# OLD TOWN AT CREEKSIDE SHOPPING CENTER

## INTERSTATE 435 & 45 HIGHWAY, PARKVILLE, MO 64152

WINDFIELD REAL ESTATE
DEVELOPMENT • SALES • LEASING

FUTURE SHOPPING CENTER

### PROPERTY DESCRIPTION

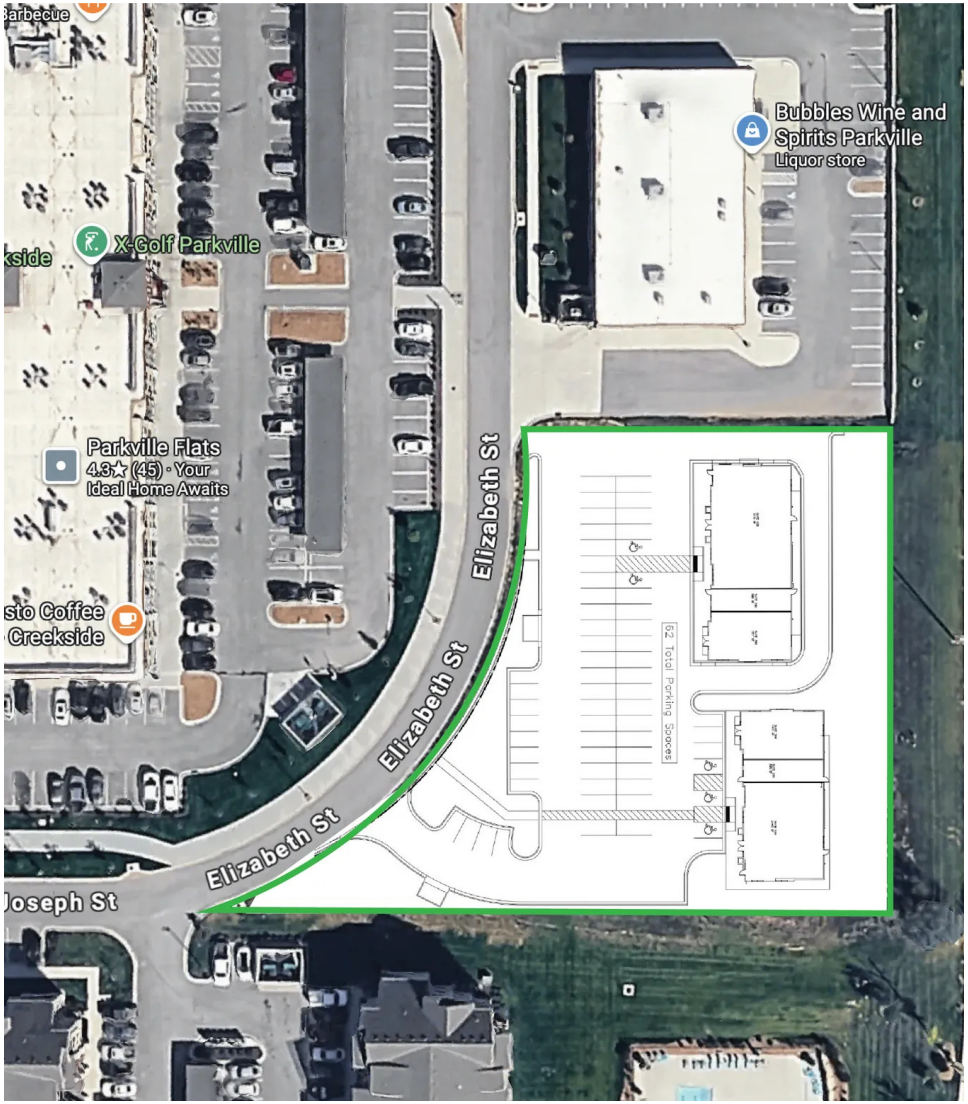
In the heart of Parkville's premier master-planned development. Old Town Creekside offers two upcoming multi-tenant buildings designed for high-visibility retail shops, restaurants, professional offices, and medical practices.

Building 1: 5,125 SF +/- (ideal for anchor retail, restaurant concepts, or medical users, featuring drive-thru potential)
Building 2: 4,370 SF +/- (perfect for boutique retail, service providers, or professional offices)
Total Available Space: 9,495 SF +/- across two purpose-built modern buildings.

