

FOR LEASE:

**7501 TIFFANY SPRINGS
PARKWAY**

KANSAS CITY, MO 64153

PEAK
Real Estate Partners



PEAK REAL ESTATE PARTNERS

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PROPERTY HIGHLIGHTS

7501 TIFFANY SPRINGS PARKWAY

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- **Availability**

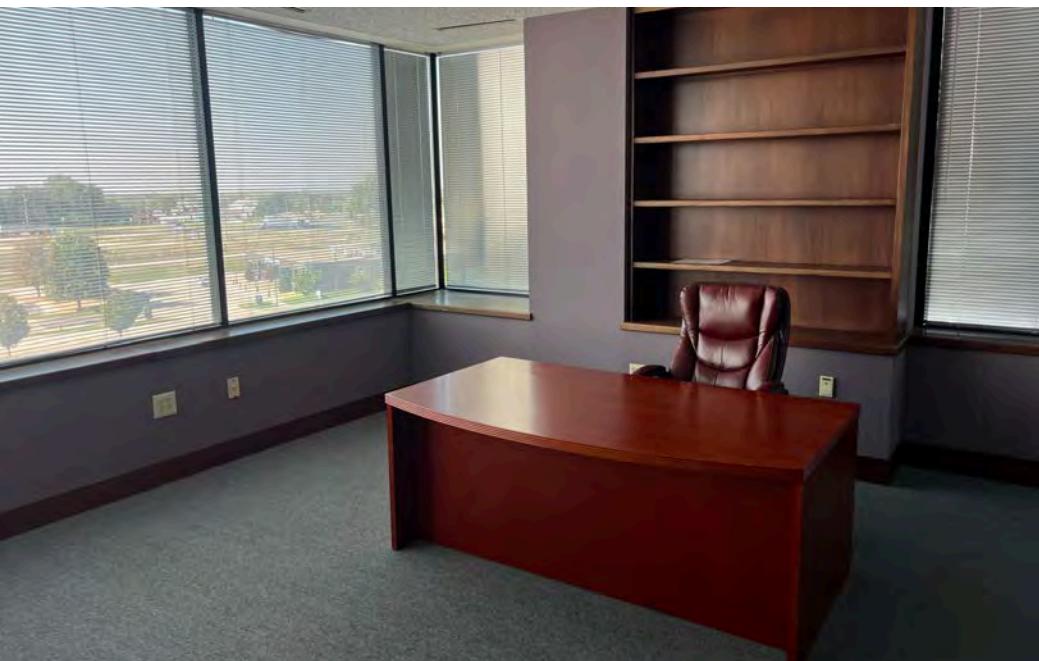
- **Suite 100: 2,159 SF**
- **Suite 200: 1,019 SF**
- **Full Third Floor: 12,339 SF**
- **Suite 400: 2,719 SF**
- **Suite 501: 2,538 SF**
- **Suite 503: 4,317 SF**
- **Full Sixth Floor: 12,339 SF**
- **Suite 700: 9,300 SF**
- \$15 per square foot, full-service lease rate
- Building Signage Available
- Conveniently located near Kansas City International Airport
- Near Zona Rosa Shopping Mall
- Professional management, strong local ownership
- Ample surface parking



