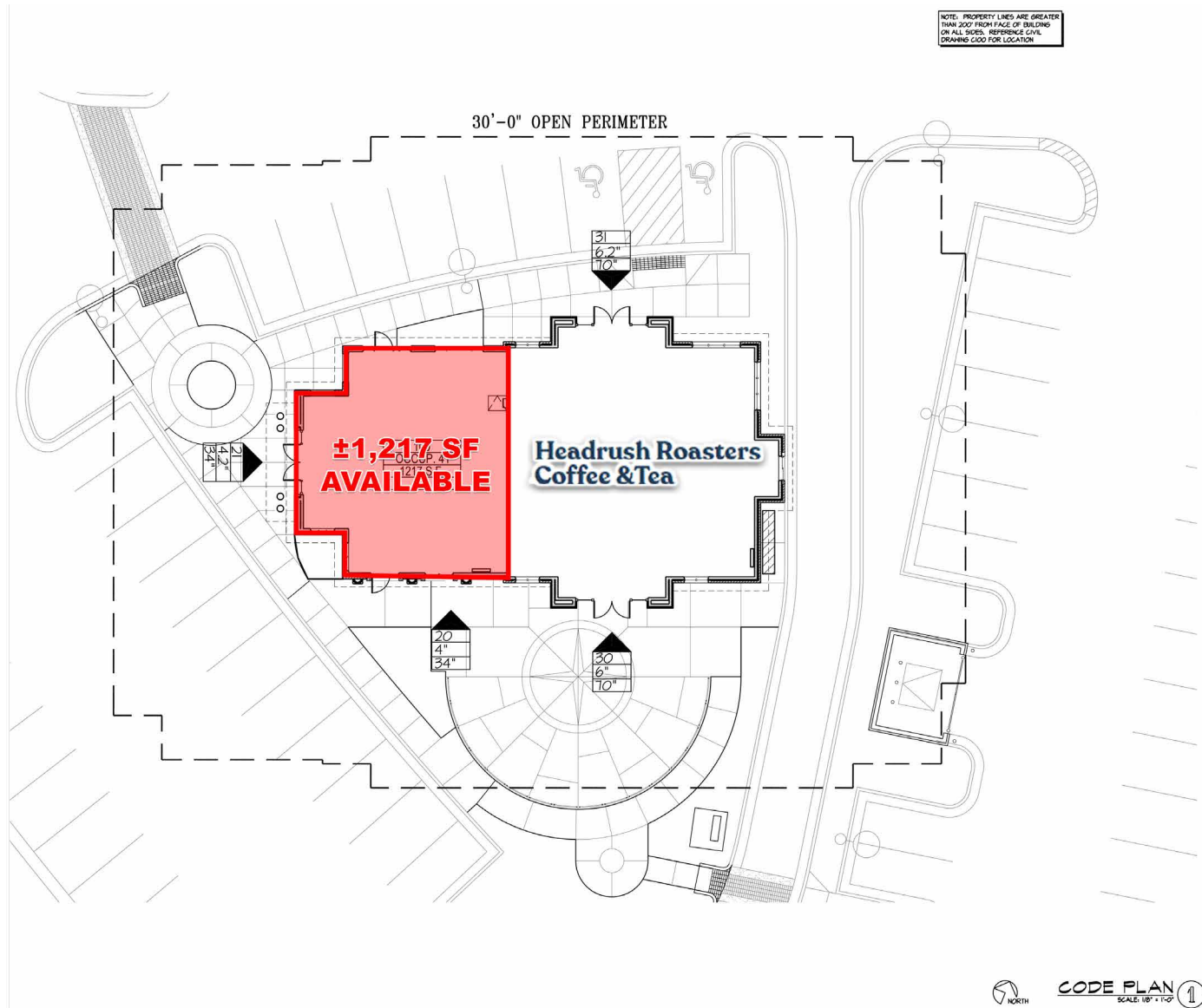
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4111 N. MULBERRY DR SITE PLAN

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**4175A N.
