

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

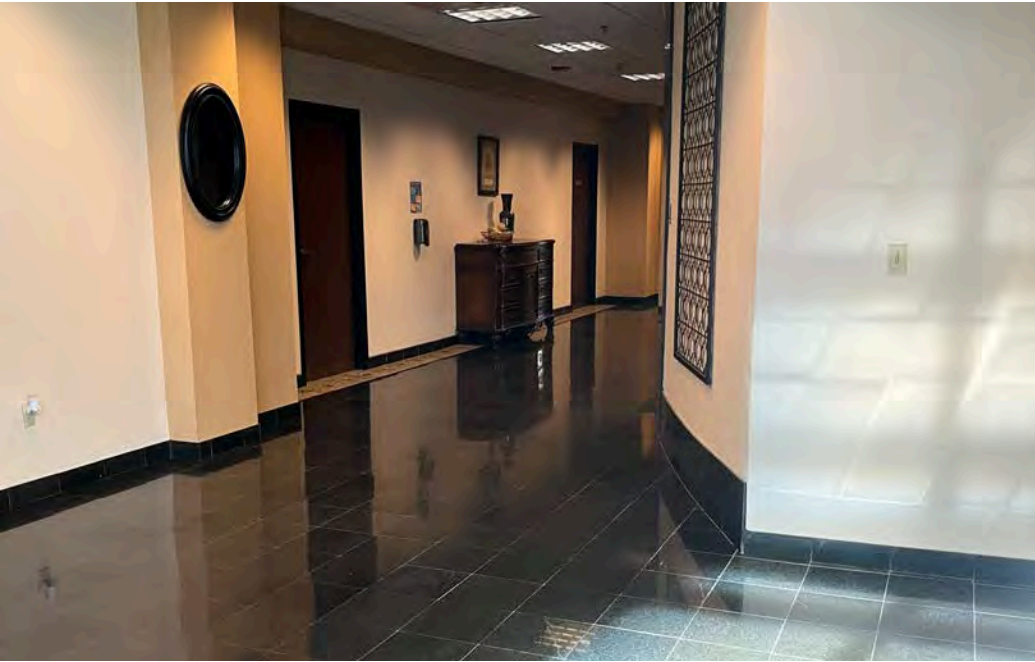


INTERIOR PHOTOS

7501 TIFFANY SPRINGS PARKWAY

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EXTERIOR PHOTOS

