

RUBENSTEIN REAL ESTATE  
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PARKVILLE  
COMMONS  
WHERE COMMUNITY GATHERS

KANSAS CITY MSMA, MO





PARK UNIVERSITY  
11,500 STUDENTS



CITY HALL

PUBLIC LIBRARY

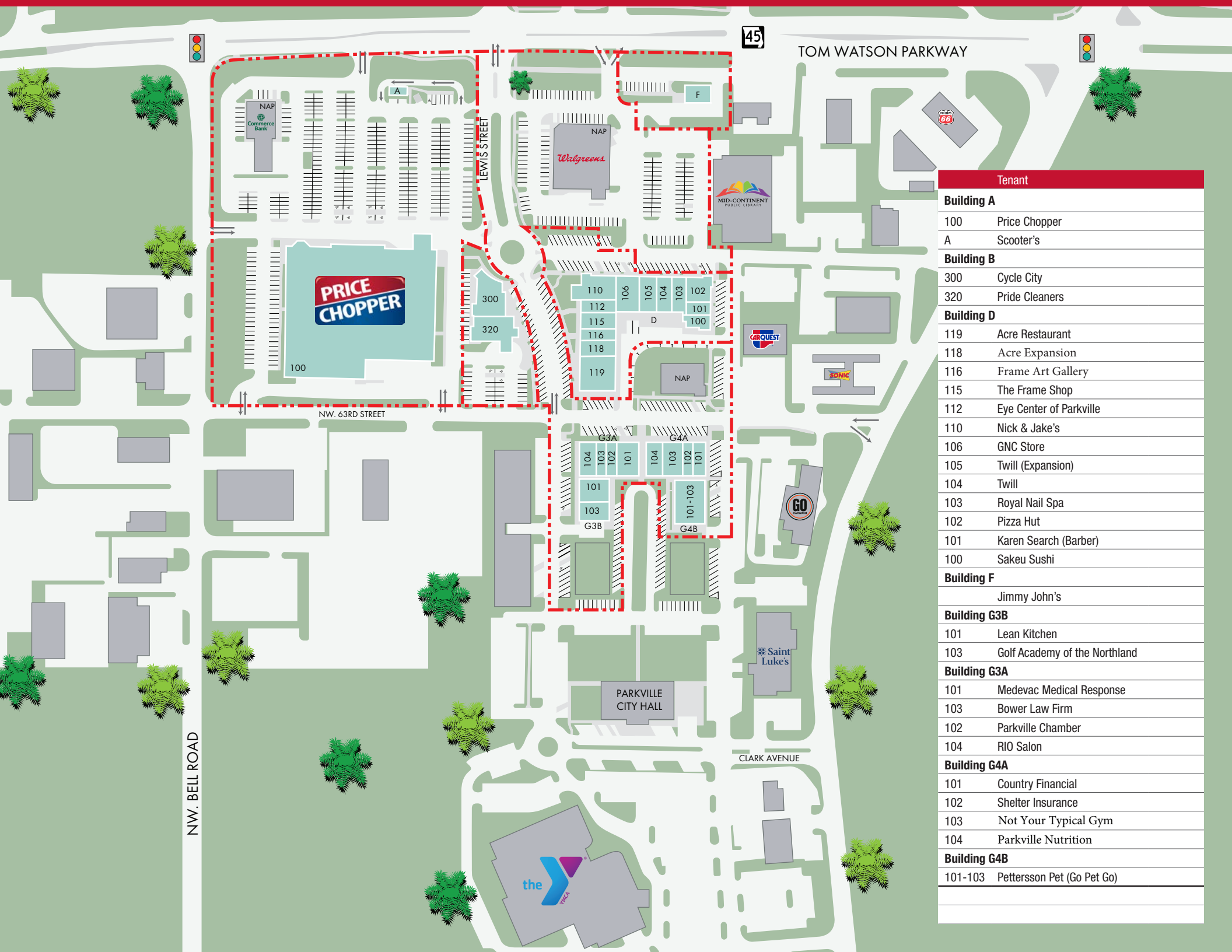


MISSOURI 9 (±10,193 VPD)

TOM WATSON PARKWAY (±16,961 VPD)







45

TOM WATSON PARKWAY

NW. BELL ROAD

NW. 63RD STREET

CLARK AVENUE

LEWIS STREET

Tenant	
<b>Building A</b>	
100	Price Chopper
A	Scooter's
<b>Building B</b>	
300	Cycle City
320	Pride Cleaners
<b>Building D</b>	
119	Acre Restaurant
118	Acre Expansion
116	Frame Art Gallery
115	The Frame Shop
112	Eye Center of Parkville
110	Nick & Jake's
106	GNC Store
105	Twill (Expansion)
104	Twill
103	Royal Nail Spa
102	Pizza Hut
101	Karen Search (Barber)
100	Sakeu Sushi
<b>Building F</b>	
	Jimmy John's
<b>Building G3B</b>	
101	Lean Kitchen
103	Golf Academy of the Northland
<b>Building G3A</b>	
101	Medevac Medical Response
103	Bower Law Firm
102	Parkville Chamber
104	RIO Salon
<b>Building G4A</b>	
101	Country Financial
102	Shelter Insurance
103	Not Your Typical Gym
104	Parkville Nutrition
<b>Building G4B</b>	
101-103	Pettersson Pet (Go Pet Go)











