



Development Opportunity

Located Near Zona Rosa and Barry Woods Crossing

8305 N Stoddard Avenue
Kansas City, Missouri

NEWMARK
ZIMMER

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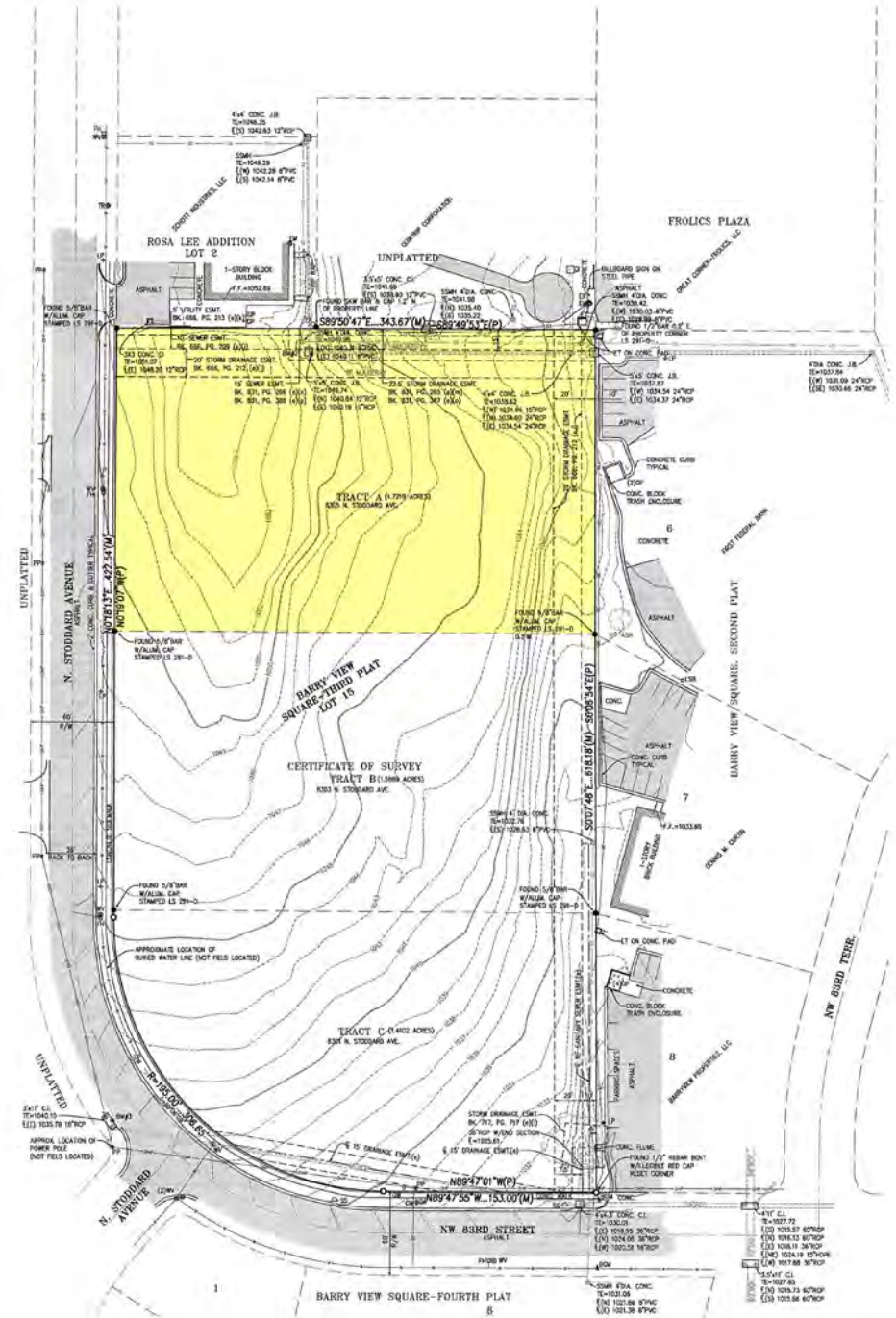
Executive Managing Director, Principal