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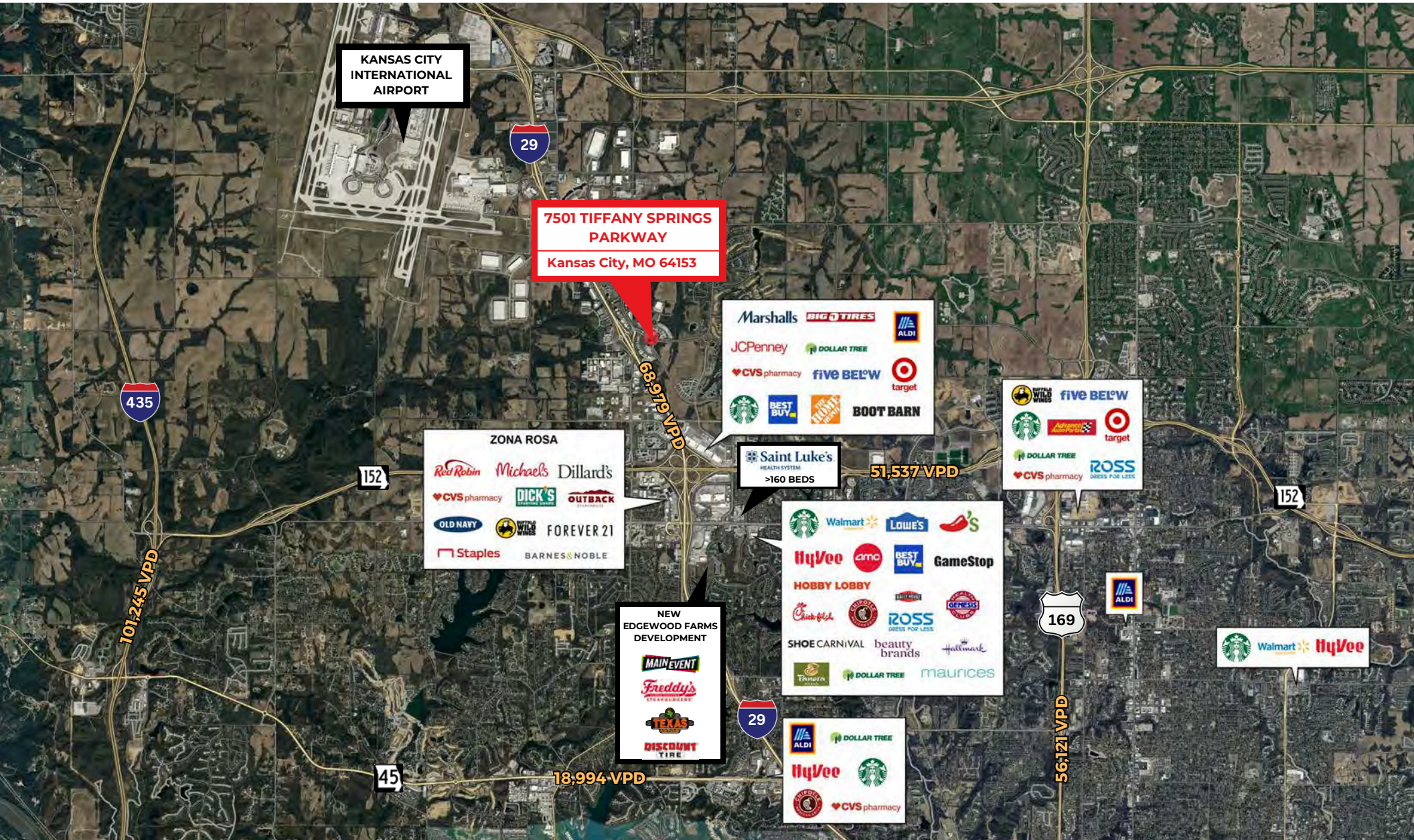


PROPERTY AERIAL

7501 TIFFANY SPRINGS PARKWAY

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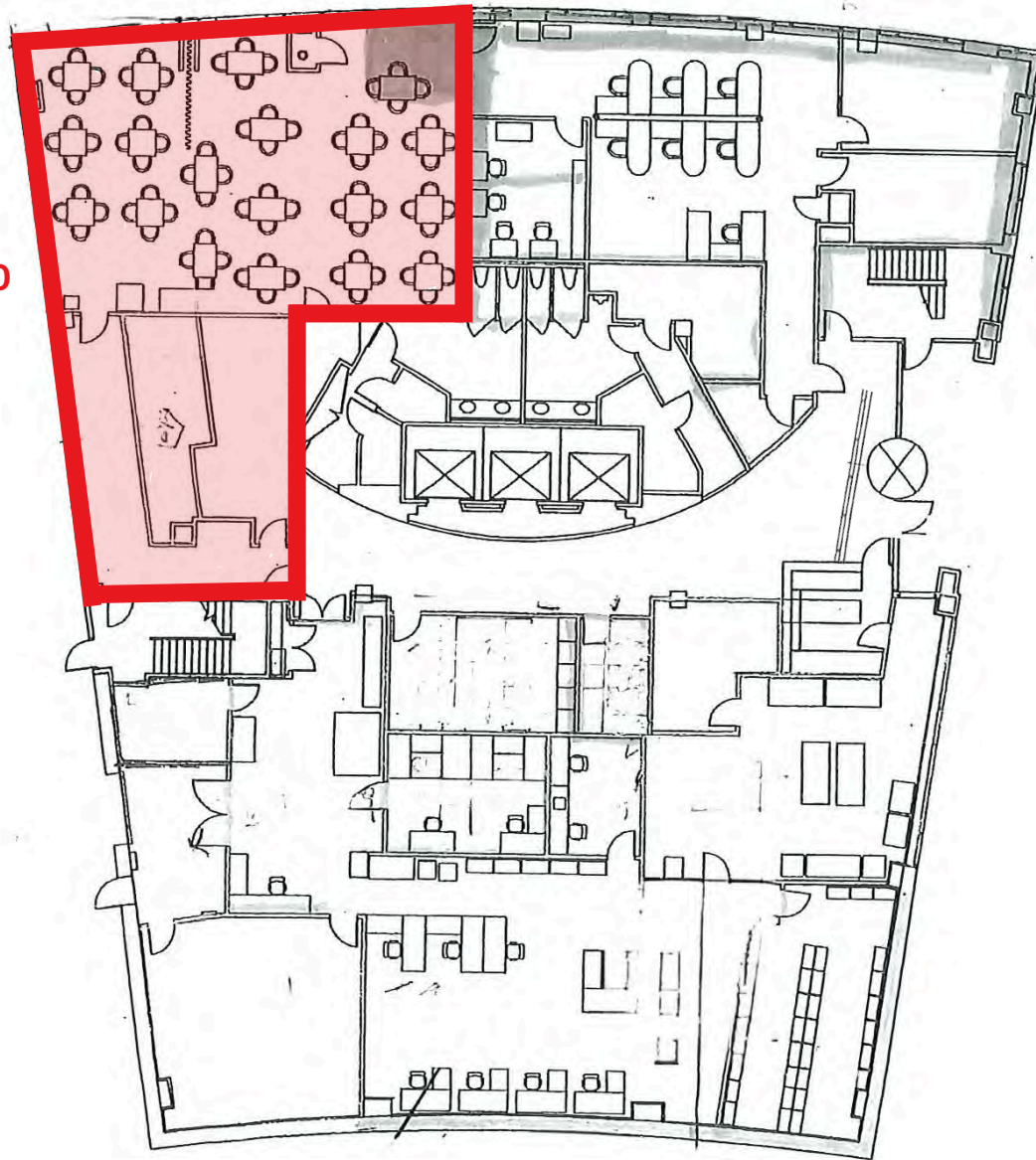
FLOOR PLAN