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STOREFRONT**

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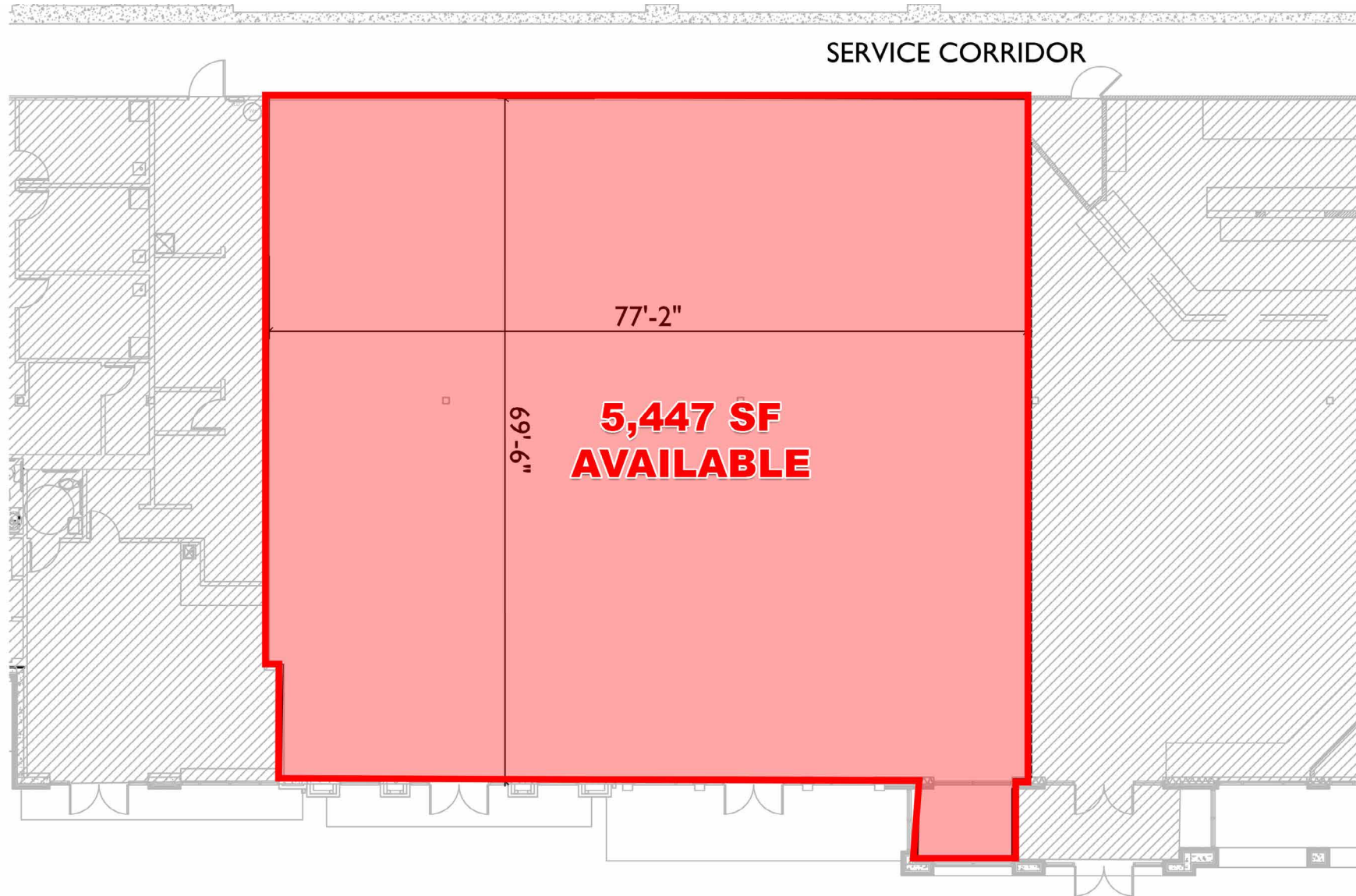