t 816-268-4241

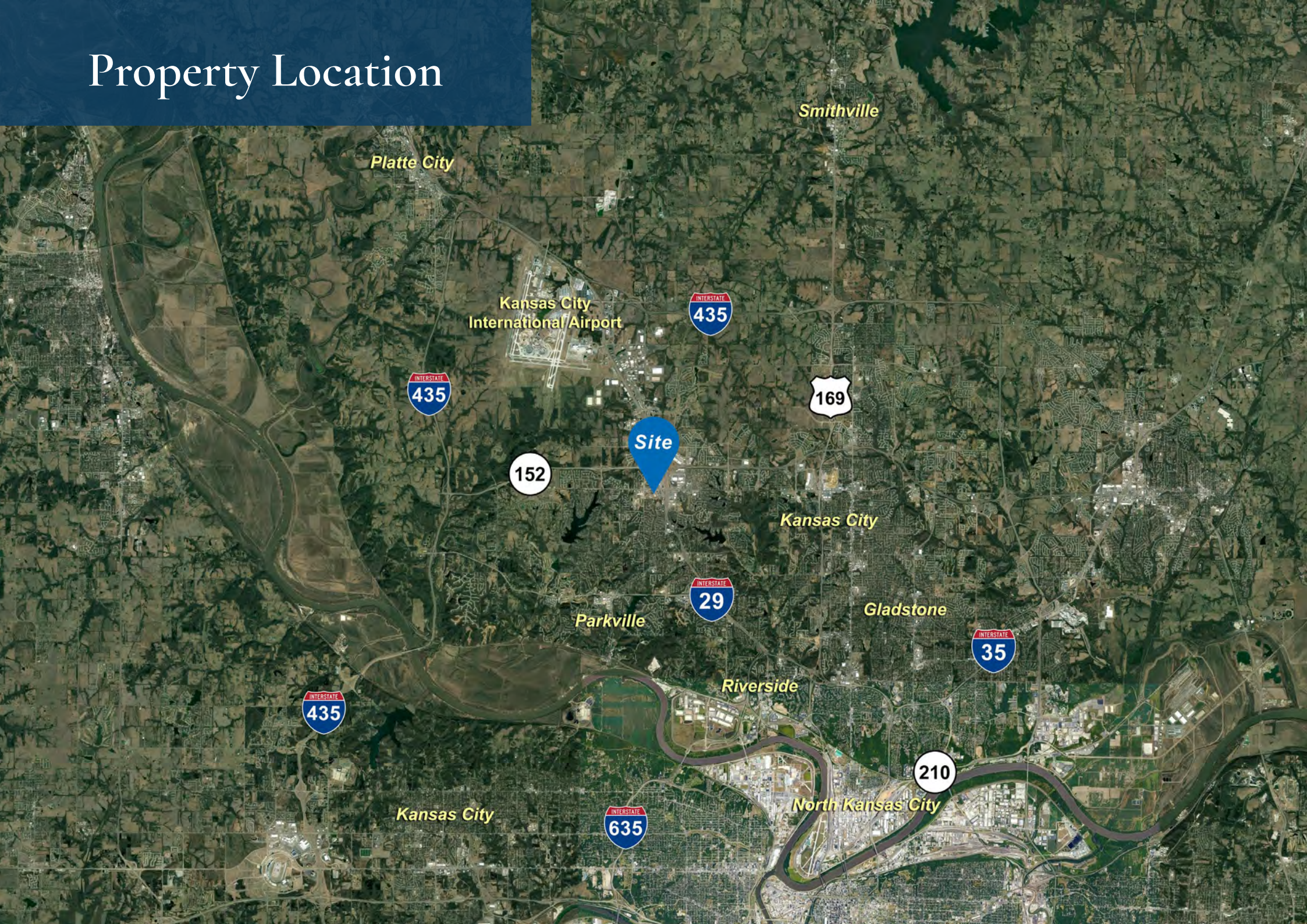
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Property Highlights

- 1.72 acre site
- Located in a busy retail corridor
- Across from Zona Rosa shopping district
- Located next to Spring Hill Suites hotel
- Great access to I-29
- Zoned B3-2 Community
- For sale at \$1,200,000



Property Location



Property Location



Boardwalk Square

Zona Rosa



Barry Rd.

Site

Park Hill
High School

Alfred L. Renner
Elementary School

Barry Woods
Crossing

Congress
Middle School

N Congress Ave.

Neighboring Retailers

BARNES & NOBLE LOFT
 MEN'S WEARHOUSE **OLD NAVY**
 AMERICAN EAGLE LANE BRYANT
CHICO'S **Buckle** **B**
EXPRESS VICTORIA'S SECRET
 FOREVER 21 francesca's
TORRID *Michaels*
 Dillard's **CVS** pharmacy
GNC pure barre
 SEPHORA **claire's**
 Bath & Body Works **Staples**
WING WINGS **OUTBACK** *Red Robin*
COLD STONE **SUBWAY**
 DSW **zumiez** **WORKSHOP**
DICK'S **cricket** **AT**

OfficeMax **Tanger** **ON THE BORDER** **DISCOUNT TIRE** **usbank**
Hooters **Chili's** **Freddy's** **Commerce Bank** **DAVID'S**
TEXAS **Starbucks** **Chick-fil-A** **BED BATH & BEYOND** **HyVee** beauty brands
SHOE CARNIVAL **ROSS** **amc** **MAIN EVENT**
Party City **verizon** Great Clips **MATTRESS FIRM**

Shelvin-Williams **8** **LAQUINIA** **6**
SPRINGHILL SUITES **Arby's** **Hardee's**
SONIC **McDonald's** **SMOOTHIE KING** **TT**
Popeyes **jiffy lube**
UMB **Bank of America**
QT **Shell** **Phillips 66** **SANYTIME FITNESS**

AutoZone **Central Bank**
maurices **Phillips 66**
HOBBY LOBBY **Walmart**
DOLLAR TREE **SportClips**
LOWE'S **Petland**
TACO BELL **BURGER KING** **Papa Murphy's**
SUBWAY **hallmark**

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Site

Zona Rosa

Boardwalk Square

Barry Rd.

Barry Woods Crossing

INTERSTATE 29

Demographics

		1 MILE	3 MILE	5 MILE
POPULATION	2010 Population	9,205	42,118	81,823
	2020 Population	9,832	50,969	96,996
	2024 Population	10,614	53,860	102,322
	2029 Population	11,051	57,103	107,897
	2024 Median Age	35.7	38.1	37.3
HOUSEHOLDS	2010 Households	3,990	17,861	33,728
	2020 Households	4,218	21,300	39,495
	2024 Households	4,659	22,660	41,936
	2029 Households	4,848	24,022	44,313
	2024 Average Household Size	2.26	2.35	2.42
INCOME	2024 Median Household Income	\$75,429	\$91,947	\$87,040
	2029 Median Household Income	\$83,729	\$104,637	\$101,779
	2024 Average Household Income	\$89,804	\$119,602	\$114,140
	2029 Average Household Income	\$103,355	\$135,383	\$129,696
HOUSING	2010 Total Housing Units	4,363	19,310	36,477
	2020 Total Housing Units	4,468	22,748	42,103
	2024 Total Housing Units	4,948	24,155	44,607
	2029 Total Housing Units	5,131	25,524	47,005