

RUBENSTEIN REAL ESTATE
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PARKVILLE
COMMONS
WHERE COMMUNITY GATHERS

KANSAS CITY MSMA, MO



AVAILABLE

PARK UNIVERSITY
11,500 STUDENTS



CITY HALL



MISSOURI 9 (±10,193 VPD)

PUBLIC LIBRARY



TOM WATSON PARKWAY (±16,961 VPD)



NICK-JAKE'S EYE CENTER OF PARKVILLE



CYCLE CITY



ACRE PIZZA HUT

Ride CLEANERS



NOT TO SCALE



AREA OVERVIEW

Parkville , MO

Parkville is located 5 miles north of Kansas City in the southern part of Platte County along the banks of the Missouri River. The city settled in 1838 and is one of two historic river towns in the Kansas City metro area. This dynamic community is home to Park University, the English Landing Park, and the National Golf Club. The city offers a myriad of popular festivals, great residential areas, and a bustling downtown with everything from antiques to contemporary art galleries, terrific restaurants and top-rated schools. Parkville is also home to 200 businesses and is a quick drive from downtown Kansas City. The beauty of limestone carved bluffs, wooded vistas and the Missouri River provide an enchanting backdrop for Parkville. From historic beginnings to a modern-day culture of creativity and community pride, Parkville is one of the most innovative and exciting cities in the Midwest.

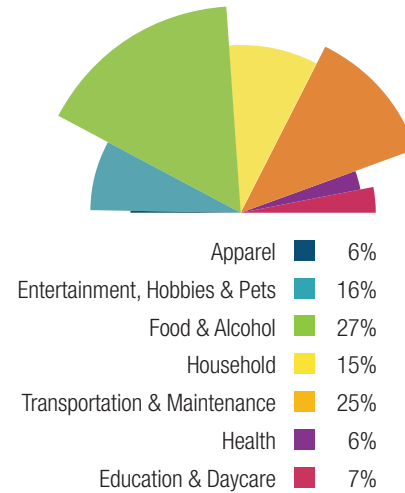


Downtown Parkville

AREA OVERVIEW

9107 MO-45 PARKVILLE, MO 64152	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	5,195	44,149	94,464
Population 5 Years Forecast	5,612	48,655	103,645
Population 10 Years Forecast	6,072	53,143	112,712
Average Age	42	41	40
HOUSEHOLDS			
2021 Estimated Households	2,107	17,655	38,413
Households 5 Years Forecast	2,278	19,486	42,232
Households 10 Years Forecast	2,470	21,307	45,997
INCOME			
Household Average Income	\$155,878	\$112,562	\$97,307
BUSINESS			
Total Businesses	327	1,131	2,047
Total Employees	3,503	13,347	36,455