INTERIOR PHOTOS

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EXTERIOR PHOTOS

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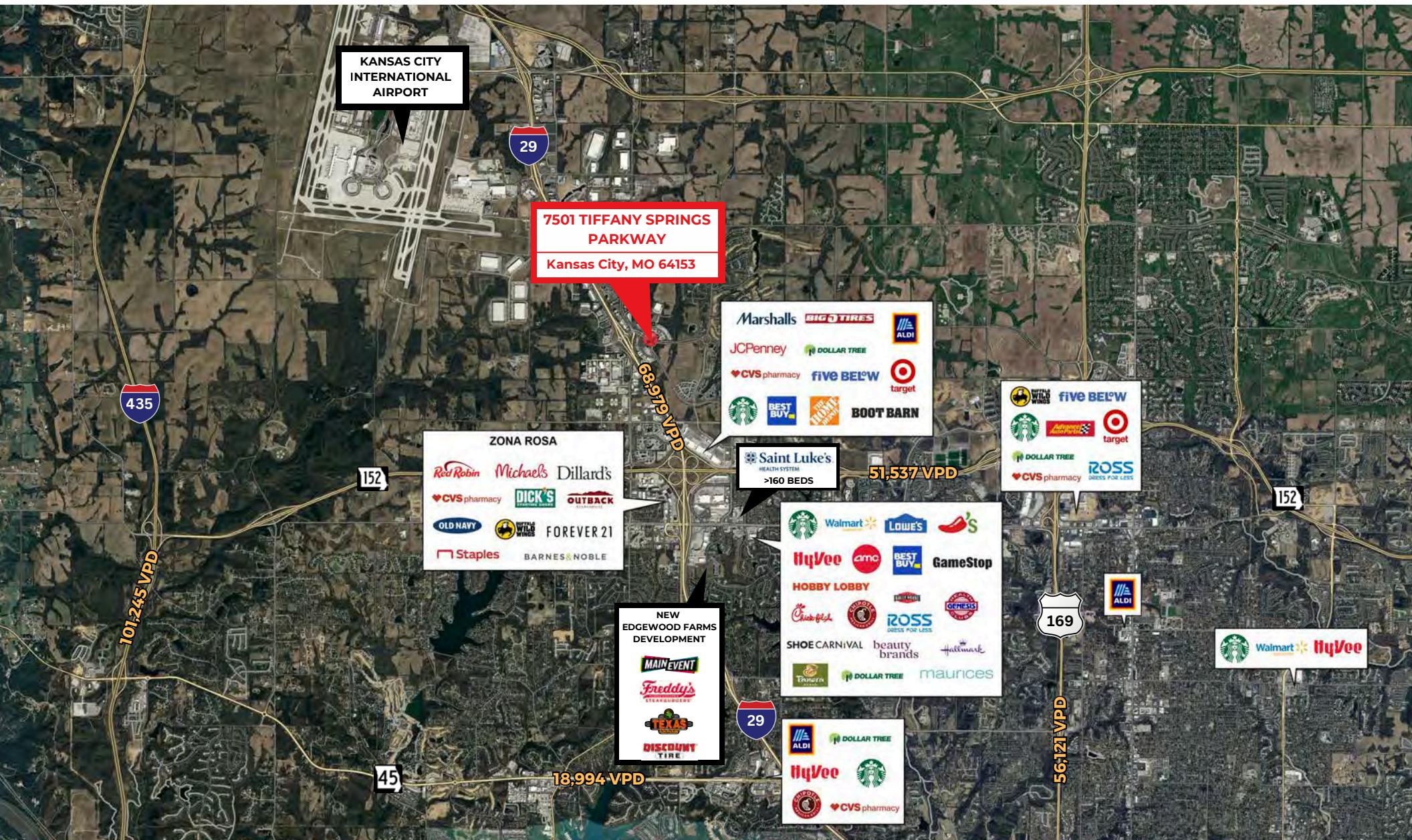
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PROPERTY AERIAL

