

# FOR SALE

## TIFFANY SQUARE LAND SITES

NWC of Skyview Ave & N Ambassador Dr. | Kansas City, MO 64153

### PROPERTY OVERVIEW

- Highly desirable 1st tier pad sites for sale in Northland's main shopping area
- Located at the NWC of Skyview Ave and N Ambassador Dr.
- Pad site delivered 4th quarter, 2024 with all stop lights installed, interior ingress/egress roads built and utilities to pad sites
- Platted and zoned B3-3
- Phase 2 - approx. 750 class A multifamily units
- Shadow Anchored by; Home Depot, Target, JCPenney & Best Buy

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$90,510	\$103,651	\$98,764
2023 Total Population	12,380	49,360	116,400
2022 Median Age	36.9	38.8	38.6
2023 Households	5,257	20,817	47,393



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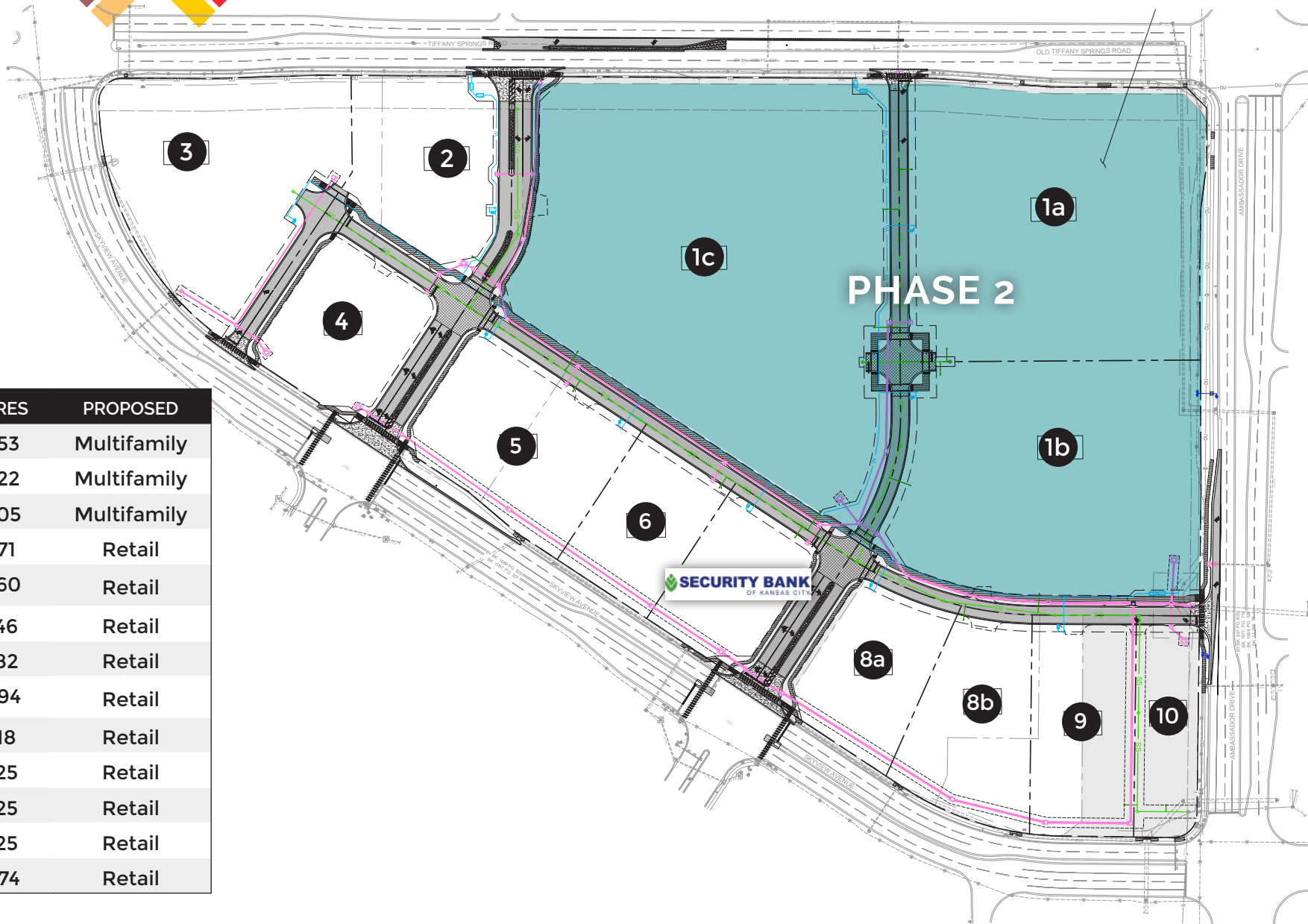
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LOT	LOT SF	ACRES	PROPOSED
1A	197,132	4.53	Multifamily
1B	183,937	4.22	Multifamily
1C	350,511	8.05	Multifamily
2	74,536	1.71	Retail
3	113,075	2.60	Retail
4	63,493	1.46	Retail
5	79,197	1.82	Retail
6	40,950	0.94	Retail
7	51,202	1.18	Retail
8a	54,480	1.25	Retail
8b	54,391	1.25	Retail
9	54,253	1.25	Retail
10	32,666	0.74	Retail

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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