FIRST FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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SUITE 100
2,159 SF

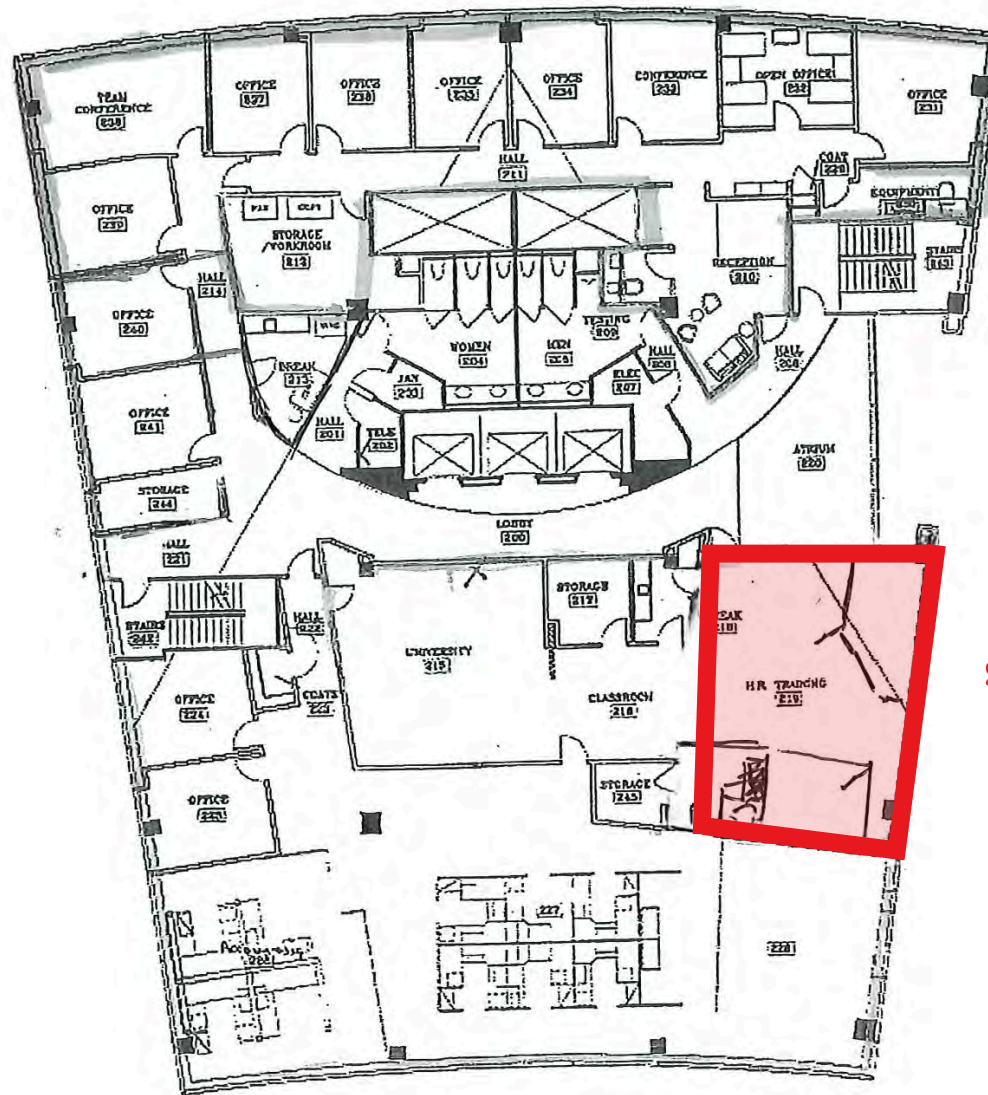


