

**PARKVILLE  
COMMONS**  
WHERE COMMUNITY GATHERS



## **GREAT SPACE FOR LEASE**

DWIGHT MEDBERY, III @ 816-695-5788; [dmed@rubensteinre.com](mailto:dmed@rubensteinre.com)

CULLEN MAGARIEL @ 913-202-2395; [cullen@rubensteinre.com](mailto:cullen@rubensteinre.com)

**WWW.RUBENSTEINRE.COM**





# AVAILABLE

PARK UNIVERSITY  
11,500 STUDENTS



CITY HALL



MISSOURI 9 (±10,193 VPD)

PUBLIC LIBRARY



TOM WATSON PARKWAY (±16,961 VPD)



NICK-JAKE'S EYE CENTER OF PARKVILLE



CYCLE CITY



NOT TO SCALE





Tenant	SF
<b>Building A</b>	
100 Price Chopper	73,000
A Scooter's	675
<b>Building B</b>	
300 Cycle City	5,900
320 Pride Cleaners	2,100
<b>Building D</b>	
119 Acre Restaurant	3,500
118 United Studios of Self Defense	965
116 FiveStar Lifestyles	1,747
115 The Frame Shop	1,500
112 Eye Center of Parkville	4,100
110 Nick & Jake's	6,914
106 GNC Store	1,400
105 Twill (Expansion)	1,400
104 Twill	1,400
103 Royal Nail Spa	1,400
102 Pizza Hut	1,568
101 Karen Search (Barber)	865
100 Sakeu Sushi	1,569
<b>Building F</b>	
Jimmy John's	1,339
<b>Building G3B</b>	
101 Lean Kitchen	2,410
103 Golf Academy of the Northland	1,925
<b>Building G3A</b>	
101 Medevac Medical Response	3,000
103 Bower Law Firm	850
102 Parkville Chamber	457
104 RIO Salon	2,470
<b>Building G4A</b>	
101 Country Financial	1,619
102 Shelter Insurance	930
103 AVAILABLE	2,600
104 AVAILABLE	1,000
<b>Building G4B</b>	
101-103 Pattersson Pet (Go Pet Go)	4,807
AVAILABLE SF: 0	
TOTAL SF: 133,410	







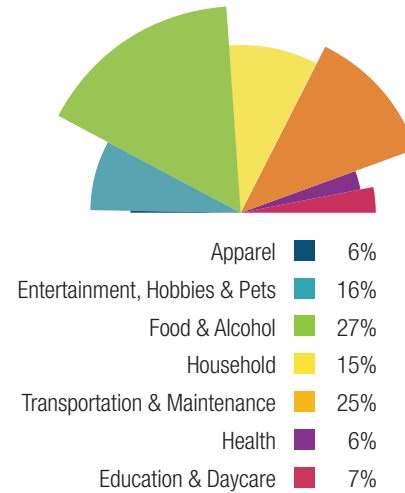




# AREA OVERVIEW

9107 MO-45 PARKVILLE, MO 64152	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	5,195	44,149	94,464
Population 5 Years Forecast	5,612	48,655	103,645
Population 10 Years Forecast	6,072	53,143	112,712
Average Age	42	41	40
<b>HOUSEHOLDS</b>			
2021 Estimated Households	2,107	17,655	38,413
Households 5 Years Forecast	2,278	19,486	42,232
Households 10 Years Forecast	2,470	21,307	45,997
<b>INCOME</b>			
Household Average Income	\$155,878	\$112,562	\$97,307
<b>BUSINESS</b>			
Total Businesses	327	1,131	2,047
Total Employees	3,503	13,347	36,455

## HOUSEHOLD EXPENDITURES



## HOUSING MARKET

**\$525,450**  
MEDIAN LIST PRICE

**\$546,900**  
MEDIAN SALE PRICE



## TOP EMPLOYERS



## AREA FACT FILE

- 1.5%** Population growth since 2000
- 5.9%** Home appreciation in the last 10 years
- 38** Median Age
- 36%** Predicted job growth over the next 10 years
- 88,184** Estimated population
- 20** Minutes average commute time



**2** TIFFANY SPRINGS MARKETCENTER

THE HOME DEPOT BEST BUY TARGET Marshalls

sam's club five BELOW Guitar Center JCPenney

**3** BARRYWOODS CROSSING

MAIN EVENT amc BED BATH & BEYOND OfficeMax


DAVIDS BRIDAL PartyCity ROSS DRESS FOR LESS beauty brands

**1** ZONA ROSA

BARNES & NOBLE Dillard's DSW DESIGNER SHOE WAREHOUSE

DICK'S SPORTING GOODS OLD NAVY Michaels Where Creativity Happens

MEN'S WEARHOUSE Staples EXPRESS



**THE NATIONAL**  
GOLF CLUB OF KANSAS CITY

ESTABLISHED: 1998  
DESIGNER: TOM WATSON  
HOLES: 18  
YARDS: 7,000

SOURCE: [HTTPS://WWW.INITEDCLUBS.COM/CLUBS/THE-NATIONAL-GOLF-CLUB](https://www.initedclubs.com/clubs/the-national-golf-club)

