

THE VILLAGE AT BRIARCLIFF

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

THE VILLAGE AT BRIARCLIFF

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

AVAILABLE

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

MODOT #'S



NORTH
19,475 CARS/DAY



SOUTH
19,545 CARS/DAY



NORTH
10,065 CARS/DAY



SOUTH
9,248 CARS/DAY

AREA DEMOGRAPHICS

Annual % change in Population	Annual % change in Households	Annual % change in Housing Units
• 2010-2020: 12.7%	• 2010-2020: 13.9%	• 2010-2020: 11.0%
• 2022-2027 Projected: 2.6%	• 2022-2027 Projected: 2.6%	• 2022-2027 Projected: 2.4%
2022 population: 172,554	2022 households: 73,961	2022 housing units: 80,653

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, OMBRA, Decori and other specialty boutiques

SHAWVER GROUP
COMMERCIAL REAL ESTATE

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

THE VILLAGE AT BRIARCLIFF

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



SHAWVER
GROUP
COMMERCIAL REAL ESTATE

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

STOREFRONT PHOTO

THE VILLAGE AT BRIARCLIFF

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



SHAWVER
GROUP
COMMERCIAL REAL ESTATE

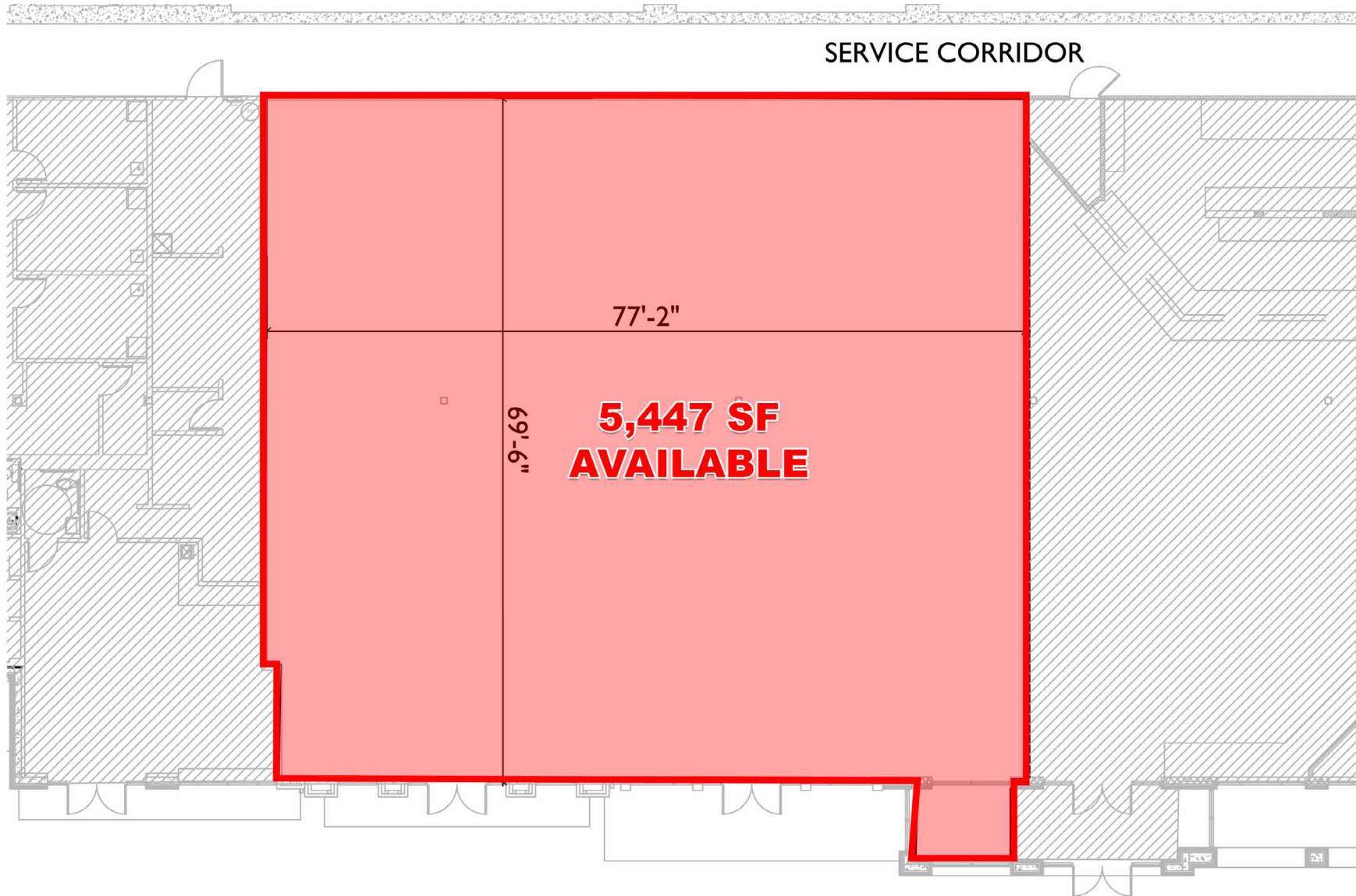
Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Chance Barrow
chance@shawvergroup.com
816.337.5088