Old Town Creekside is a premier commercial and retail opportunity situated at the high-traffic intersection of I-435 and Highway 45 in Parkville's rapidly growing Northland area, featuring nearly 300 acres of mixed-use residential, commercial, and industrial developments. Located just 12 minutes from Kansas City International Airport and benefiting from over 1 million annual visitors at Creekside Baseball Park—alongside a local Park Hill School District elementary school opening with 420 students—this versatile office and retail mix with drive-thru capability provides an ideal setting for retail shops, restaurants, professional offices, and medical practices.

### PROPERTY HIGHLIGHTS

- Prime location in Parkville, MO, at the intersection of I-435 and Highway 45.
- Perfect for retail shops, restaurants, office, and medical.
- Situated in Parkville's rapidly growing Northland area, with nearly 300 acres of mixed-use development.
- 12 minutes from Kansas City International Airport, providing easy access for locals and visitors.
- New elementary school opened 2025 within the Park Hill School District with an enrollment of 420 students.
- A mix of residential, commercial, and industrial developments to support the area's expansion.
- 1+ million visitors a year at Creekside Baseball Park




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# LOCATION MAP





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## SITE AERIALS







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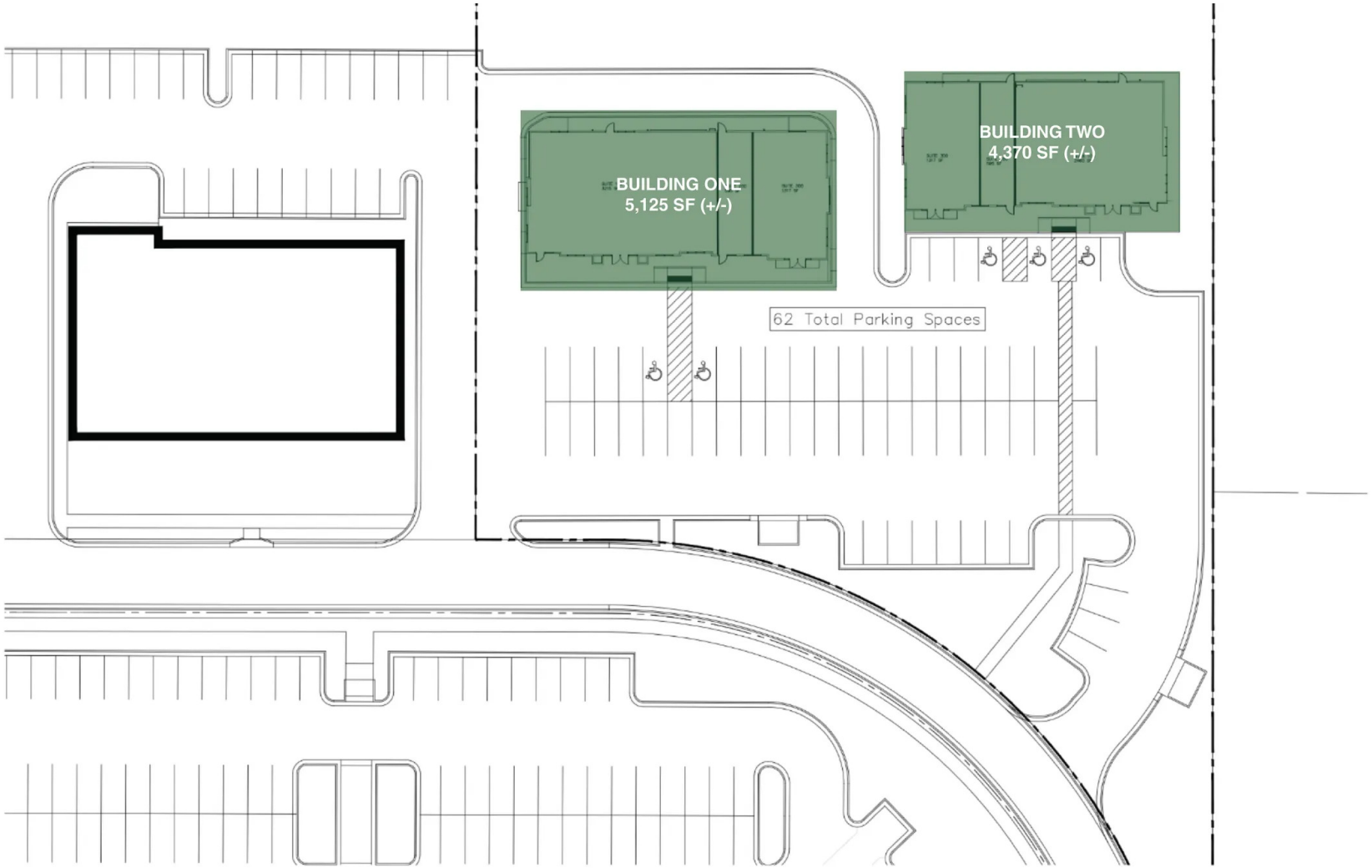
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**PROPOSED BUILDING SITE PLANS**