HOUSEHOLD EXPENDITURES



HOUSING MARKET

\$525,450
MEDIAN LIST PRICE

\$546,900
MEDIAN SALE PRICE

TOP EMPLOYERS

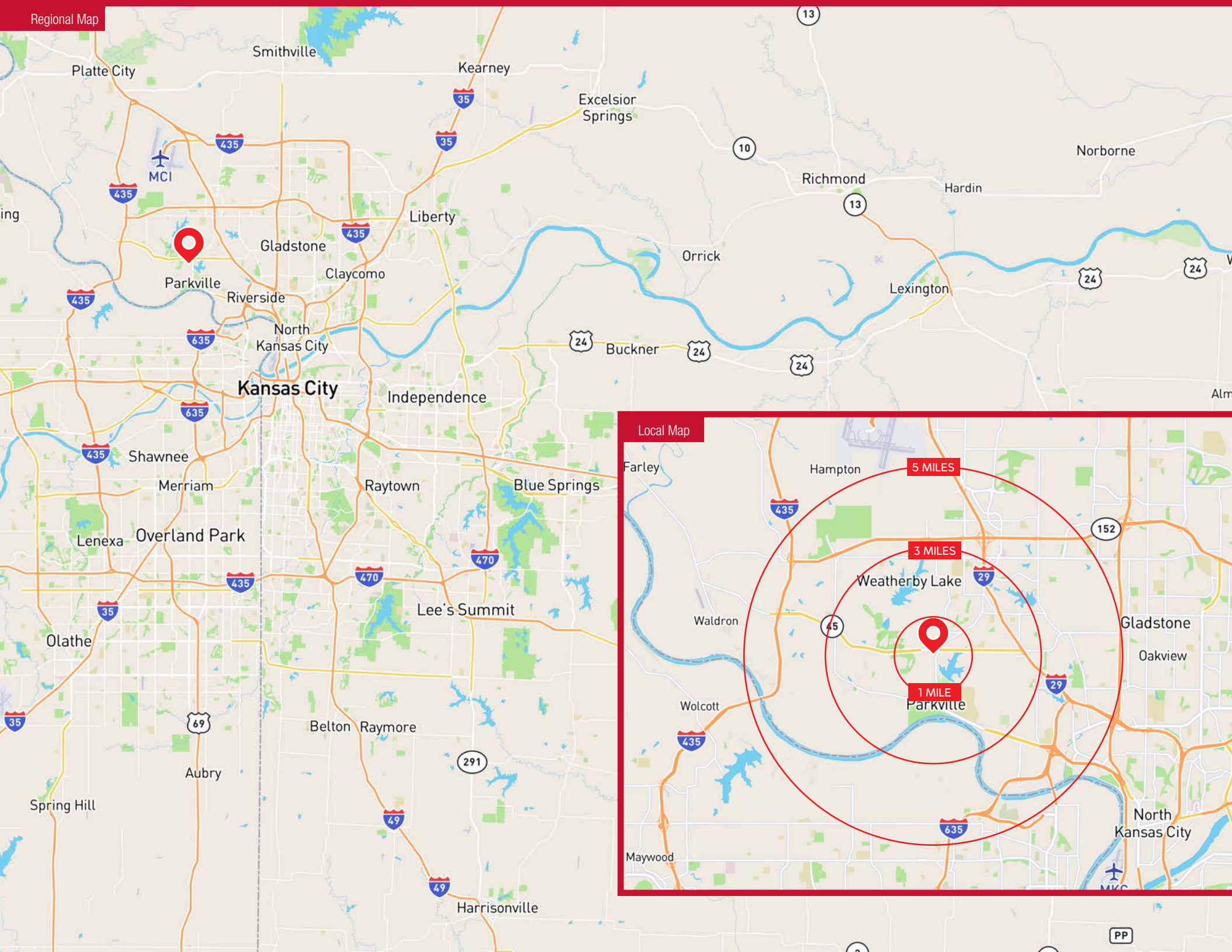


AREA FACT FILE

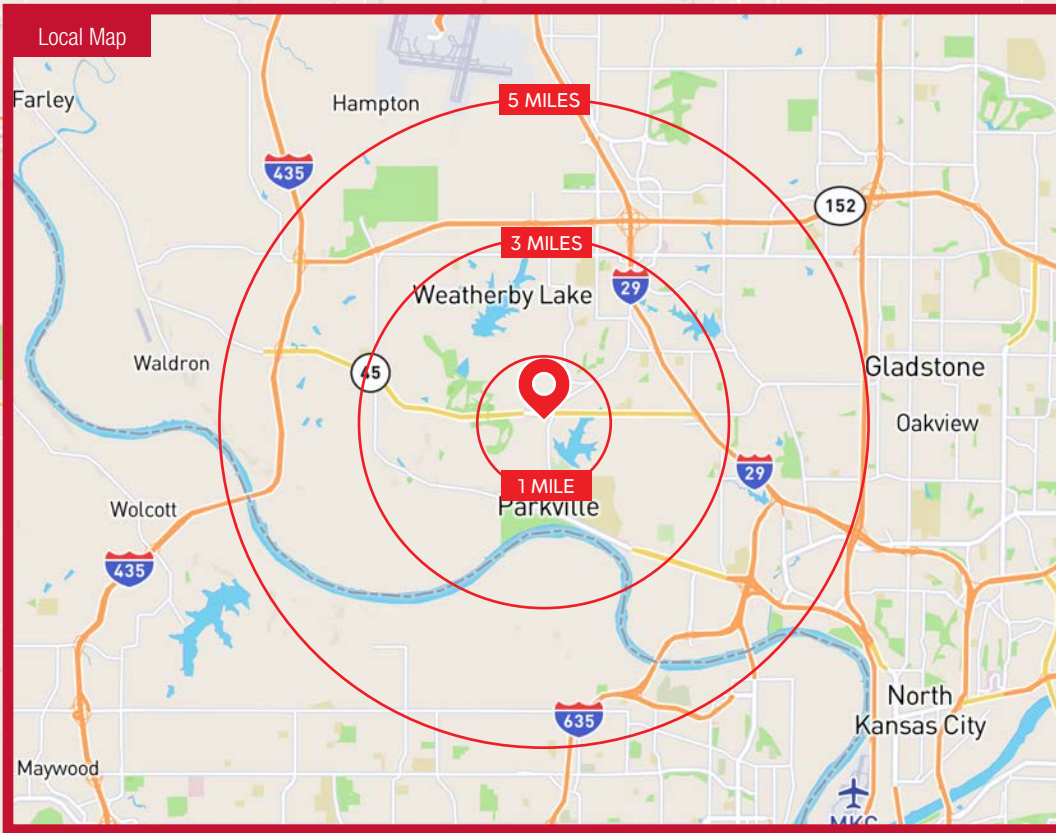
- 1.5%** Population growth since 2000
- 5.9%** Home appreciation in the last 10 years
- 38** Median Age
- 36%** Predicted job growth over the next 10 years
- 88,184** Estimated population
- 20** Minutes average commute time



