



 [VIEW SUITE M](#)

2,167 SF
AVAILABLE

PIPER PLAZA RETAIL CENTER

RETAIL SPACE FOR LEASE

10900 PARALLEL PKWY • **RETAIL CENTER** • KANSAS CITY, KS

CHASE GLAESER
816.268.9110 / cglaeser@lane4group.com

ANDREW SANDBURG
816.268.9111 / asandburg@lane4group.com

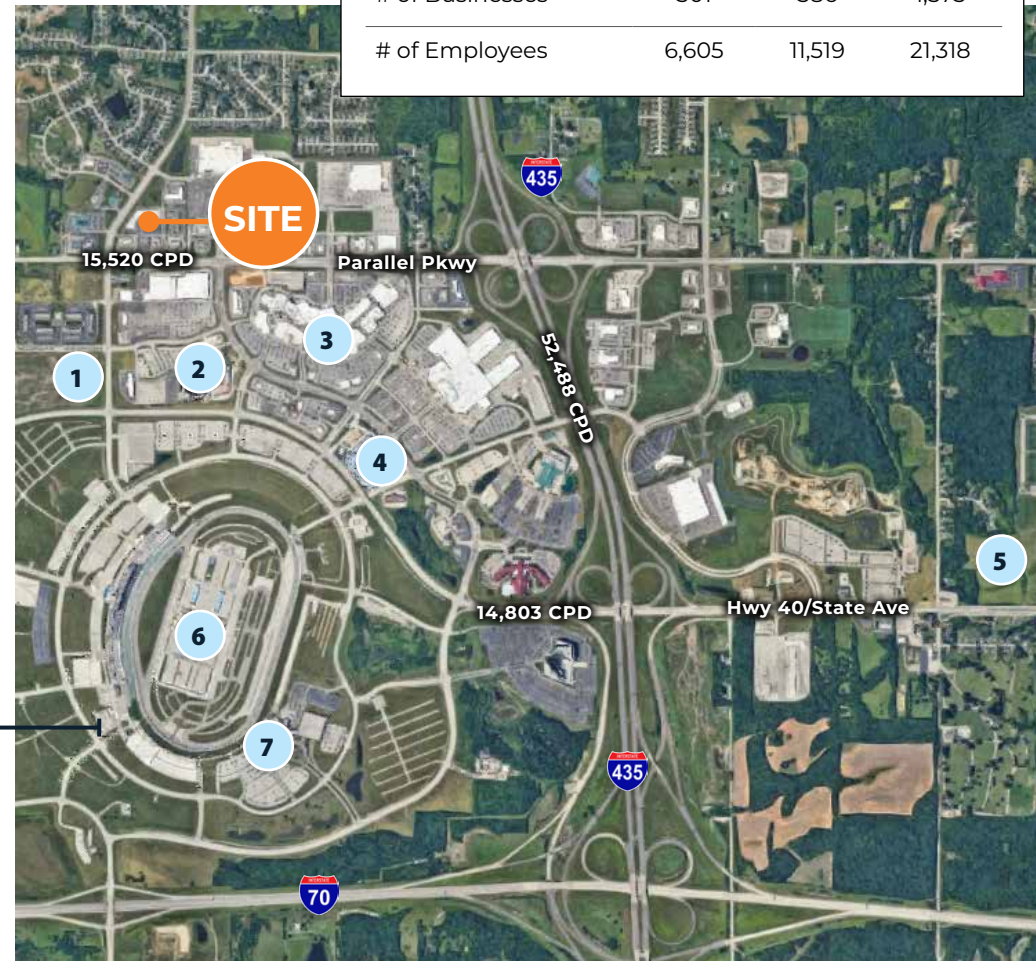
PROPERTY HIGHLIGHTS

- **2,167 SF** small shop space available (*current medical buildout*)
 - Rare vacancy located next to the Outlet Legends Mall in the heart of Kansas City's retail and entertainment corridor
- Immediate access to I-435 and I-70
 - Parallel Pkwy and I-435 sees over 68,000 CPD
- Strong tenant mix including Anytime Fitness, Danny's Bar, and Arc Physical Therapy
- Excellent parking for retail/restaurant user: 7.31/1000 SF

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	3,507	15,722	47,119
Avg. HH Income	\$96,986	\$111,081	\$95,662
# of Businesses	301	586	1,373
# of Employees	6,605	11,519	21,318

