



 [VIEW SUITE M](#)

2,167 SF
AVAILABLE

PIPER PLAZA RETAIL CENTER

RETAIL SPACE FOR LEASE

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

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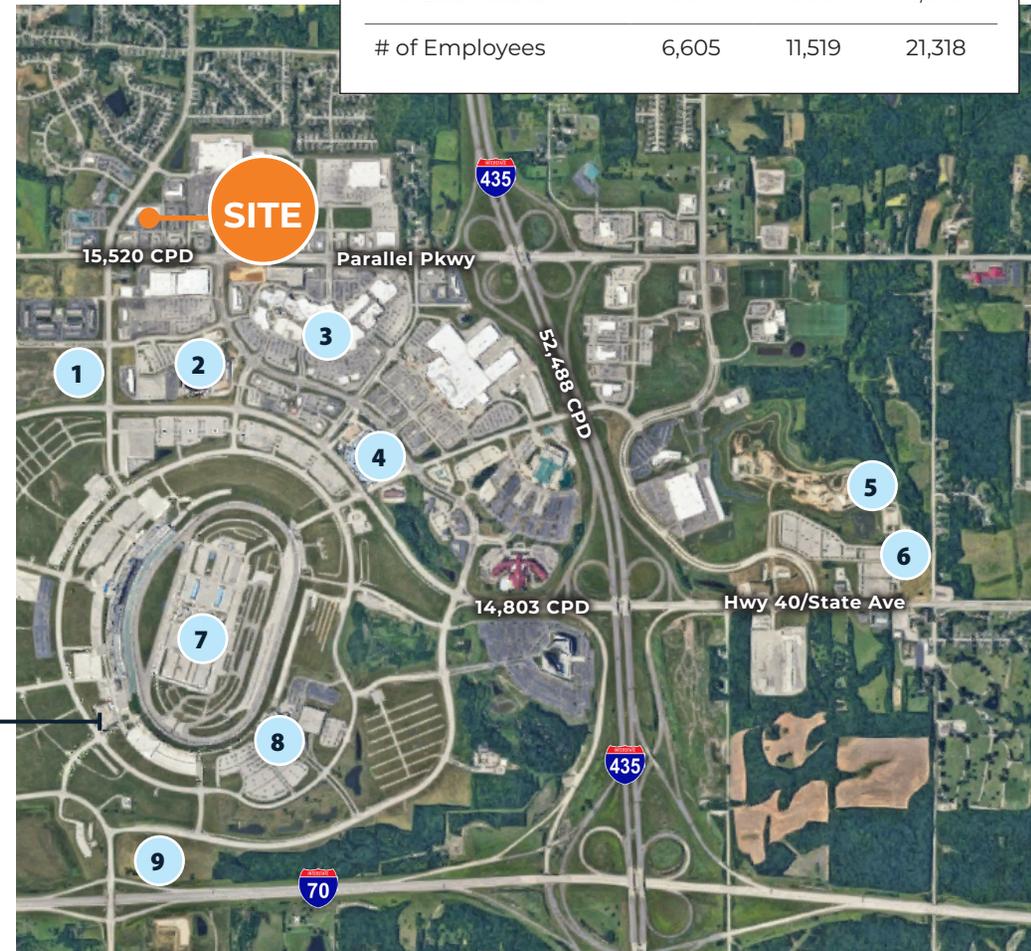
PROPERTY HIGHLIGHTS

- **2,167 SF** small shop space available
- Rare vacancy located next to the Outlet Legends Mall in the heart of Kansas City's retail and entertainment corridor
 - Shopping center sees 529,600 visits per year, with an average dwell time of 50 minutes (*Placer. Ai*)
- Immediate access to I-435 and I-70
 - Over 68,000 CPD on Parallel Pkwy and I-435
- 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. Margaritaville Hotel
7. Kansas Speedway
8. Hollywood Casino
9. Buc-ee's Gas Station



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	





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

SITE

Walmart

KOHL'S

Sams Club

Planet Fitness

USA
National Training Center

ALDI
JCP
TARGET

15,520 CPD

Legends 267 Apartments
Multifamily Development

Parallel Pkwy
The Legends Auto Plaza

98th St

Homefield Redevelopment
\$648.1M Mixed-Use Sports Complex

The Legends Outlets

DAVE & BUSTER'S
HomeGoods
AMC THEATRES
Yard House
Nike Factory Store
BEAUTY BRANDS
RALPH LAUREN
H&M
BALLY 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

KANSAS CITY MONARCH
BASEBALL CLUB

LONGHORN STEAKHOUSE
JESSE'S

Nebraska Furniture Mart

FRONTIER JUSTICE
FAIR - FAMILY - PREMIUM

SPRINGFIELD
Soccer Club

Bass Pro Shops

DFA
Dairy Farmers of America

MENARDS

GREAT WOLF LODGE

CAMPING WORLD

KANSAS SPEEDWAY

14,803 CPD Hwy 40/State Ave

Margaritaville Hotel
\$150M Hospitality Development

435

HOLLYWOOD Casino
AT KANSAS SPEEDWAY

BUC-EE'S
Buc-ee's Gas Station
- Construction Underway -