Regional Map



Local Map



PROPERTY DESCRIPTION



LOCATION

9107, 8807 MO-45,
6325, 6328, 6265 Lewis St.,
6270 Jefferson Ave.,
8835 NW 63rd St.,
Parkville, Mo 64152



BUILT

Property was built in 2 phases
starting 2004



RENTABLE AREA

133,410 SF



PARKING

499 spaces (3.7 per 1,000 SF)



LAND AREA

11.4 AC (498,326 SF)



TRAFFIC COUNTS

MO-45	±16,961 VPD
Missouri 9	±10,193 VPD



OWNERSHIP

Fee Simple (Land & Building)



ZONING

Per the city of Parkville, the subject
site is currently zoned as B4



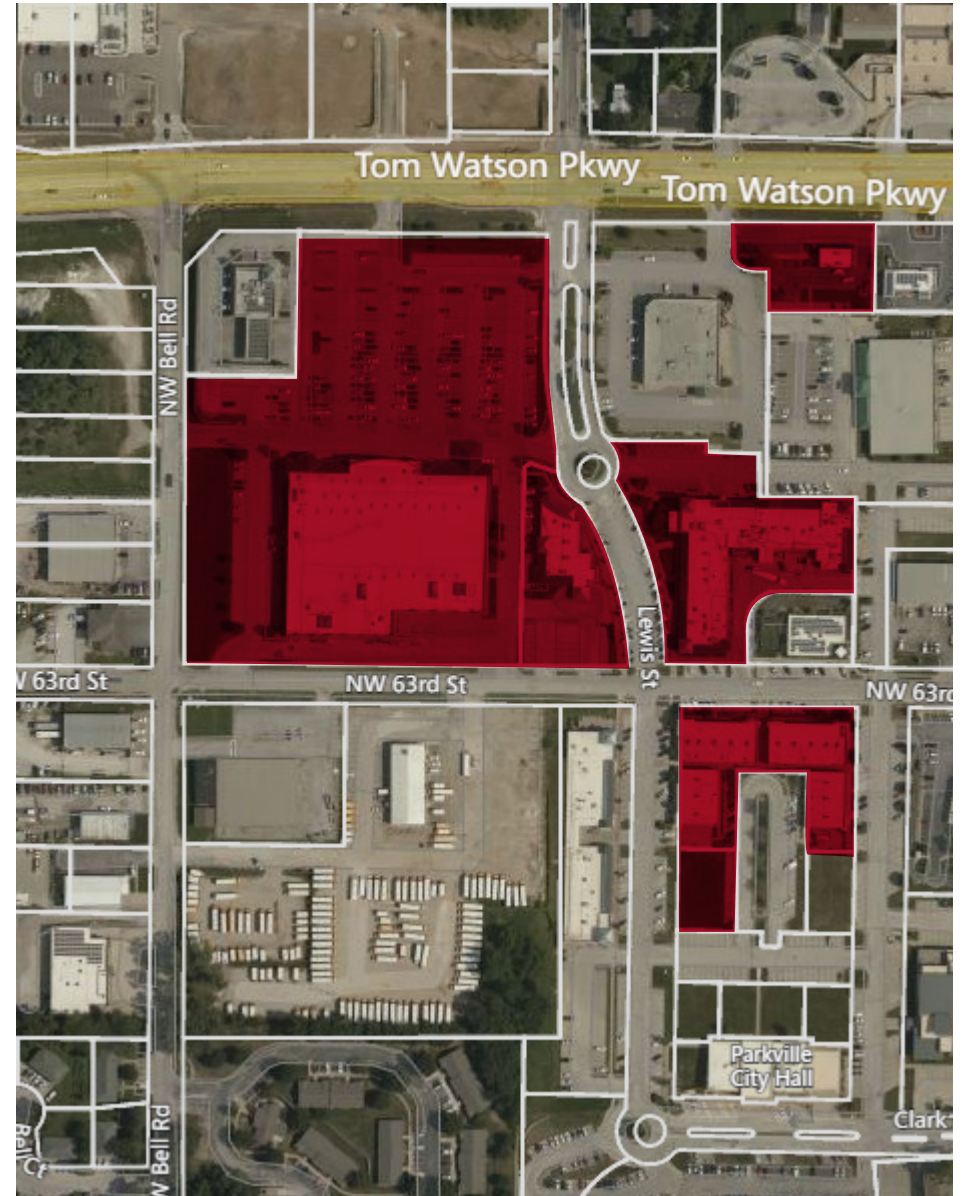
ACCESS

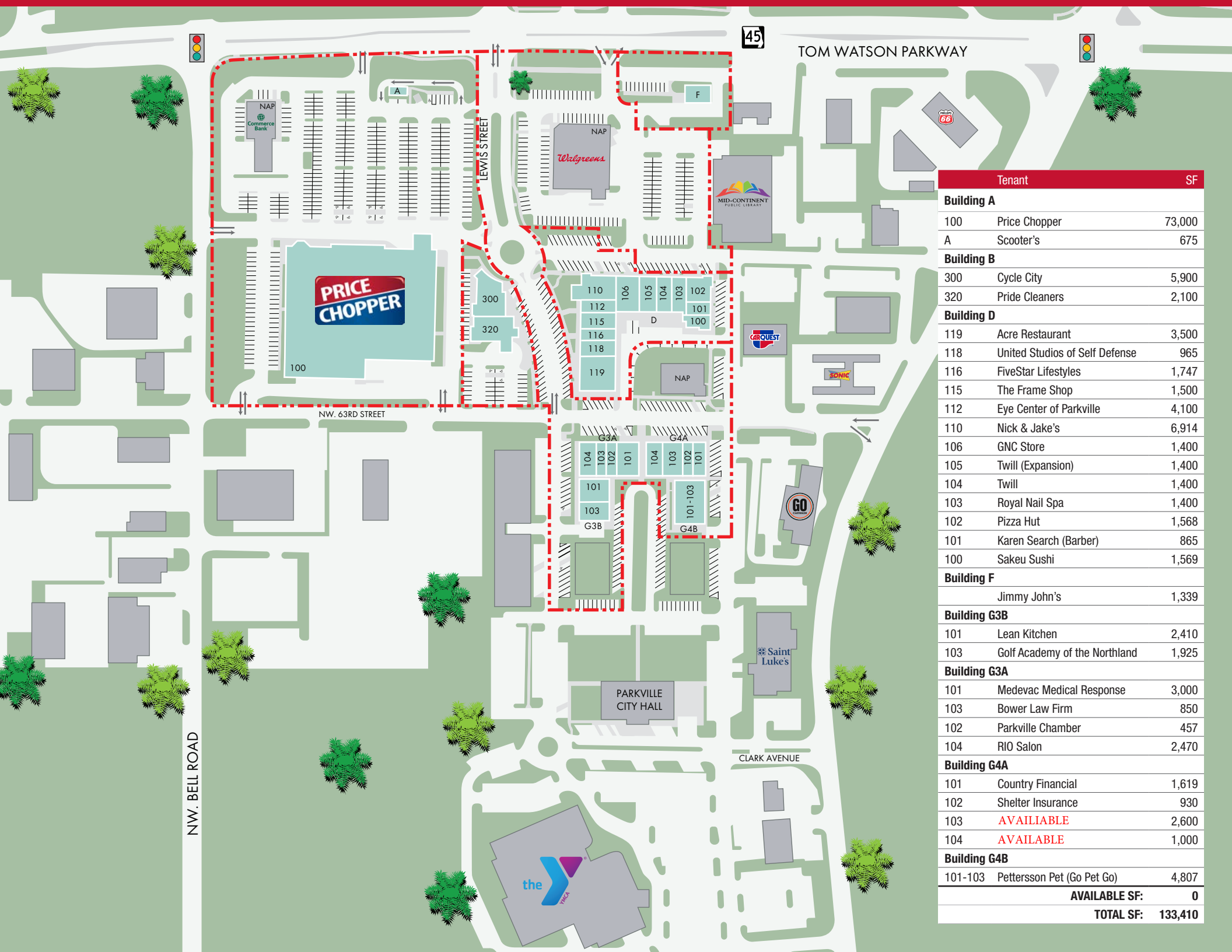
There are 21 access points.
4 via MO-45, 4 via Lewis St.,
8 via NW 63 St., 2 via NW Bell
Rd. and 3 via Jefferson



