



PROPERTY DESCRIPTION

Home to a strong mix of local and national retailers, Tower Plaza is the Midtown, Kansas City, Kansas location for visibility and traffic.

Join CVS, Dollar General, McDonald's, Subway, Auto Zone and Wendy's in this well-established retail community.

Located on State Avenue Rapid Transit Corridor, this high car and pedestrian traffic center is well suited for medical, community services and retail.

PROPERTY HIGHLIGHTS

- Retail with strong national tenants: McDonald's, CVS, Subway, Wendy's, Dollar General, Taco Bell, AutoZone
- Subtype: office, school, interior self-storage, development
- High pedestrian and vehicle traffic
- Pad site available

OFFERING SUMMARY

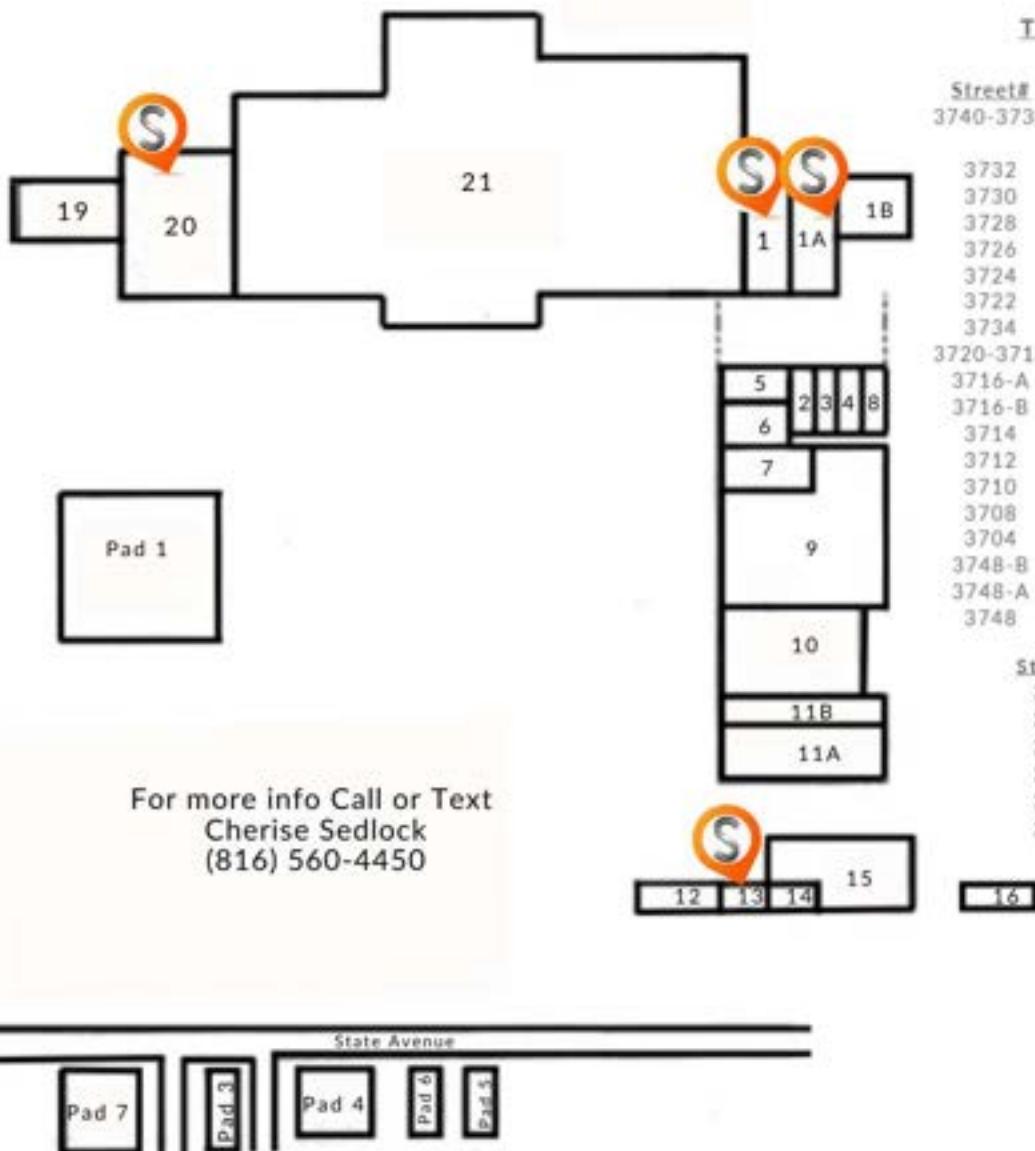
Lease Rate:	\$10.00 - 23.20 SF/yr (NNN)
Available SF:	750 - 12,000 SF
Building Size:	155,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	10 MILES
Total Households	3,804	22,783	270,130
Total Population	11,940	67,799	636,455
Average HH Income	\$72,662	\$62,147	\$93,164

Cherise Sedlock

Senior Vice President | 816.560.4450
cherise@selectsitesllc.com

The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.