## 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

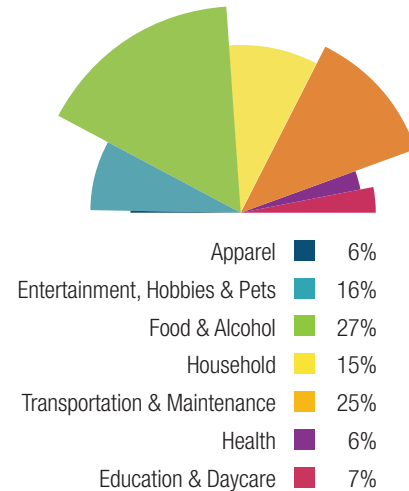
#### INCOME

Household Average Income	\$155,878	\$112,562	\$97,307
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#### 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

9 miles to Kansas City



13 miles to Kansas City International Airport



13 miles to Kansas City University





**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


DAVID'S 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.INVITEDCLUBS.COM/CLUBS/THE-NATIONAL-GOLF-CLUB](https://www.invitedclubs.com/clubs/the-national-golf-club)



**PARK UNIVERSITY**  
11,500 STUDENTS

**DOWNTOWN  
PARKVILLE**



AVERAGE HHI  
±\$115,000

AVERAGE HHI  
±\$147,000

DEUCE AT NATIONAL  
GOLF CLUB

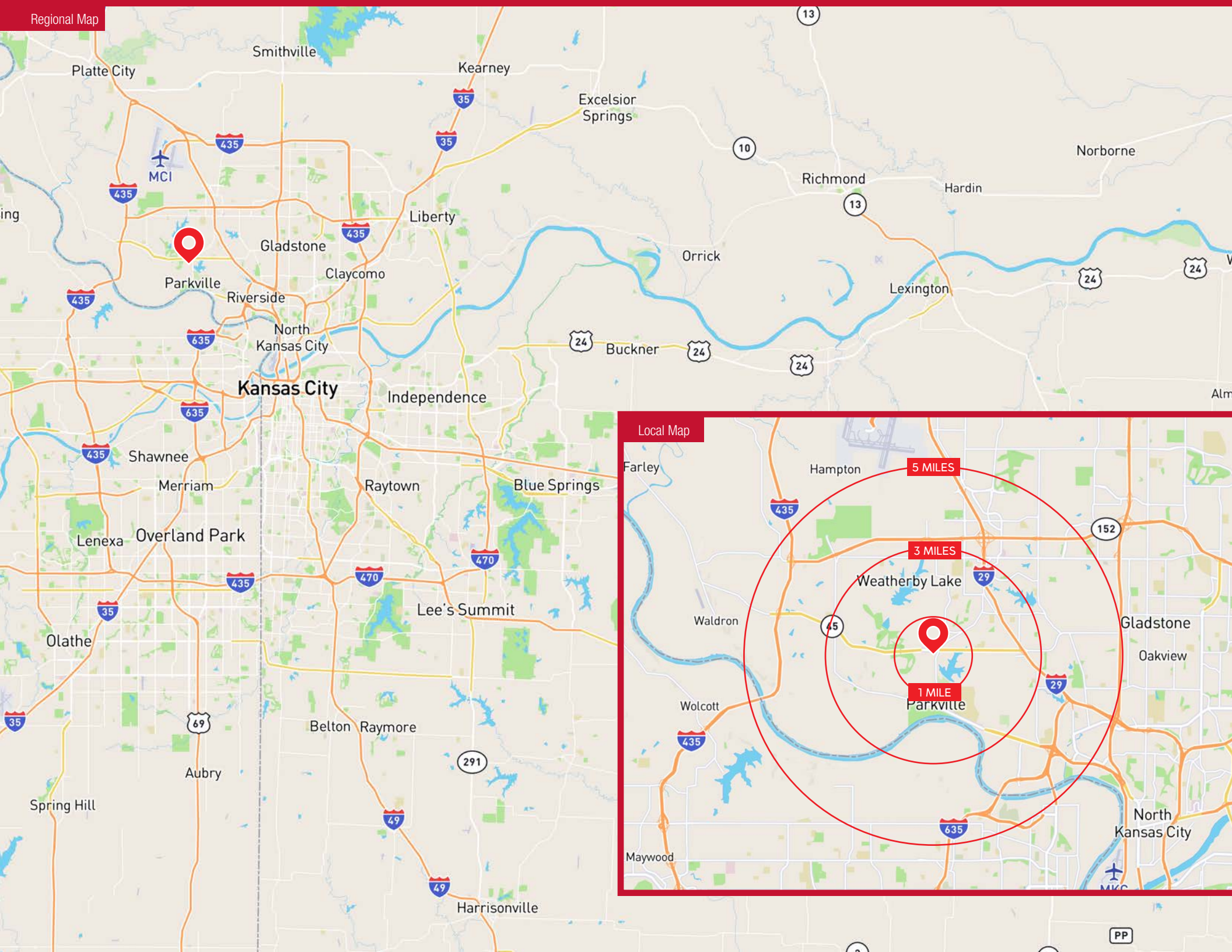
AVERAGE HHI  
±\$153,000

THOUSAND OAKS





Regional Map



Local Map