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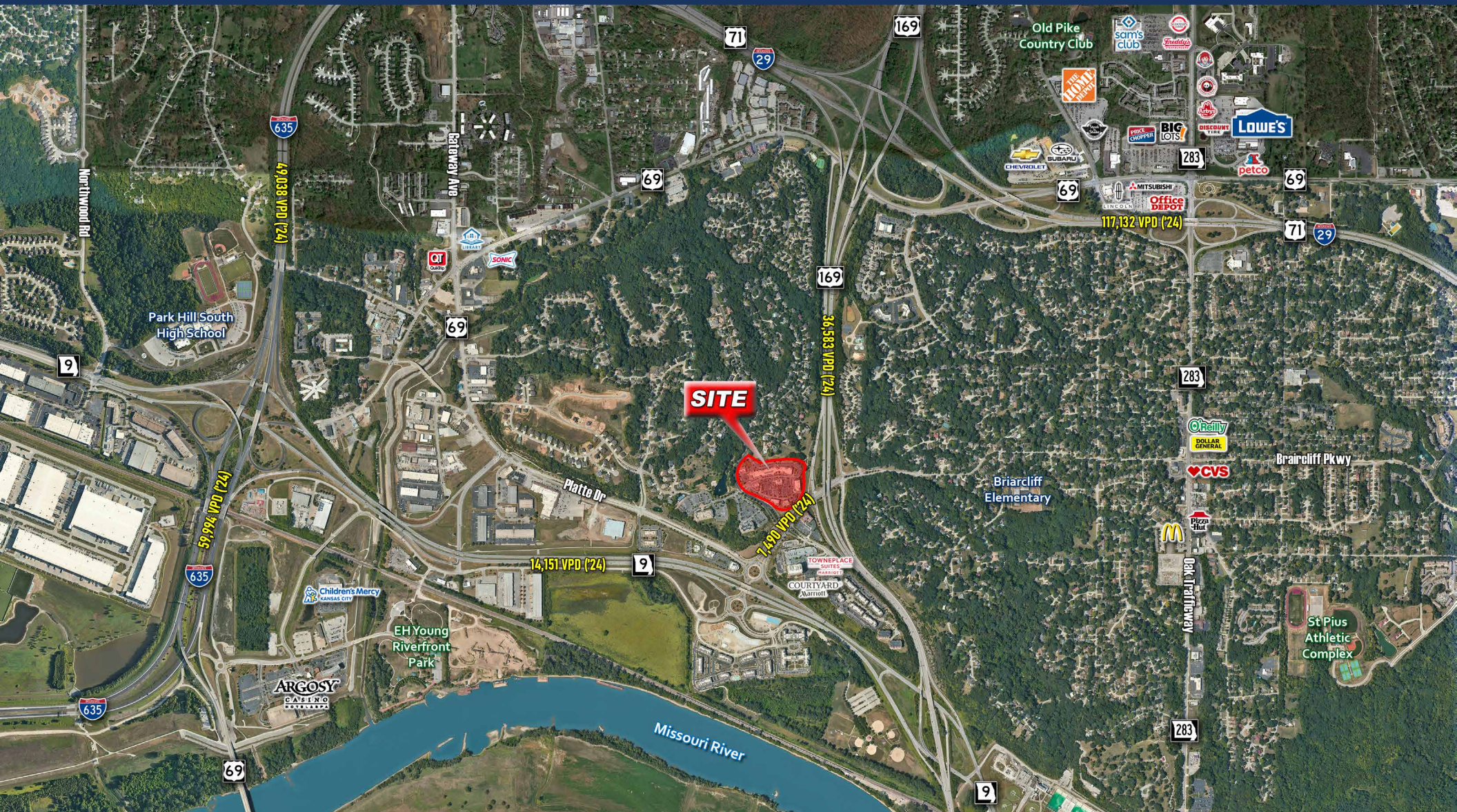
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WIDE AERIAL

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