Tower Plaza Shopping Center

182,246 SF

Street#	Unit	Tenant	Area (SF)
3740-3738	1 & 1A	Vacant	12,000
	1B	Mission Adelante Storage	1,300
3732	2	The Latino AA Group	684
3730	3	The Latino AA Group	1,000
3728	4	Occupied	1,000
3726	5	Paleteria Chilindrina Pillo	2,100
3724	6	Latino american	1,650
3722	7	Spay and Neuter of KC	3,750
3734	8	Occupied	684
3720-3718	9 & 10	Adelante Thrift	18,454
3716-A	11B	Dollar General	9,885
3716-B	11A	Hero Dental Clinic	10,000
3714	12	Subway	1,500
3712	13	Available	750
3710	14	Liberty Tax	600
3708	15	Chin Hills Grocery	4,218
3704	16	H&R Block	1,000
3748-B	18	Tire and Wheel	6,227
3748-A	20	Vacant	7,760
3748	21	Bunny's Beauty	56,741

Street #	Padsite	Tenant	Size
3750	1	CVS	17,075 SF
3725	3	McDonald's	2,200 SF
3653	4	Advanced Auto	9,975 SF
3651	5	Taco Bell	1,500 SF
3647	6	Wendy's	2,200 SF
3651	7	SPD Transfer	7,053 SF



