



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

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

LOCATION

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

AVAILABLE

5,447 SF

Second-generation space with finished restrooms.

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

- 2010-2020: 12.7%
- 2022-2027 Projected: 2.6%

2022 population: 172,554

Annual % change in Households

- 2010-2020: 13.9%
- 2022-2027 Projected: 2.6%

2022 households: 73,961

Annual % change in Housing Units

- 2010-2020: 11.0%
- 2022-2027 Projected: 2.4%

2022 housing units: 80,653



PROPERTY HIGHLIGHTS

- Northland's premier shopping center
- Last retail space available at Briarcliff
- Excellent store front of over 75 feet
- Located just minutes from Downtown Kansas City & the new KCI Airport
- Join Nell Hill's, Trezo Mare, Barrio, Piropos, Headrush Coffee, OMBRA, Decori and specialty boutiques
- Locally owned and operated

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CLOSE AERIAL

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STOREFRONT PHOTO

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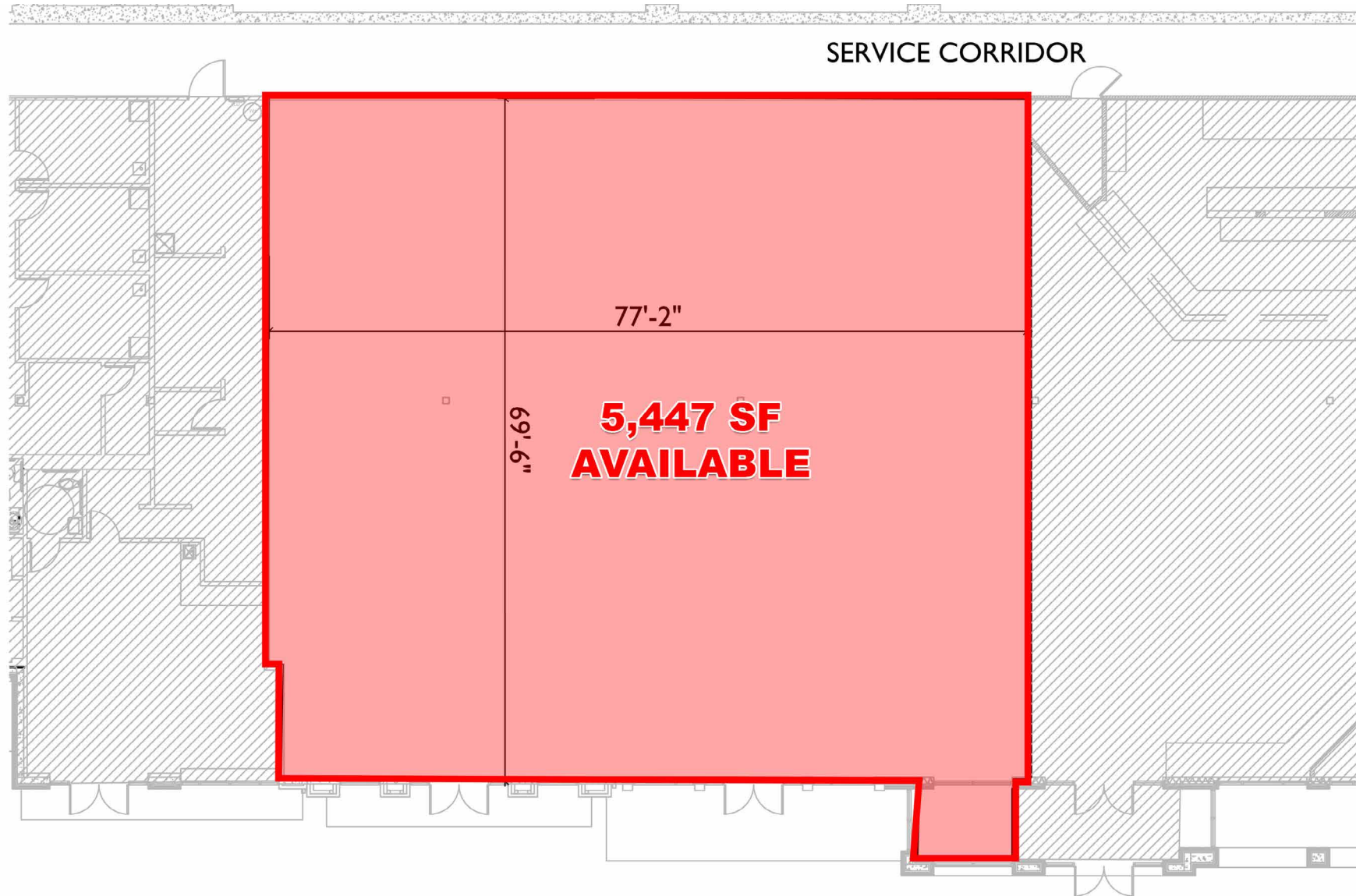
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THE VILLAGE AT BRIARCLIFF