FLOOR PLAN

SECOND FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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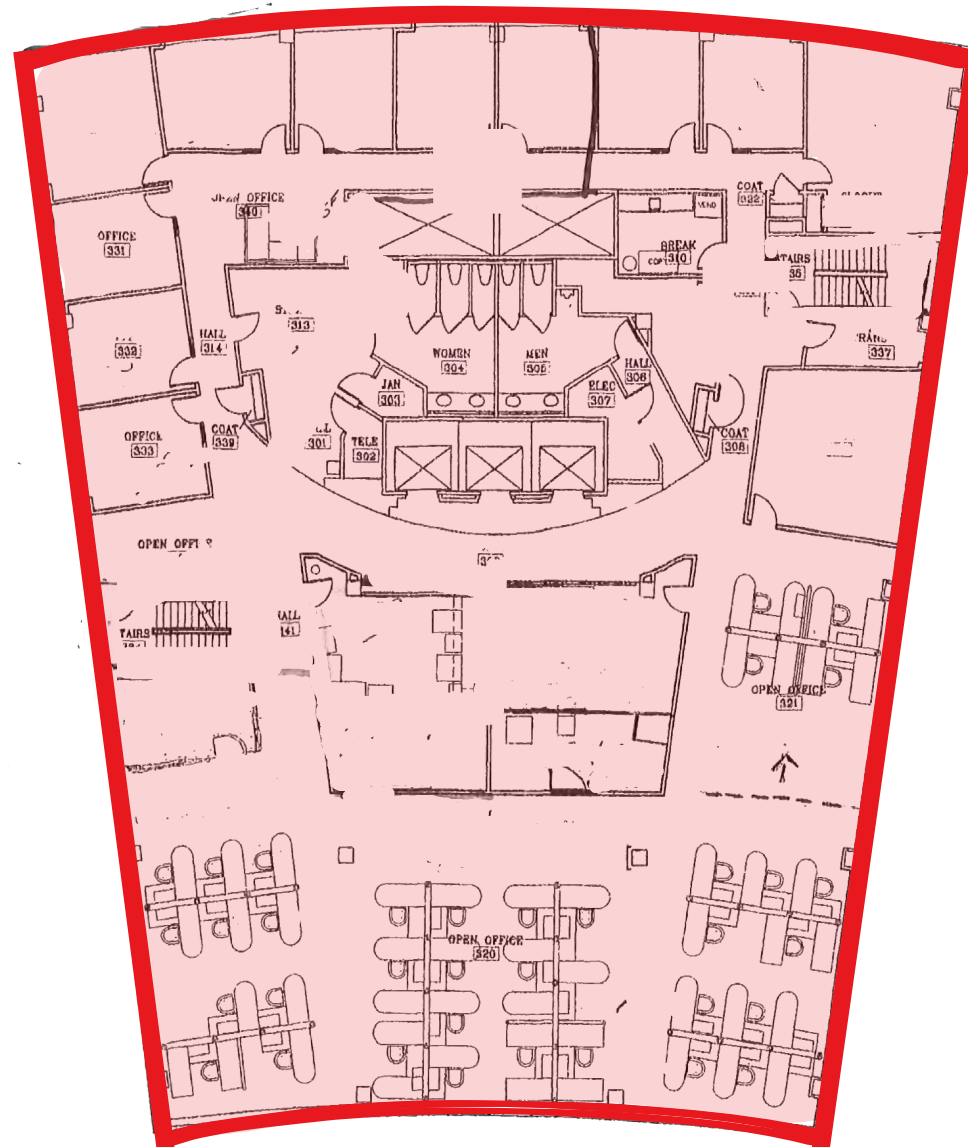
SUITE 200
1,019 SF