PARCEL MAP

APN: 20-7.0-26-100-006-005-000
20-7.0-26-100-002-043-000
20-7.0-26-100-002-044-000
20-7.0-26-100-006-004-000
20-7.0-26-100-007-003-000





Tenant		SF
Building A		
100	Price Chopper	73,000
A	Scooter's	675
Building B		
300	Cycle City	5,900
320	Pride Cleaners	2,100
Building D		
119	Acre Restaurant	3,500
118	United Studios of Self Defense	965
116	FiveStar Lifestyles	1,747
115	The Frame Shop	1,500
112	Eye Center of Parkville	4,100
110	Nick & Jake's	6,914
106	GNC Store	1,400
105	Twill (Expansion)	1,400
104	Twill	1,400
103	Royal Nail Spa	1,400
102	Pizza Hut	1,568
101	Karen Search (Barber)	865
100	Sakeu Sushi	1,569
Building F		
	Jimmy John's	1,339
Building G3B		
101	Lean Kitchen	2,410
103	Golf Academy of the Northland	1,925
Building G3A		
101	Medevac Medical Response	3,000
103	Bower Law Firm	850
102	Parkville Chamber	457
104	RIO Salon	2,470
Building G4A		
101	Country Financial	1,619
102	Shelter Insurance	930
103	AVAILABLE	2,600
104	AVAILABLE	1,000
Building G4B		
101-103	Petterson Pet (Go Pet Go)	4,807
AVAILABLE SF:		0
TOTAL SF:		133,410

TENANT PROFILE



Tenant:	Price Chopper
Website:	www.mypricechopper.com
Company Type:	Private
Locations:	130+
Employees:	20,000+
2021 Revenue:	\$5.5 B







Price Chopper is a group of five separate family-owned chains of grocery stores formed in 1979 in the Kansas City and Des Moines metropolitan areas that share a common brand name and unified marketing campaigns. The owners are the Ball, Cosentino, McKeever, and Queen families in Kansas City, Crestline Capital a Bass Family of Texas entity, and DGS Foods in Des Moines. All ownership groups are members of Associated Wholesale Grocers (AWG), which allows Price Chopper to have the buying power of large chains and to share marketing costs. The five ownership groups own and operate 55 stores across Kansas, Missouri, and Iowa. Slogans for the chain include “Just Right” and “Fresher Ways to Save”. In 2015 it was the largest grocery store chain in the Kansas City metropolitan area in terms of both sales and number of stores. Its biggest competitor in both Kansas City and Des Moines is Hy-Vee.

On March 28, 2015, Price Chopper moved into the Des Moines, Iowa, area after acquiring five former Dahl’s stores. Price Chopper has no connection to chains of the same name in Canada (which now operates under the name FreshCo), New Zealand, and in New York and New England.











Associated Wholesale Grocers, Inc. is the United States’s largest cooperative food wholesaler to independently owned supermarkets and grocery stores. It serves more than 4,000 locations in 36 states and from 8 full-line wholesale divisions. The consolidated run-rate sales for AWG is close to \$10 billion.