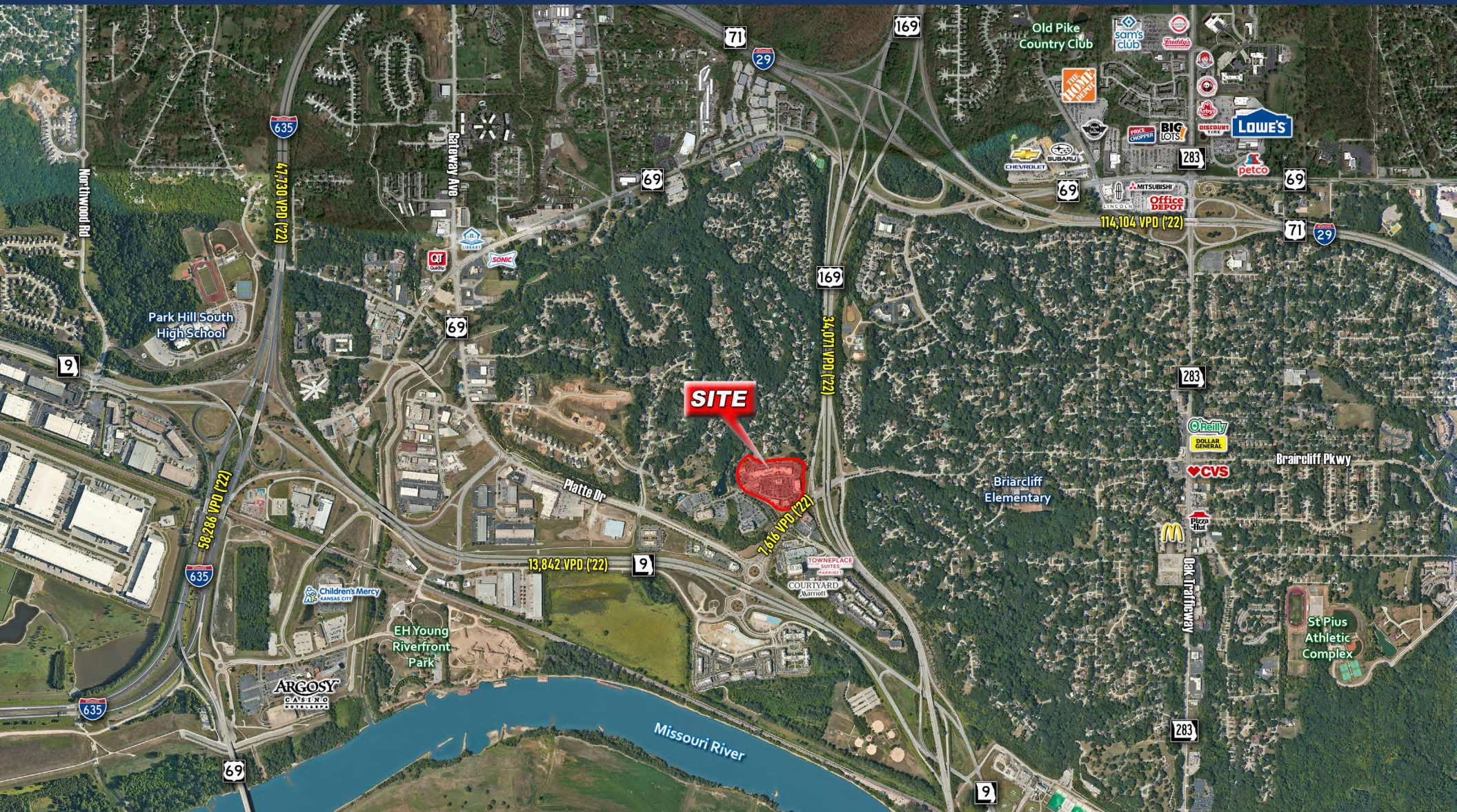
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WIDE AERIAL

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