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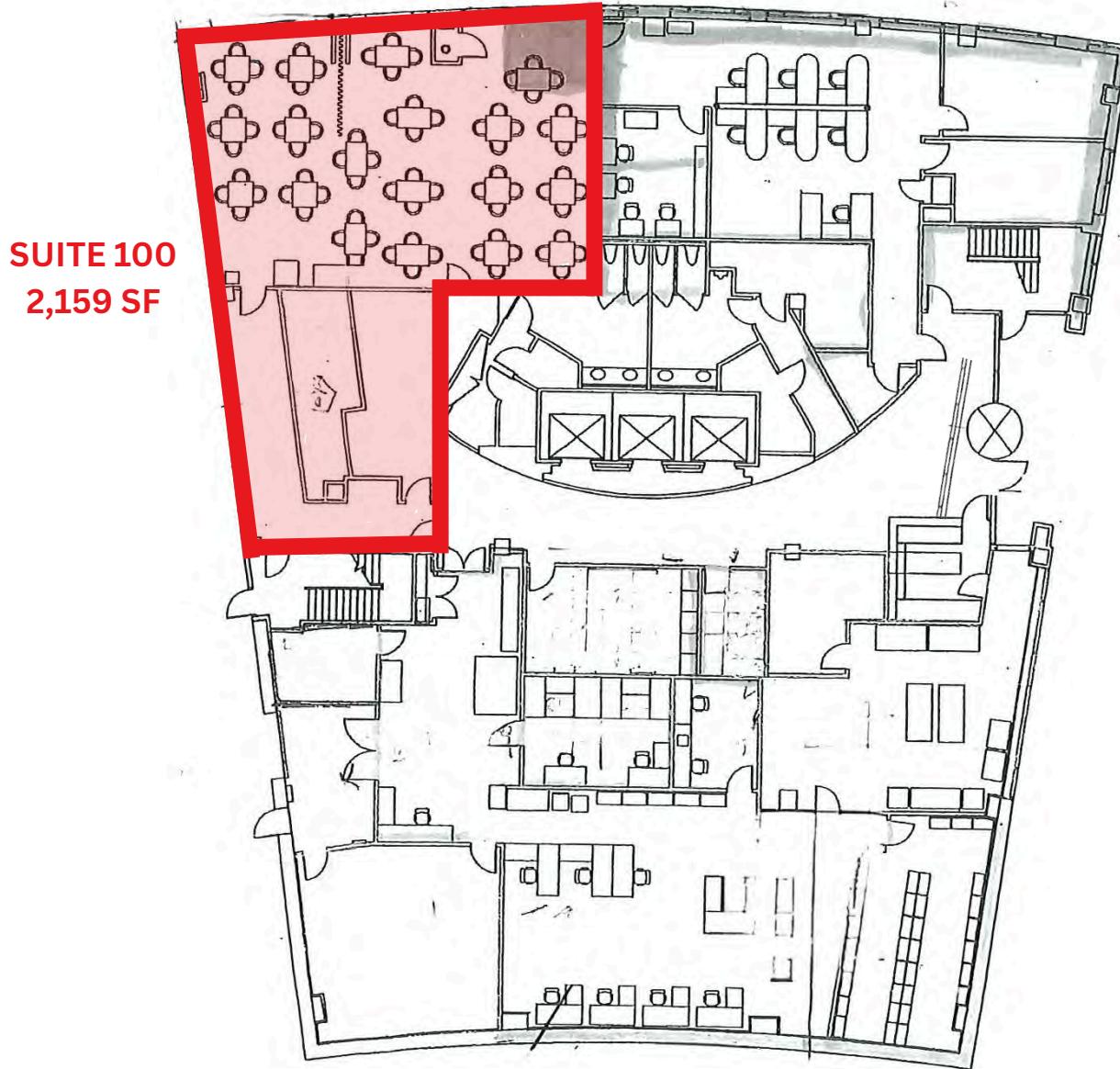
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FLOOR PLAN

FIRST FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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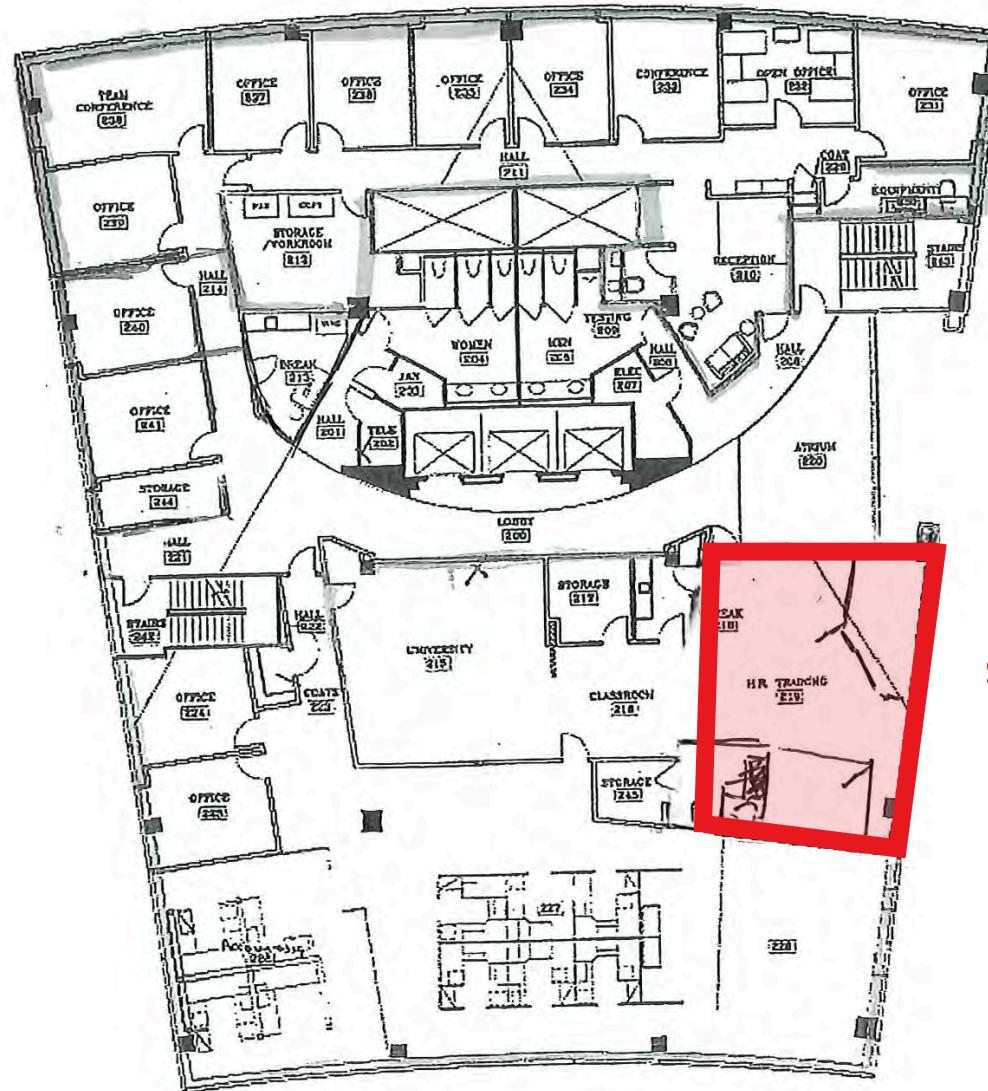