TENANT PROFILE

	TENANT	# OF LOCATIONS	DESCRIPTION (COMPANY LEVEL)
	Cycle City www.gocyclecity.com	2	Cycle City provides professional bike repair service and sells top of the line bicycles at exceptional prices. The company opened in 2004 in the Parkville area and moved to Parkville Commons in 2009, where they have found a lot of success as a bike shop. They opened a second location in River Market in late 2021. Cycle City sponsors local events in the Kansas City area.
	Pride Cleaners www.pridecleaners.com	42	Pride Cleaners has 42 locations that are spread throughout Kansas and Missouri. This is a go-to place for a wide array of services such as dry cleaning, laundry, wash and fold, and alterations. Since 2021, the dry-cleaning industry has seen an increase in demand and revenue has increased on average.
	Acre Restaurant www.acrekc.com	1	Launching in the Summer of 2022, Acre Restaurant is known for its live-fire cooking style. Acre places an emphasis on producing locally raised meats, seafoods, and drinks that highlight the Midwest.
	United Studios of Self Defense	57	United Studios of Self Defense is one of the largest martial arts schools in North America. With 57 locations, they are located in 7 different states.
	FiveStar Lifestyles	2	FiveStar Lifestyles offers real estate development services which involve building, constructing, and developing communities, villages, and golf courses. It currently manages the development of The Village of Loch Lloyd and its golf course, The Country Club at Loch Lloyd.
	Parkville Frame Gallery www.parkvilleframegallery.com	1	Parkville Frame Gallery is a custom framing business that operates on the retail and commercial side of the craft.
	Eye Center of Parkville www.theeyecenterofparkville.com	1	The Eye Center of Parkville provides comprehensive exams, quality eyewear, and additional optometry services.
	Nick & Jake's www.nickandjakes.com	3	With operations in 3 different locations in the states of Missouri and Kansas, Nick and Jake's is a favored Parkville restaurant that serves a wide array of foods ranging from pasta to burgers.
	GNC Store www.gnc.com	4,800+	GNC Holdings, Inc. Operates a chain of health and wellness stores worldwide that include products such as vitamins, minerals, and herbal supplements. GNC has approximately 8,400 stores with about 6,200 located in the United States.
	twill. www.twillboutique.com	1	twill. is a women's high fashion clothing boutique store with one location in Parkville. The company sells shirts, dresses, bottoms, shoes, and accessories.
	Royal Nail Spa	1	Royal Nail Spa is a nail salon that provides services including manicures, pedicures and stylish nails models.
	Pizza Hut www.pizzahut.com	16,000+	Pizza hut is the largest pizza restaurant chain in the world more than 16,000 locations and 350,000 team members. The brand is operated by Yum! Brands (NYSE: YUM), which also owns Taco Bell, KFC, The Habit Burger Grill, and WingStreet. Pizza Hut continues to expand with locations in over 100 countries throughout the world.

TENANT PROFILE

TENANT	# OF LOCATIONS	DESCRIPTION (COMPANY LEVEL)
	1	Sakae Sushi is one of the top-rated Sushi restaurants in KC. The Japanese restaurant has a wide array of items to choose from including specialty rolls and protein bowls.
 Lean Kitchen www.leankitchenco.com	38	Lean Kitchen is the fastest growing meal prep franchise in the country. The company offers chef driven meals that are made from scratch, packed with protein and have nutrition facts.
 Imperial Golf www.imperialgolfkc.com	1	Imperial golf was started in 2013 as a stand alone golf facility in Parkville. The company was able to grow the business through its well known instruction program. With professional instructors, the company's vision is to impact the world of golf on a major scale.
 Medevac Medical - AMR www.amr.net	260+	AMR is a leader in the emergency medical services sector which is known for implementing and providing the industry's best practices. AMR is the nations leading medical transportation company.
 RIO Salon www.riosalonkc.com	1	RIO Salon is a beauty salon that provides hair styling, customized color & look, and haircuts.
 Country Financial www.countryfinancial.com	500+	Country Financial is a group of US insurance and financial services that offers a range of products and services including auto, home, life, farm, commercial insurance, retirement planning and investment management. The company serves nearly one million households and businesses in over 20 states.
 Shelter Insurance www.shelterinsurance.com	400+	Formed in 1946, Shelter Insurance is a mutual insurance company which focuses on auto, property, business and life insurance. The company operates in fifteen states and has headquarters in Columbia, Missouri.
 Laz Fit www.lazfitkc.com	1	Laz Fit is a gym that offers equipment and classes in Parkville. The company focuses on creating a culture and community through a variety of training styles that challenge the body.
Parkville Nutrition	3	Parkville Nutrition is a specialty restaurant providing healthy food alternatives offering Herbalife products in the form of shakes and teas.
 Pettersson Pet (Go Pet Go) www.petterssonpet.com	4	Pettersson Pet and Go Pet Go offers the widest variety of healthy pet food in Kansas City. The company provides pet food brands consistently rated top in the world, and free of recalls.
 Jimmy John's www.jimmyjohns.com	2,700+	Jimmy John's is an American sandwich chain that was founded in 1983. With over 2,700 locations and 45,000 employees, the company has established itself as one of the most powerful sandwich chains in the country. Jimmy John's prides itself on its from-scratch food with excellent ingredients with locally purchased produce hand sliced daily.