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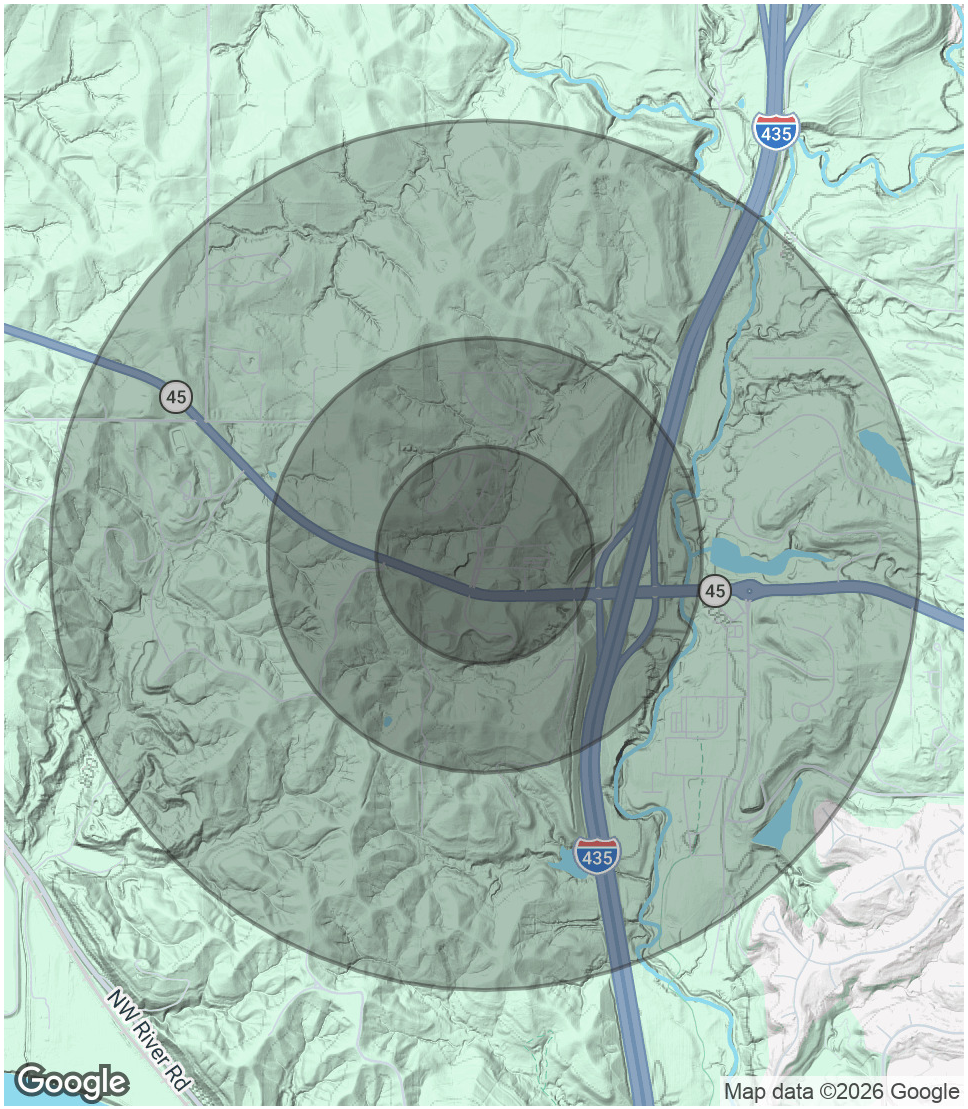
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# DEMOGRAPHICS

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 12 | 111 | 901 |
| Average Age | 40.0 | 40.5 | 40.8 |
| Average Age (Male) | 40.4 | 39.7 | 39.6 |
| Average Age (Female) | 39.7 | 41.1 | 41.8 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 4 | 38 | 311 |
| # of Persons per HH | 3.0 | 2.9 | 2.9 |
| Average HH Income | $167,790 | $189,909 | $198,694 |
| Average House Value | $650,659 | $530,135 | $501,142 |

*2023 American Community Survey (ACS)*




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