AVERAGE HHI  
±\$115,000

AVERAGE HHI  
±\$147,000

DEUCE AT NATIONAL  
GOLF CLUB

AVERAGE HHI  
±\$153,000

THOUSAND OAKS

PARKVILLE COMMONS  
WHERE COMMUNITY GATHERS

PARK UNIVERSITY  
11,500 STUDENTS

DOWNTOWN  
PARKVILLE

ARGOSY  
CASINO  
HOTEL&SPA

ADIENT

Yanfeng

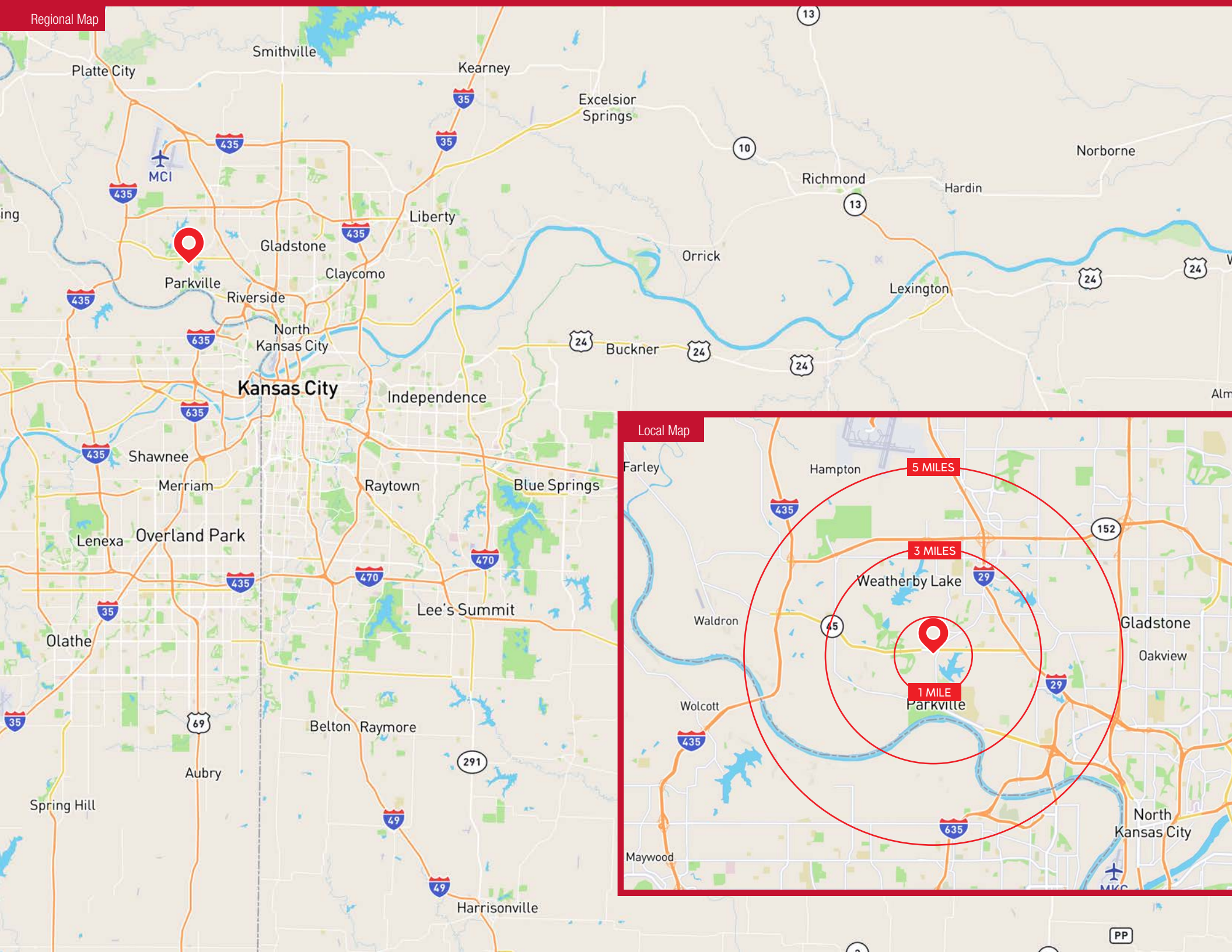
MO-45 (±16,961 VPD)



NOT TO SCALE



Regional Map



Local Map

