

Big Box Retail Opportunities

Metro North Square

509 NW BARRY RD | KANSAS CITY, MO

5,800 SF - 21,794 SF
& 49,921 SF



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LANE4

Property Highlights

- **15,994 SF** inline space for lease; rare junior box opportunity in the Northland's premier retail corridor
- **5,800 SF** inline space for lease starting 1/1/2027
- **49,921 SF** freestanding building for lease
- Prime location at Barry Rd. and US 169 with strong traffic counts and visibility
- Ample parking: 5.49 spaces per 1,000 SF
- Excellent accessibility with multiple ingress/egress points + convenient access to US 169
- Strategically located between Platte & Clay county, one of the fastest growing submarkets in the region with a combined 18% growth rate between 2019 and 2024

Contiguous to 21,794 SF

Demographics	1 MI.	3 MI.	5 MI.
Population	8,125	67,302	153,865
Avg. HH Income	\$89,138	\$100,164	\$104,039
# of Businesses	339	1,369	3,497
# of Employees	3,420	14,181	37,887



Tenant	Monthly Visits	Avg. Dwell Time
Children's Mercy	15,800	78 mins
Salvation Army	6,300	37 mins
Casey's	29,900	8 mins



Contiguous to 21,794 SF



Metro North Square



KANSAS CITY
International Airport

