

KELLY CROSSING

7605 NW ROANRIDGE ROAD, KANSAS CITY, MO 64151

RETAIL PROPERTY
FOR LEASE



PROPERTY DESCRIPTION

Kelly Crossing is an established, high-traffic retail strip center designed to capture consistent daily commutes and local neighborhood shoppers. This 2,265 SF (+/-) suite offers the square footage and flexibility required for a variety of uses, from modern medical clinics to boutique fitness or high-end retail. Floor-to-ceiling storefront windows and prominent signage opportunities to capture heavy vehicle and pedestrian traffic.

PROPERTY HIGHLIGHTS

- Prime Visibility Along I-29
- Strong Tenant Mix
- Well-Maintained Property
- Surrounded by Thriving Neighborhoods and Amenities

OFFERING SUMMARY

Available SF:	Suite 7609 - 2,265 SF +/-
Building Size:	15,000 SF +/-

DEMOGRAPHICS	2.25 MILES	5.5 MILES	10 MILES
Total Households	15,964	51,598	144,804
Total Population	37,591	123,485	340,723
Average HH Income	\$93,148	\$90,194	\$74,660

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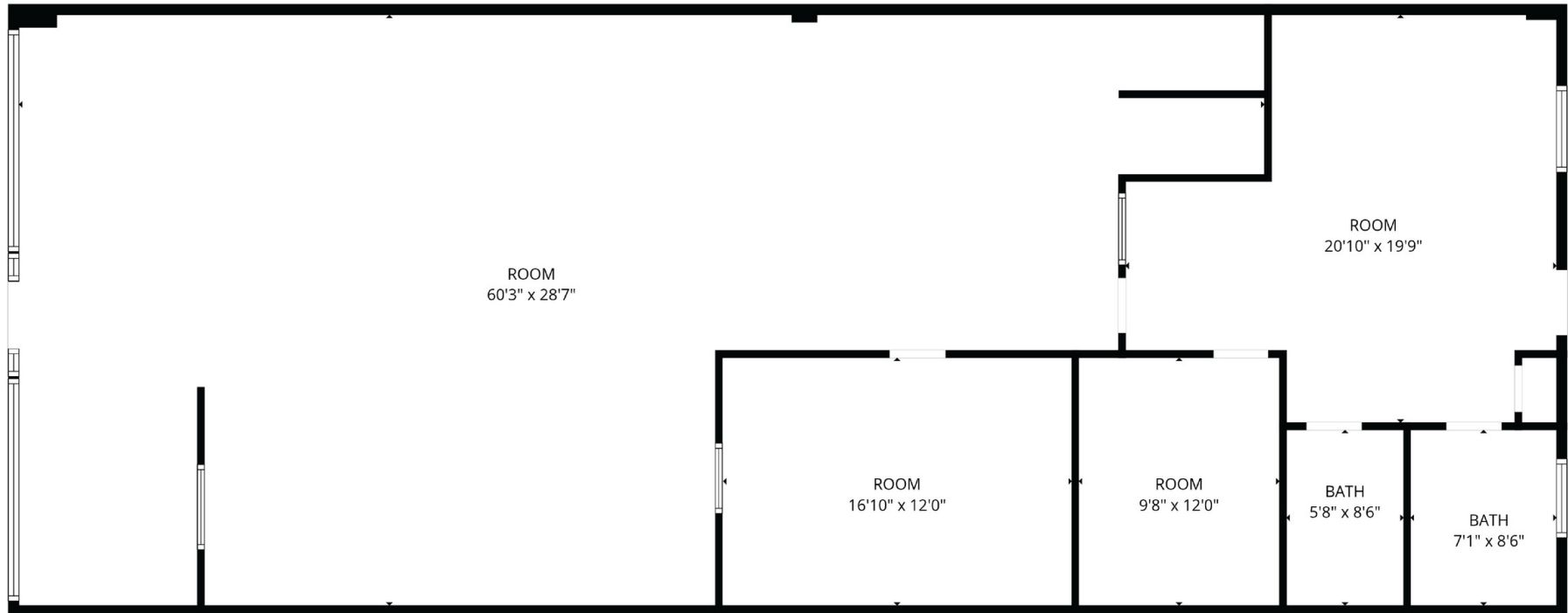
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SUITE 7609
FLOOR PLAN



Suite 7609
2,265 SF (+/-)

Suite 7609 Floor Plan - All layouts and dimensions are rough estimates for illustrative purposes and should be independently verified.