FLOOR PLAN

SECOND FLOOR | 7501 TIFFANY SPRINGS PARKWAY



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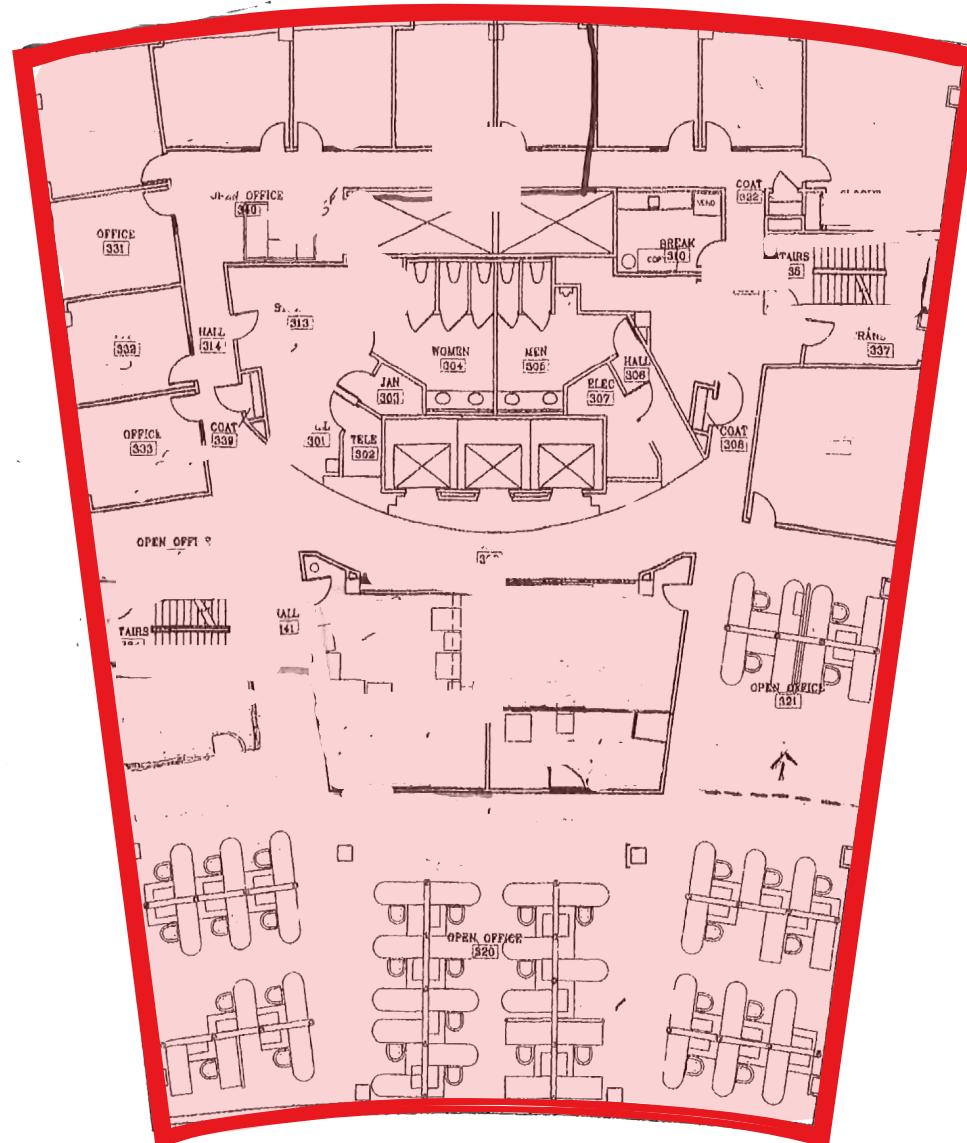
SUITE 200

