



Colliers

OLD TOWN BARBER COLLEGE

OLD TIME Pottery

DOLLAR TREE

Josh's CARDS

Furniture Deals!

NIK NIKS

Available Pad Site
0.84 acres

Available Suite 4815
5,897 SF

HEARTLAND

Pizza Hut

E. US HIGHWAY 40

23,936 VPD

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For Lease

Hawthorne 40 Shopping Center

14121-14221 E. US Highway 40

Kansas City, Missouri

Property Features:

- 5,897 SF endcap space, and 0.84-acre pad site available
- Join Old Time Pottery, Furniture Deals, Dollar Tree, Old Town Barber College, Josh's Cards, and Pizza Hut
- Abundant parking
- Small shop space and pad site available
- Across from strong-performing Hy-Vee grocery
- 24,000± vehicles per day on Highway 40 and 18,600± vehicles per day on S. Noland Road
- Strong daytime population

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Colliers Kansas City

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Accelerating success.

Location



Hawthorne 40 Shopping Center

Tenant	SF
Suite 4815 Available	5,897
Furniture Deals	60,192
Josh's Cards	3,160
NK Nails & Spa	1,200
Old Town Barber College	6,187
Dollar Tree	21,763
Old Time Pottery	93,605
Heartland Dental	5,431
Pizza Hut	3,360
Pad 2 (BTS or ground lease)	0.84 acres

Suite 4815
5,897 SF Available

VR Tour

Demographics



Total Population
1-mile 7,123
3-mile 61,443
5-mile 151,836



Daytime Population
1-mile 4,314
3-mile 20,074
5-mile 63,877



Household Income (Avg.)
1-mile \$81,450
3-mile \$77,528
5-mile \$70,140

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