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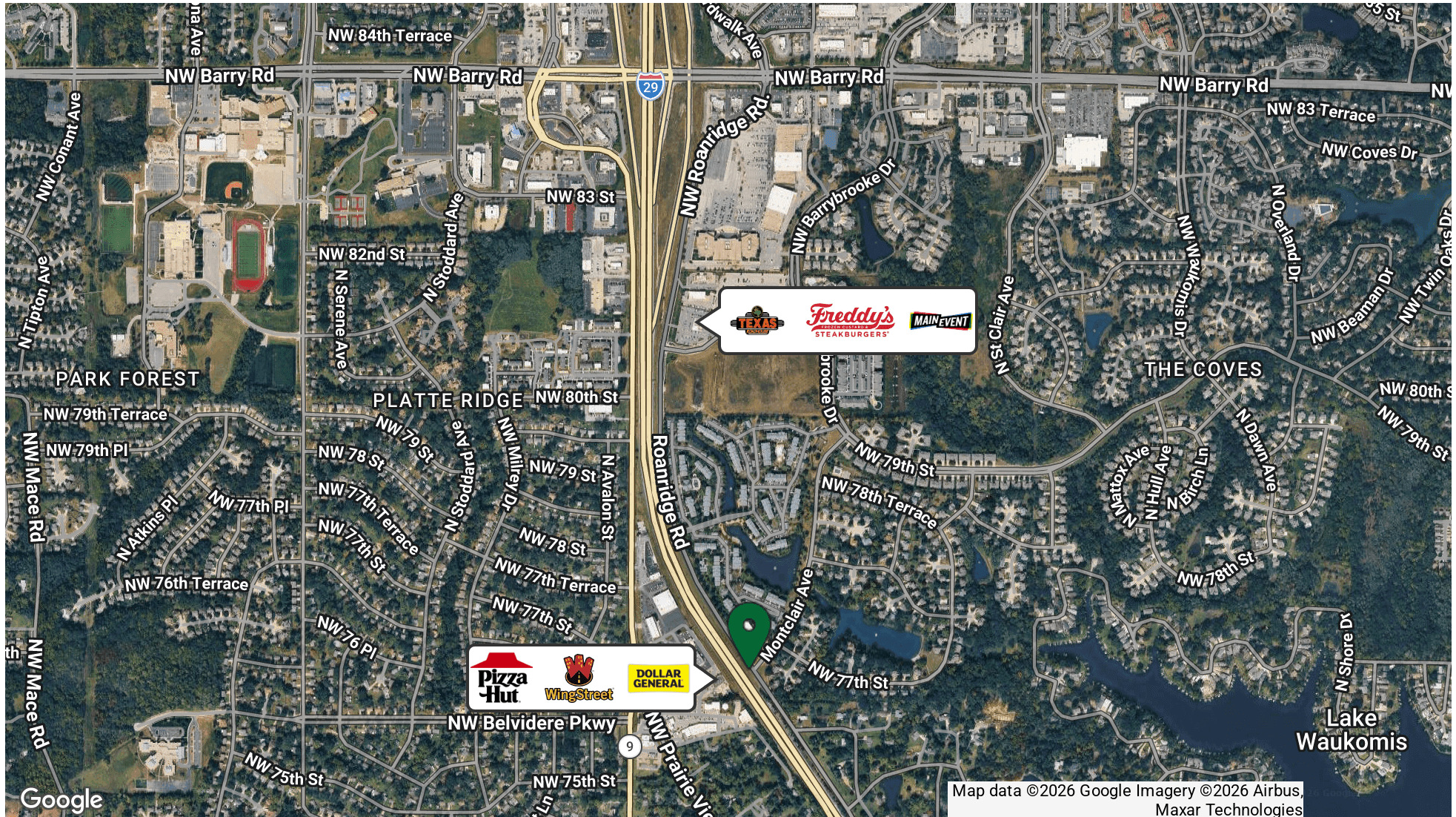
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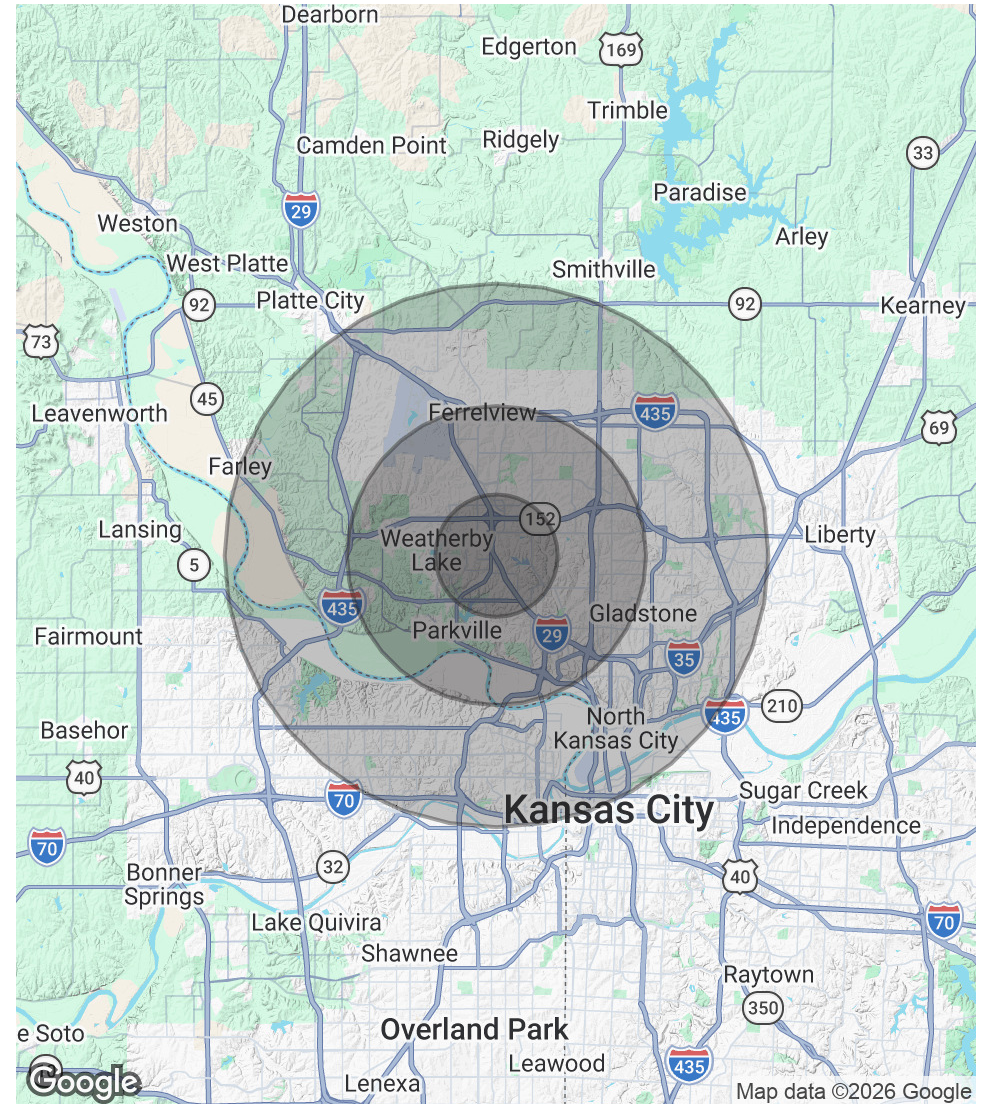
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POPULATION	2.25 MILES	5.5 MILES	10 MILES
Total Population	37,591	123,485	340,723
Average Age	39.7	38.7	37.1
Average Age (Male)	37.9	37.9	36.0
Average Age (Female)	39.9	39.5	38.4

HOUSEHOLDS & INCOME	2.25 MILES	5.5 MILES	10 MILES
Total Households	15,964	51,598	144,804
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$93,148	\$90,194	\$74,660
Average House Value	\$216,765	\$217,176	\$173,344

2020 American Community Survey (ACS)



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