

# BURLINGTON CREEK PAD SITES

NW 64TH STREET & LUCERNE AVE | KANSAS CITY, MO

» SITE #1: \$900,000

» SITE #2: \$450,000

## OFFERING SUMMARY

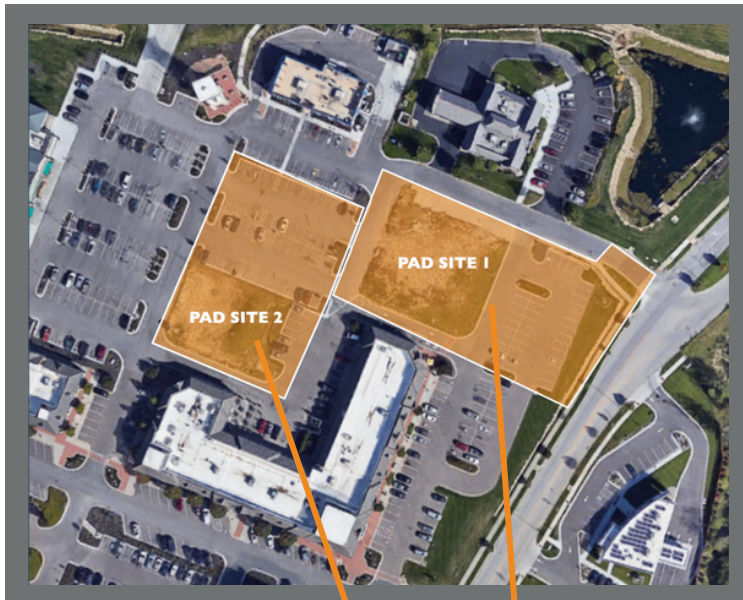
Price:	\$450,000 - \$900,000
Lot Size:	0.98
Zoning:	Commercial
Market:	Kansas City
Submarket:	I-29 Corridor
CPD:	+/-23,000 on 64th Street
Parcels:	Site #1: 19-90-30-200-002-013-000 Site #2: 19-90-30-200-002-013-001

## PROPERTY HIGHLIGHTS

- Build ready- Utilities, Detention, and Parking in Place
- Executive housing nearby
- Less than 1 mile off I-29 and just minutes from KCI Airport
- Mixed-use community with thousands of residents on-site
- Sprouts anchored high end shopping center
- Near dozens of national and strong local/regional tenants
- Parking included
- Located in Platte County; MO's highest income per capita county
- Site #2 can accommodate <6,000 SF building

## DEMOGRAPHICS: 3 MILES

- Population: 58,365
- Median Age: 38.5
- Average Household Income: \$99,852
- Total Specified Consumer Spending: \$767.1M



» SITE #1



[tinyurl.com/5n6r5dev](https://tinyurl.com/5n6r5dev)

» SITE #2



[tinyurl.com/y8zjr8km](https://tinyurl.com/y8zjr8km)



# PRIME LOCATION NEAR STRONG TENANTS



## WHY BURLINGTON CREEK?

These pad sites offer an exceptional opportunity for national retail and fast-food chains seeking a strategic location.

The area within a 3-mile radius of the site boasts a growing population, providing a robust customer base for retail businesses. According to available data, the population is projected to increase steadily over the next five years, indicating sustained growth and potential for increased consumer demand.

The site's proximity to major roadways ensures high visibility and accessibility. Traffic volume maps from the Missouri Department of Transportation indicate significant average annual daily traffic (AADT) counts on nearby highways, reflecting a steady flow of potential customers passing through the area.

Within this 3-mile radius, the area is well-served by essential amenities and infrastructure, including schools, healthcare facilities, and recreational centers, contributing to a vibrant community atmosphere. The presence of established businesses and services indicates a thriving local economy, which can support new retail ventures.

Investing in these sites offer national retailers and fast-food chains a prime location characterized by a growing population, high traffic volumes, and a supportive community infrastructure. These factors collectively create an ideal environment for business success and expansion within this dynamic Kansas City neighborhood.

Sources: [LoopNet](http://LoopNet), [modot.org](http://modot.org)