FLOOR PLAN

THIRD FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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FULL FLOOR
12,339 SF

FOURTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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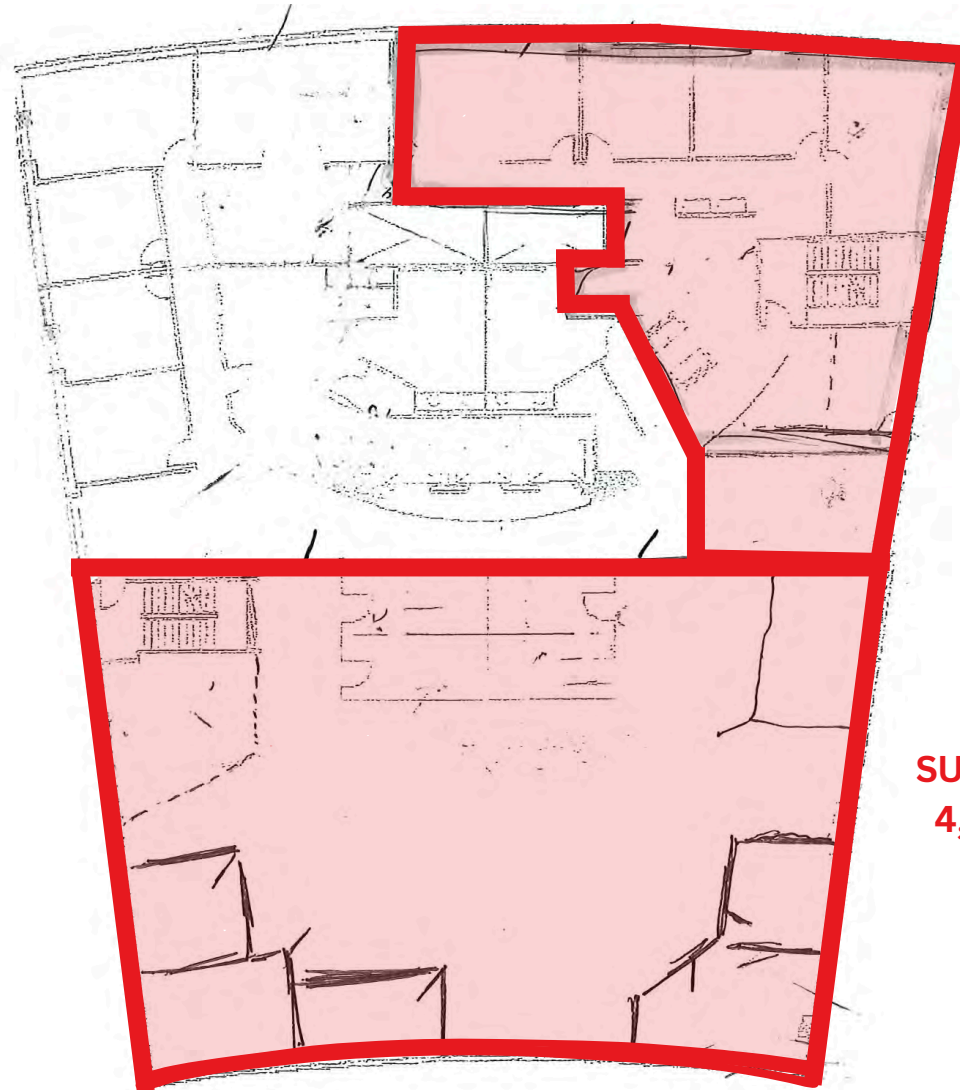
SUITE 400
2,719 SF