Kyle Wadlow
kyle@shawvergroup.com
816.694.5185

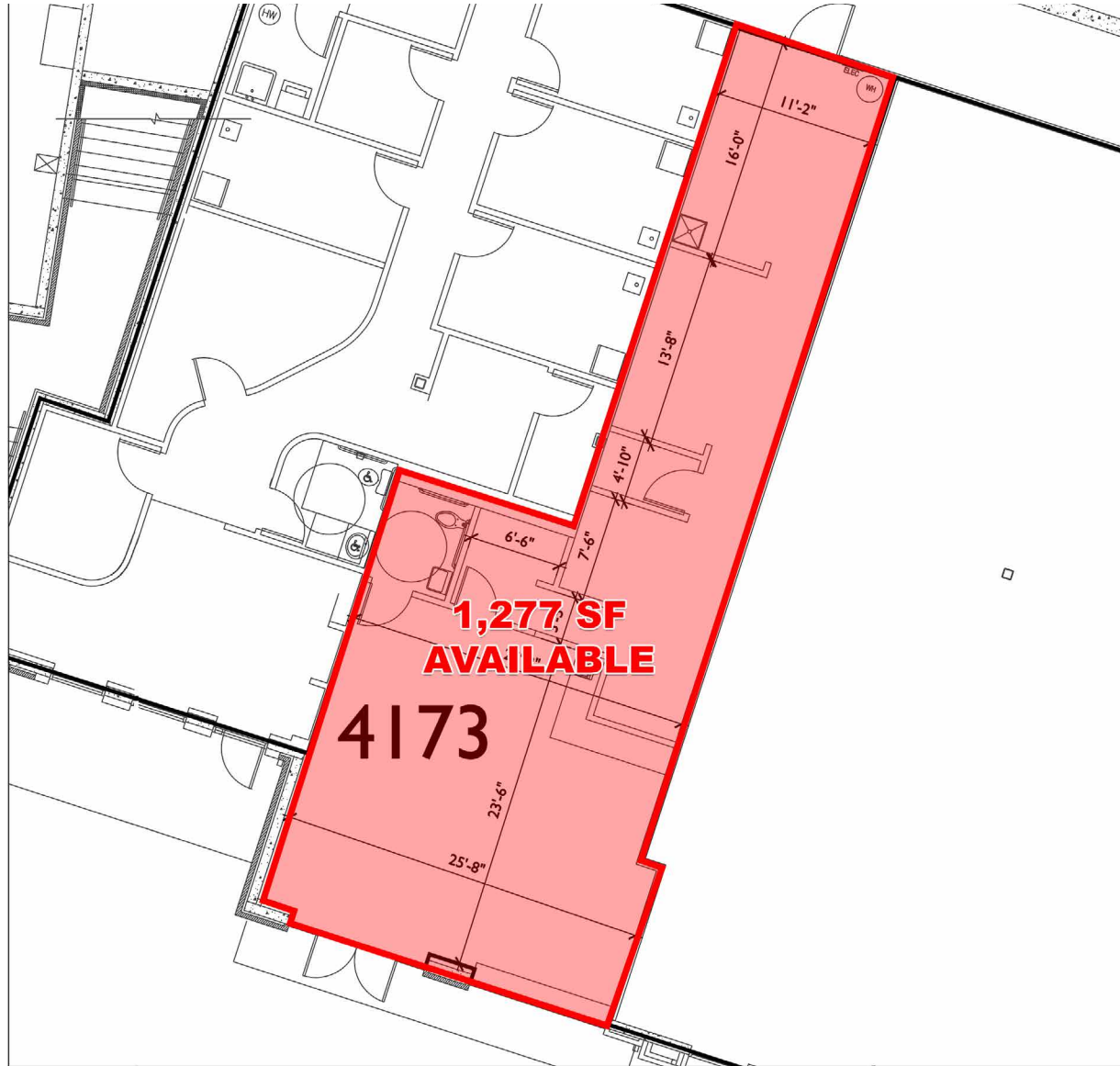
THE VILLAGE AT BRIARCLIFF

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



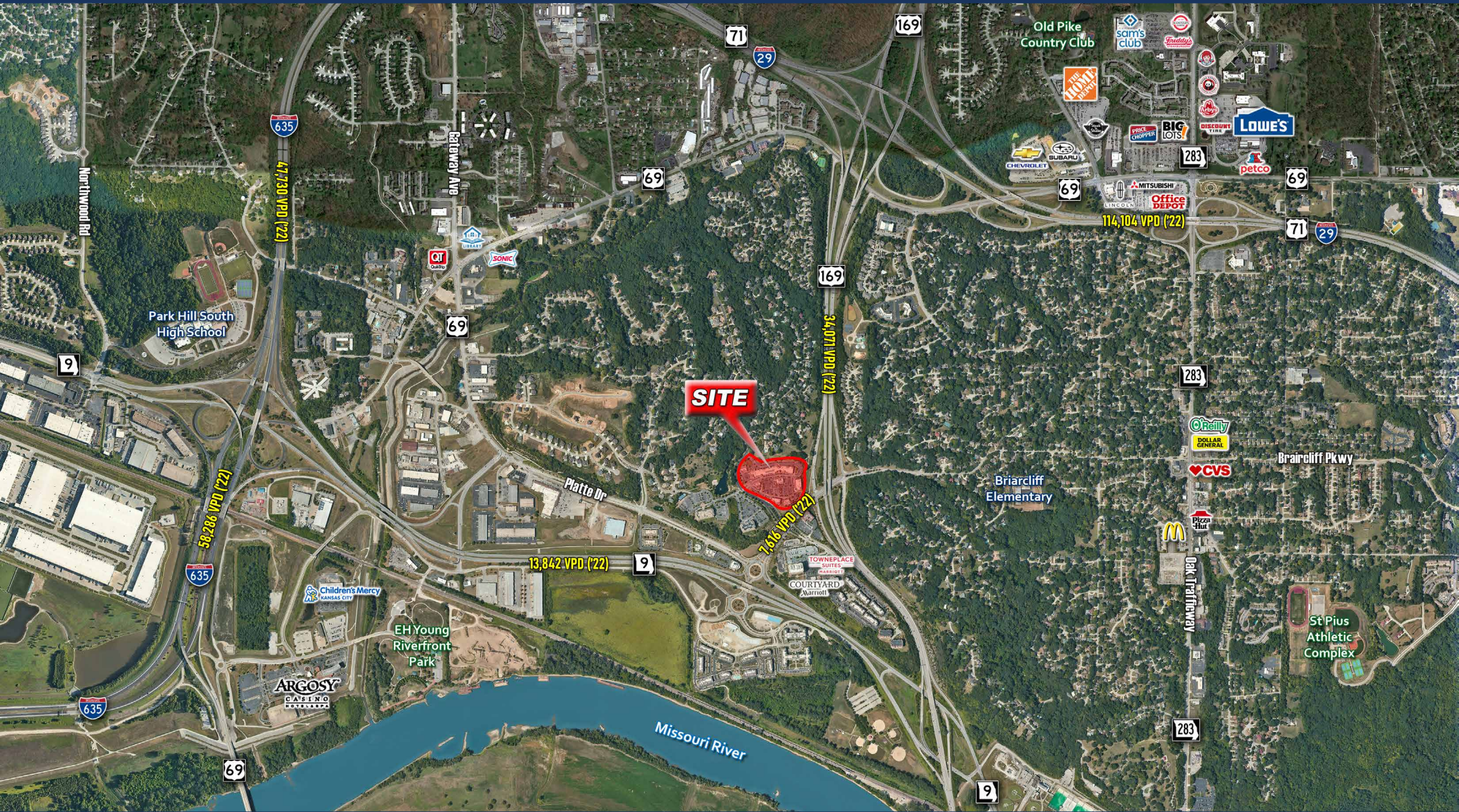
THE VILLAGE AT BRIARCLIFF

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



THE VILLAGE AT BRIARCLIFF

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



SHAWVER
GROUP
COMMERCIAL REAL ESTATE

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