1,019 SF

FLOOR PLAN

THIRD FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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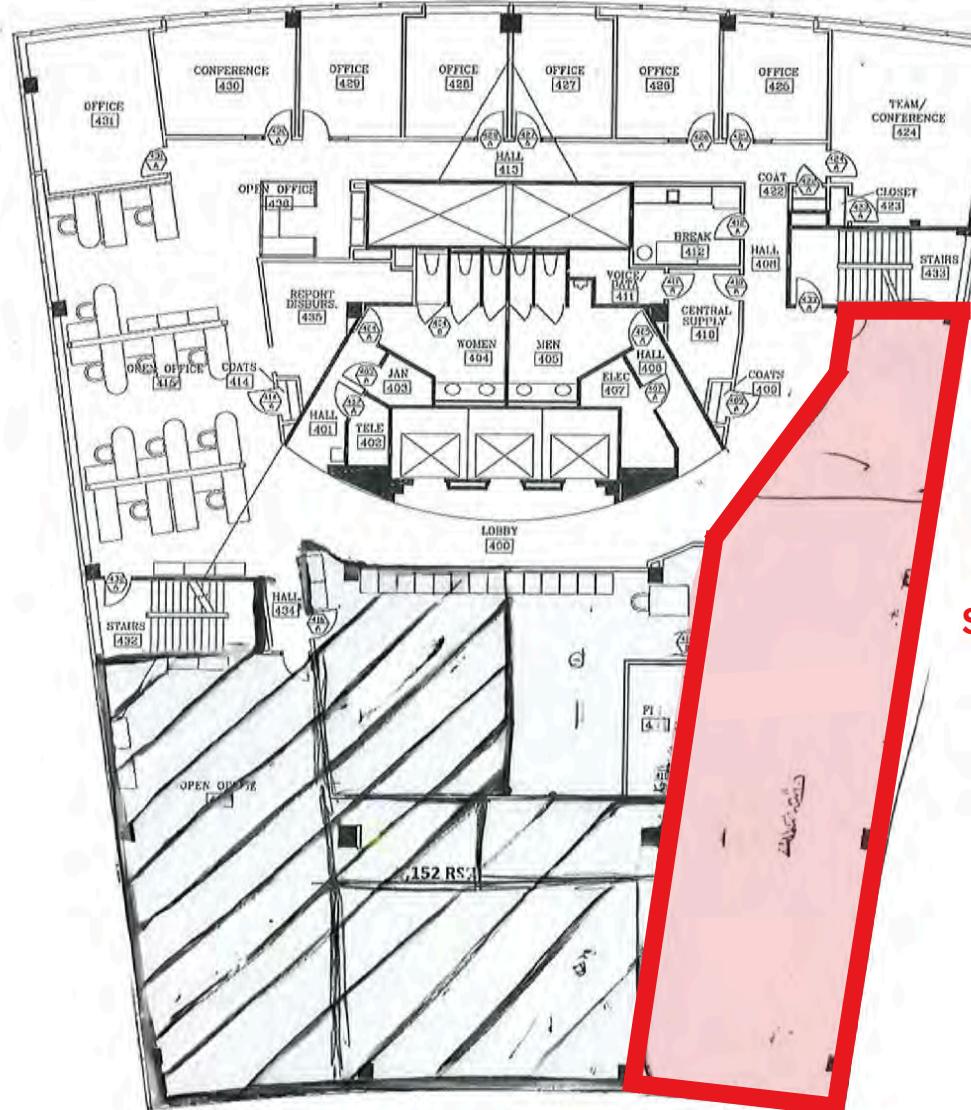