KANSAS CITY INTERNATIONAL AIRPORT

CLASS A LOGISTICS PARK DEVELOPMENT
18M SF • 3,300 AC • 27 BUILDINGS

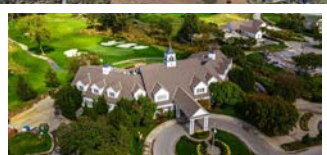
RIVERSTONE DEVELOPMENT
72 AC MIXED-USE COMMUNITY
284 HOMES
COMMERCIAL DEVELOPMENT

SAINT LUKE'S
NORTHLAND HOSPITAL

METRO NORTH CROSSING
93 AC MIXED-USE COMMUNITY
249 APARTMENT AND TOWN HOMES
FALL 2024 PLANNED OPENING

AVERAGE HHI
\$115,000

WEATHERBY LAKE



ESTABLISHED: 1998
DESIGNER: TOM WATSON
HOLES: 18
YARDS: 7,000
SOURCE: [HTTPS://WWW.INITEDCLUBS.COM/CLUBS/THE-NATIONAL-GOLF-CLUB](https://www.initedclubs.com/clubs/the-national-golf-club)

AVERAGE HHI
\$147,000

DEUCE AT NATIONAL
GOLF CLUB



GRADEN
ELEMENTARY SCHOOL

MO-45 (±16,961 VPD)

MISSOURI 9 (±10,193 VPD)

NORTHWEST BELL ROAD

RISS LAKE

DOWNTOWN
PARKVILLE

N

NOT TO SCALE

2 TIFFANY SPRINGS MARKETCENTER

THE HOME DEPOT BEST BUY TARGET Marshalls

sam's club five BELOW Guitar Center JCPenney

ULTA BEAUTY ALDI PETSMART

3 BARRYWOODS CROSSING

MAIN EVENT AMC BED BATH & BEYOND OfficeMax


DAVIDS BRIDAL PartyCity ROSS DRESS FOR LESS beauty brands

1 ZONA ROSA

BARNES & NOBLE Dillard's DSW DESIGNER SHOE WAREHOUSE

DICK'S SPORTING GOODS OLD NAVY Michaels Where Creativity Happens

MEN'S WEARHOUSE Staples EXPRESS



THE NATIONAL
GOLF CLUB OF KANSAS CITY

ESTABLISHED: 1998
DESIGNER: TOM WATSON
HOLES: 18
YARDS: 7,000

SOURCE: [HTTPS://WWW.INITEDCLUBS.COM/CLUBS/THE-NATIONAL-GOLF-CLUB](https://www.initedclubs.com/clubs/the-national-golf-club)

ARGOSY CASINO HOTEL&SPA

ADIANT

PARKVILLE COMMONS WHERE COMMUNITY GATHERS

PARK UNIVERSITY 11,500 STUDENTS

DOWNTOWN PARKVILLE

Yanfeng

AVERAGE HHI
±\$115,000

DEUCE AT NATIONAL GOLF CLUB

AVERAGE HHI
±\$147,000

AVERAGE HHI
±\$153,000

THOUSAND OAKS



NOT TO SCALE