**LOCATED IN KANSAS CITY, KS
PREMIERE RETAIL CORRIDOR**

1. AMERICAN ROYAL COMPLEX
2. LEGENDS FIELD
3. THE LEGENDS OUTLETS
4. CHILDREN'S MERCY PARK
5. HOMEFIELD REDEVELOPMENT
6. KANSAS SPEEDWAY
7. HOLLYWOOD CASINO



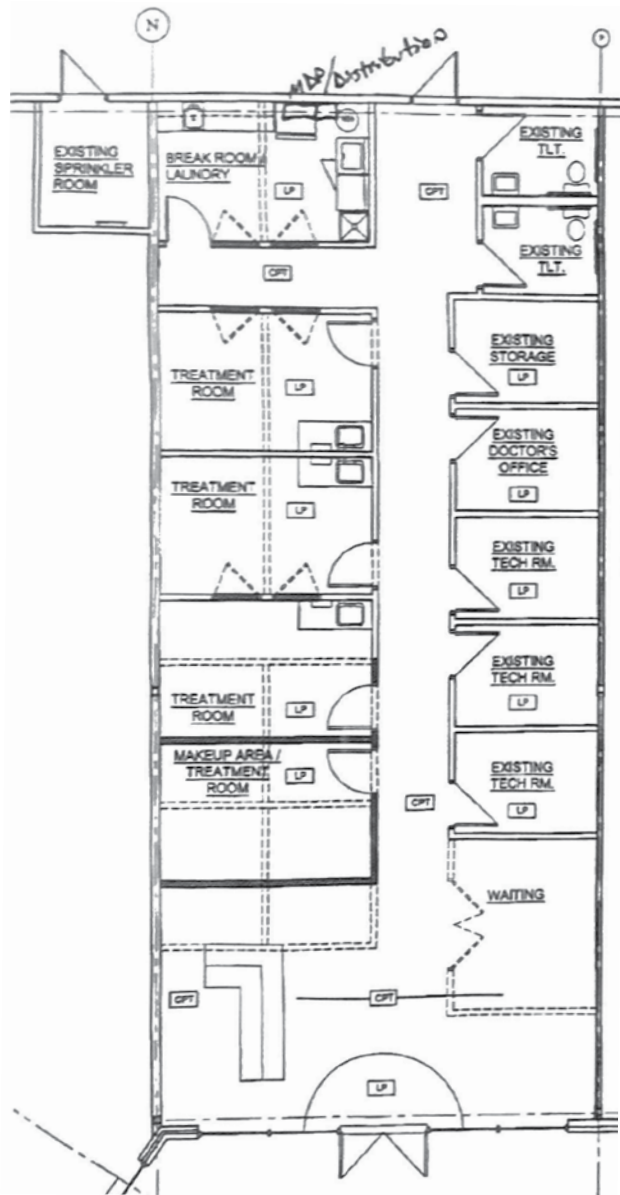
SITE PLAN



STE	TENANT	SF
A	Piper Family Dentistry	_____
C	Pizza Hut	_____
E	Quest Diagnostics	_____
F	Fresh Donuts	_____
G	Sports Clips	_____
I	ARC of Kansas City	_____
J	State Farm	_____
K	UPS	_____
L	Tiara Nails	_____
M	AVAILABLE	2,167 SF
N	Starting Point Dental	_____
P	Anytime Fitness	_____
Q	Danny's	_____

Note: Suite M current medical build out.





SUITE M
2,167 SF - Current Medical Buildout



Planned
American Royal Complex
 115 AC State-of-the-Art Complex

SITE

15,520 CPD

Legends 267 Apartments
 Multifamily Development
 - Opening 2024 -

- The Legends Outlets**
- DAVE & BUSTERS
 - HomeGoods
 - AMC THEATRES
 - Yard House
 - Nike Factory Store
 - BEAUTY BRANDS
 - Ralph Lauren
 - RALLY HOUSE
 - COACH
 - TJ-maxx
 - H&M
 - OLD NAVY
 - AEO
 - GAP
 - UNDER ARMOUR
 - HELZBERG DIAMONDS
 - adidas
 - LOFT
 - OFF BROADWAY
 - Eddie Bauer OUTLET
 - kate spade
 - BANANA REPUBLIC
 - MICHAEL KORS
 - VICTORIA'S SECRET
 - EXPRESS

Homefield Redevelopment
 \$648.1M Mixed-Use Sports Complex
 - Opening 2024 -

Margaritaville Hotel
 \$150M Hospitality Development
 - Opening Spring 2025 -