FULL FLOOR 12,339 SF

FLOOR PLAN

FOURTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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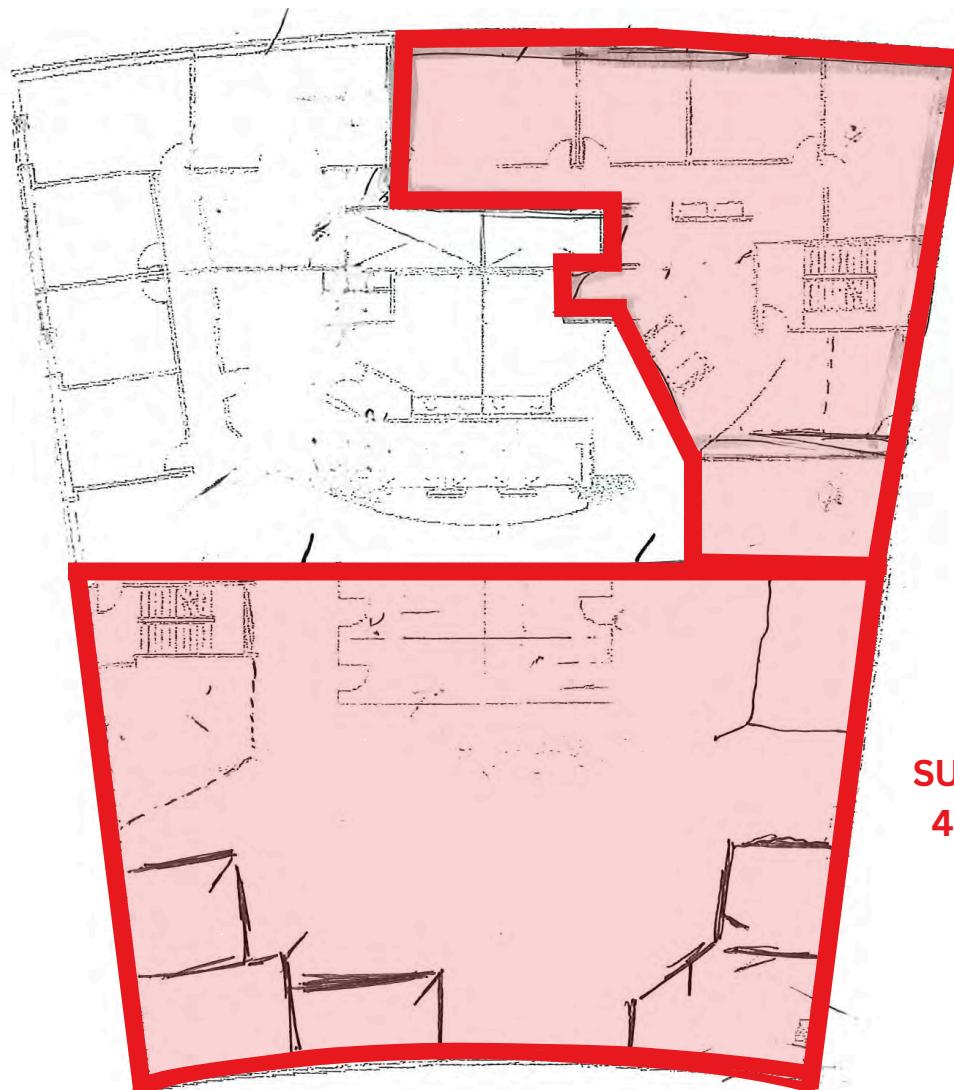