Cherise Sedlock

Senior Vice President | 816.560.4450

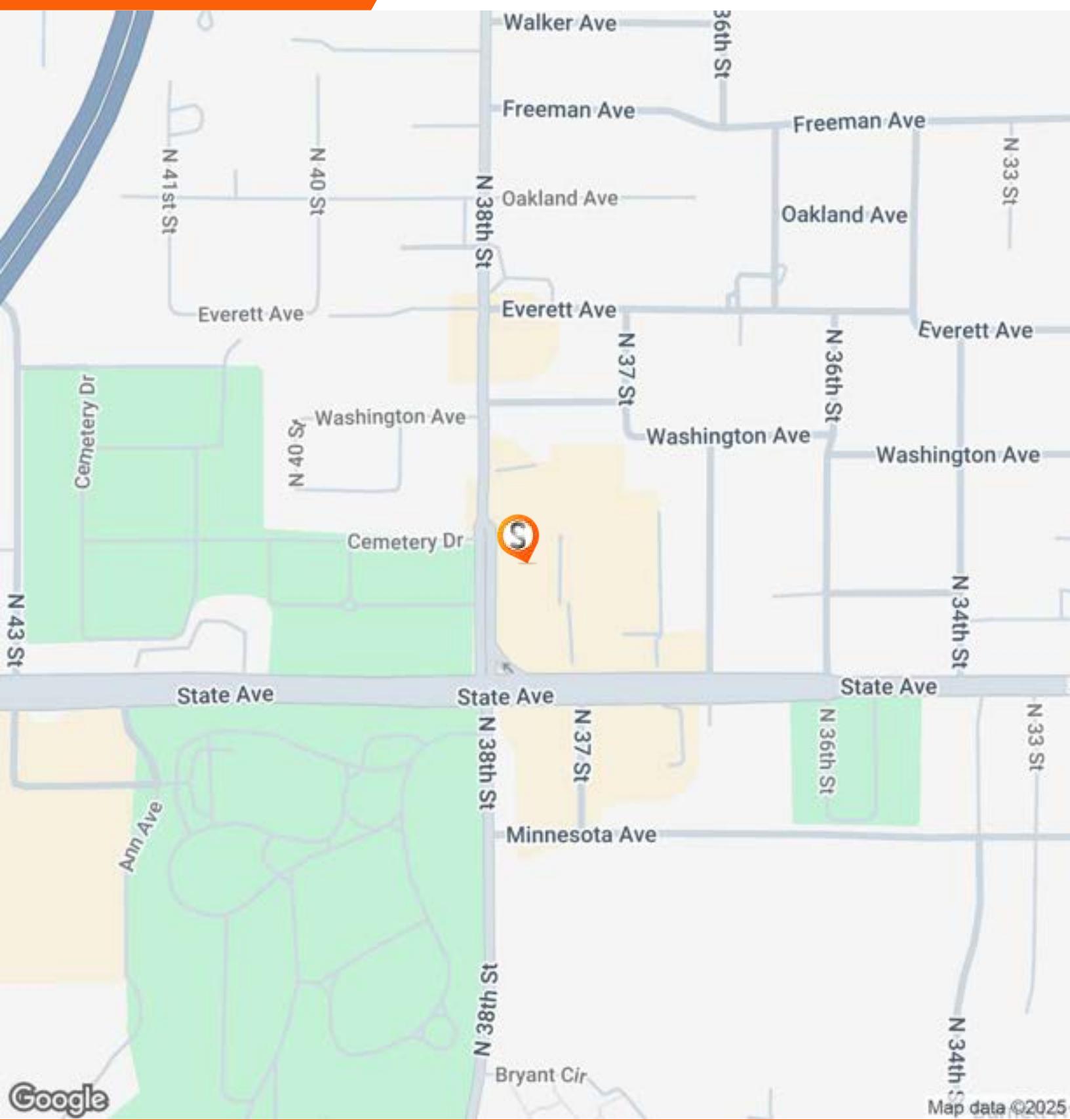
cherise@selectsitesllc.com



3750 STATE AVENUE

Kansas City, KS 66102

RETAIL PROPERTY
FOR LEASE

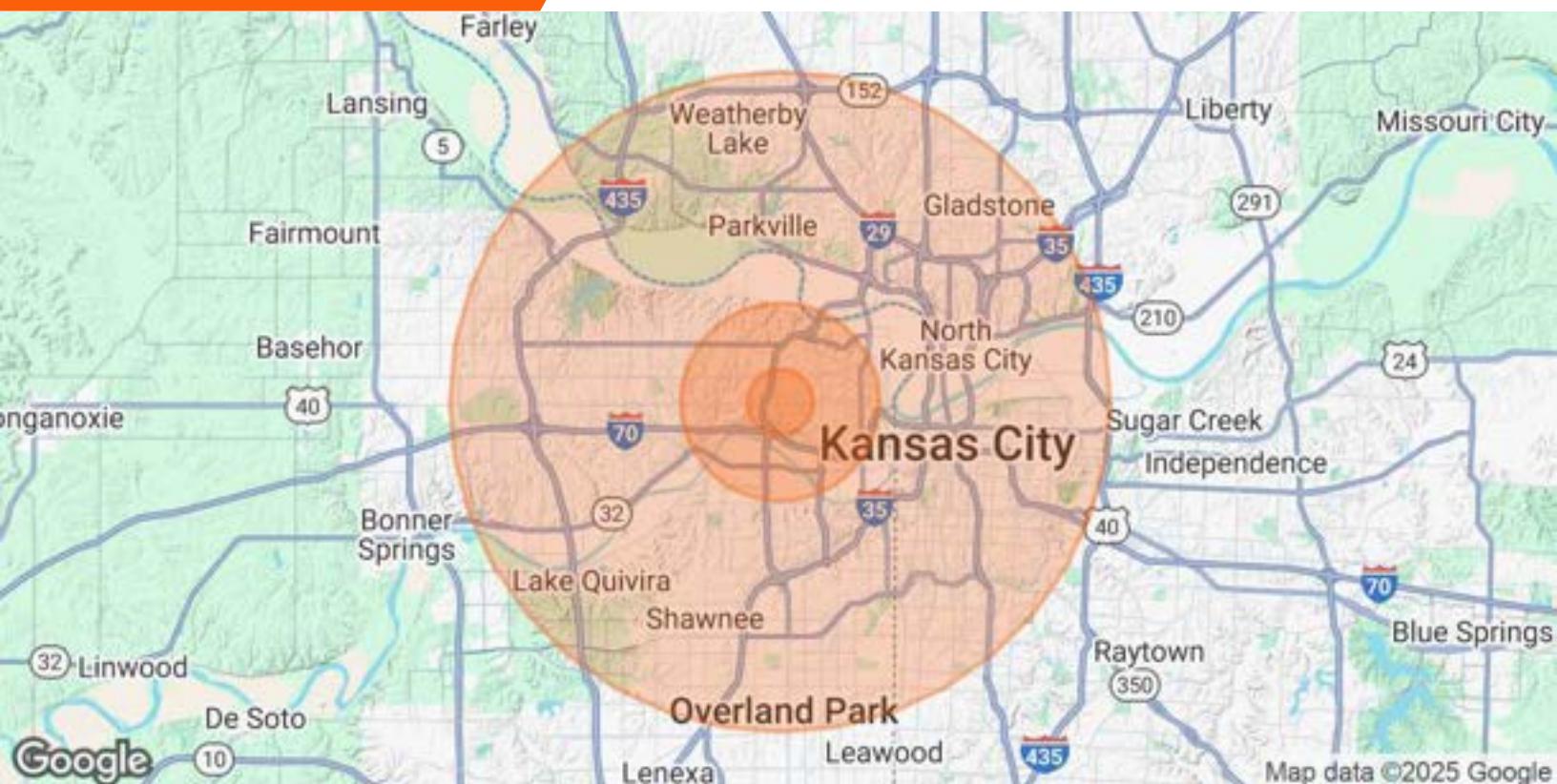


Cherise Sedlock

Senior Vice President | 816.560.4450
cherise@selectsitesllc.com

The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.





POPULATION	1 MILE	3 MILES	10 MILES
Total Population	11,940	67,799	636,455
Average Age	34	35	39
Average Age (Male)	33	35	38
Average Age (Female)	34	36	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	3,804	22,783	270,130
# of Persons per HH	3.1	3	2.4
Average HH Income	\$72,662	\$62,147	\$93,164
Average House Value	\$136,290	\$142,421	\$297,789

Demographics data derived from AlphaMap

Cherise Sedlock

Senior Vice President | 816.560.4450
cherise@selectsitesllc.com