**SUITE 400
2,719 SF**

FLOOR PLAN

FIFTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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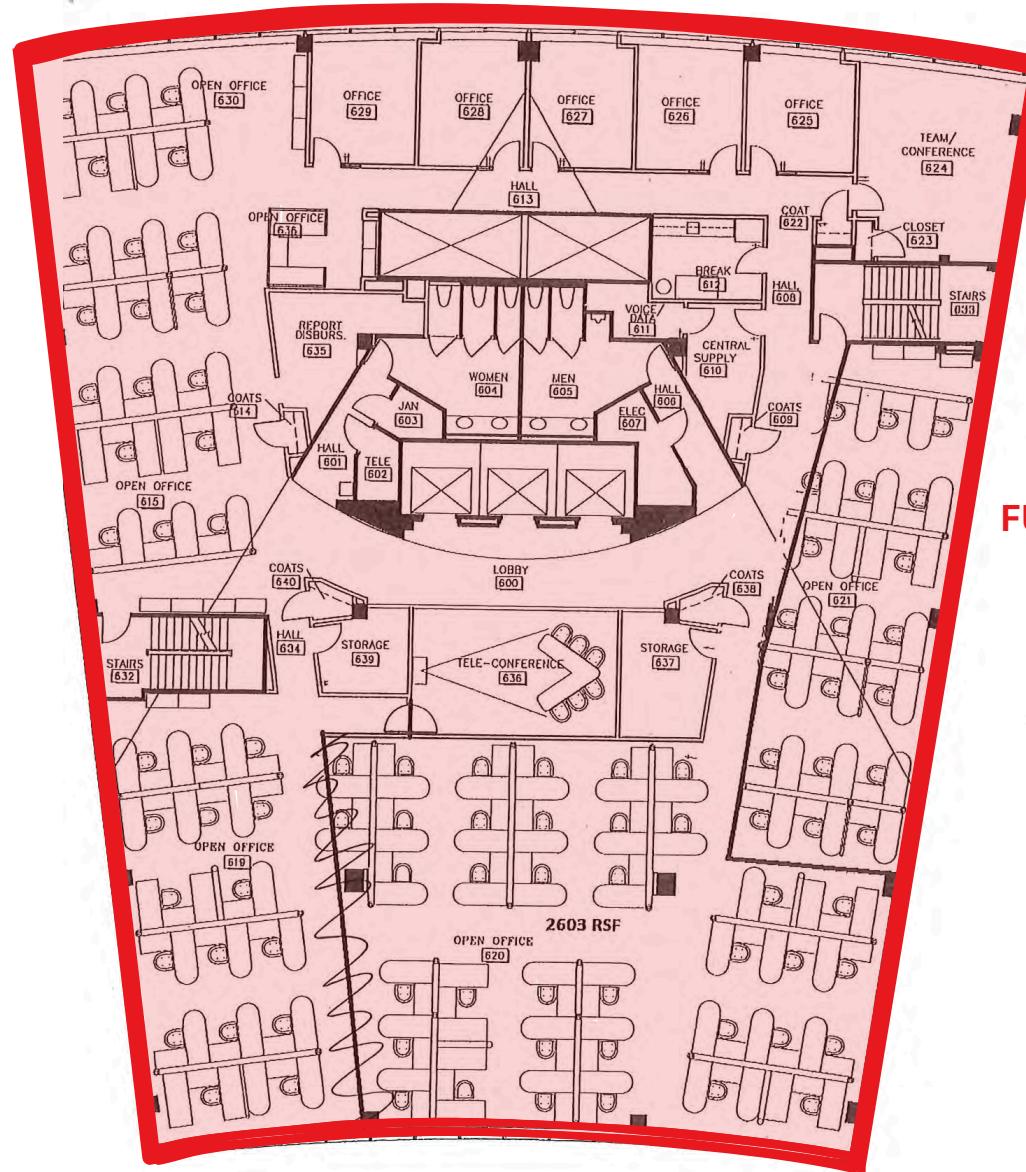
SUITE 501
2,358 SF

SUITE 503
4,317 SF

FLOOR PLAN

SIXTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

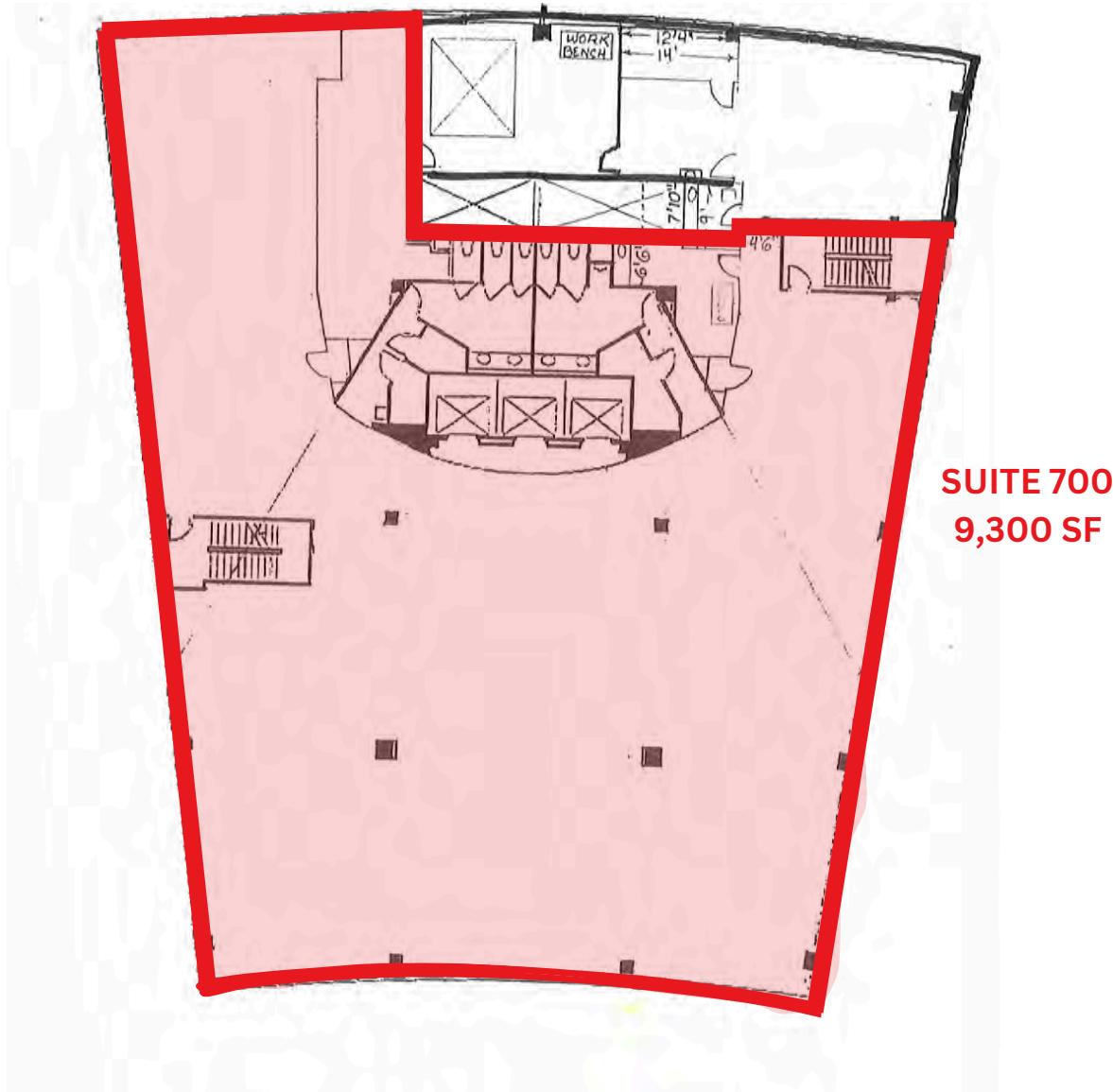
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FLOOR PLAN

SEVENTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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DEMOGRAPHICS

7501 TIFFANY SPRINGS PARKWAY

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| POPULATION | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|--------|--------|--------|
| Total Est. Population (2024) | 3,447 | 32,865 | 80,998 |
| Projected Population (2029) | 3,878 | 34,230 | 84,453 |
| Census Population (2020) | 3,051 | 30,131 | 76,077 |

| AGE DISTRIBUTION | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-------------|--------------|--------------|
| Median Age | 35.3 | 36.8 | 37.4 |
| Age 19 Years or Less | 784 22.7% | 7,755 23.6% | 19,737 24.4% |
| Age 20 to 64 Years | 2,224 64.5% | 20,121 61.2% | 48,364 59.7% |
| Age 65 Years or Over | 440 12.8% | 4,989 15.2% | 12,896 15.9% |

| HOUSEHOLDS | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|--------|--------|--------|
| Estimated Households (2024) | 1,687 | 14,578 | 34,802 |
| Projected Households (2029) | 1,938 | 15,614 | 37,233 |
| Census Households (2020) | 1,300 | 12,766 | 31,264 |

| EDUCATION | 1 mi | 3 mi | 5 mi |
|--|-------------|--------------|--------------|
| Adult Population Age 25 Years or Over | 2,400 | 29,915 | 56,024 |
| Elementary (Grade Level 0 to 8) | 24 1.0% | 209 0.9% | 645 1.2% |
| Some High School (Grade Level 9 to 11) | 61 2.6% | 487 2.1% | 1,343 2.4% |
| High School Graduate | 257 10.7% | 4,045 17.7% | 10,472 18.7% |
| Some College | 385 16.0% | 5,424 23.7% | 12,690 22.7% |
| Associate Degree Only | 232 9.6% | 1,865 8.1% | 4,946 8.8% |
| Bachelor Degree Only | 977 40.7% | 6,666 29.1% | 16,164 28.9% |
| Graduate Degree | 464 19.3% | 4,220 18.4% | 9,765 17.4% |
| Any College (Some College or Higher) | 2,058 85.7% | 18,175 79.3% | 43,564 77.8% |
| College Degree + (Bachelor or Higher) | 1,441 60.1% | 10,886 47.5% | 25,929 46.3% |

| MEDIAN HOUSEHOLD INCOME | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|----------|
| Median Household Income (2023) | \$105,056 | \$100,055 | \$98,734 |
| Projected Median Household Income (2026) | \$103,516 | \$98,681 | \$97,267 |
| Census Median Household Income (2020) | \$63,941 | \$63,208 | \$63,392 |

| DAYTIME DEMOGRAPHICS | 3 Mile | 5 Mile | 10 Mile |
|---|--------|--------|---------|
| Total Businesses | 276 | 1,480 | 2,752 |
| Total Employees | 3,544 | 21,659 | 31,586 |
| Adj. Daytime Demographics Age 16 Years or Over | 4,280 | 29,883 | 53,629 |

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