FLOOR PLAN

FIFTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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SUITE 501
2,358 SF

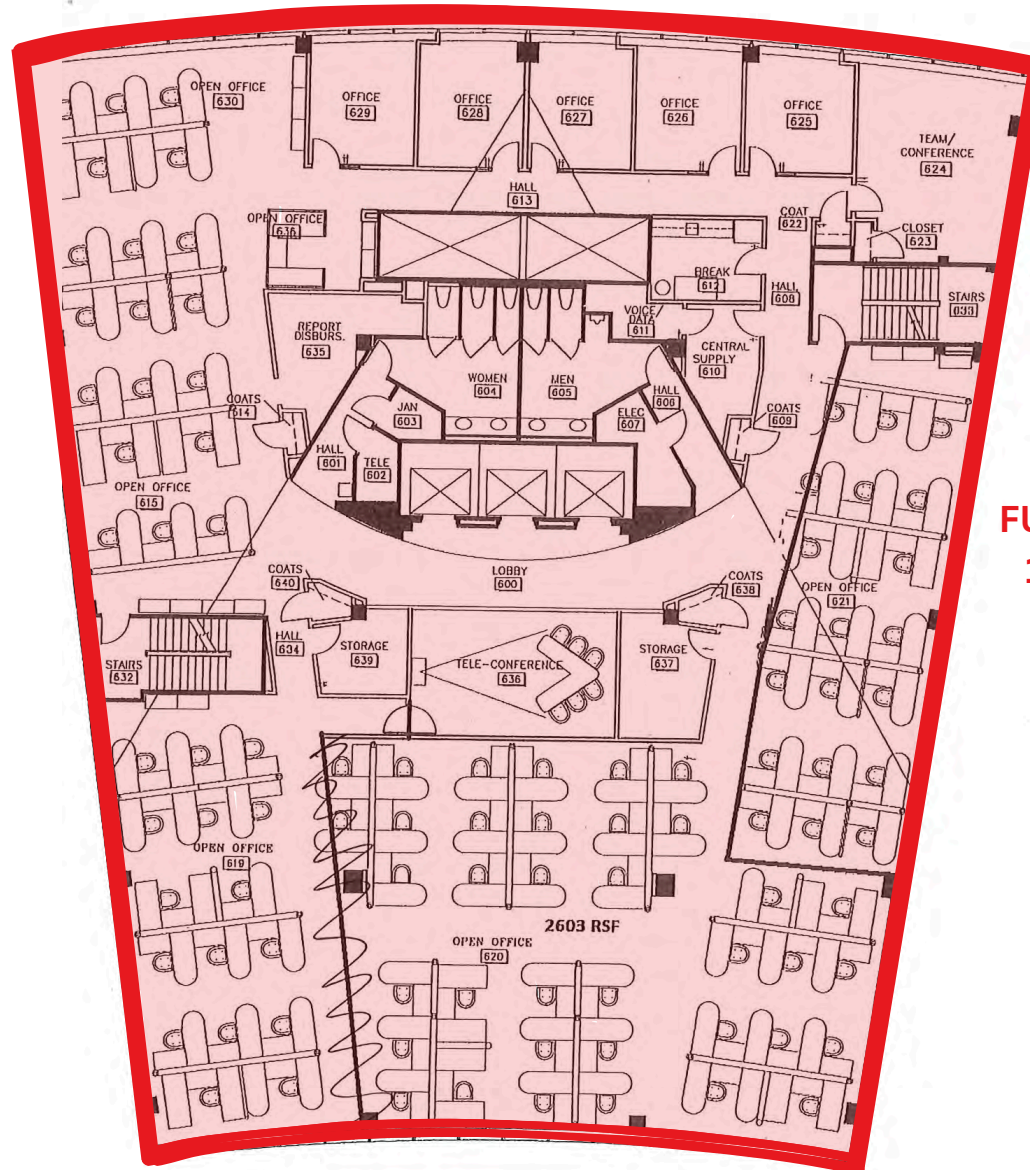
SUITE 503
4,317 SF

FLOOR PLAN

SIXTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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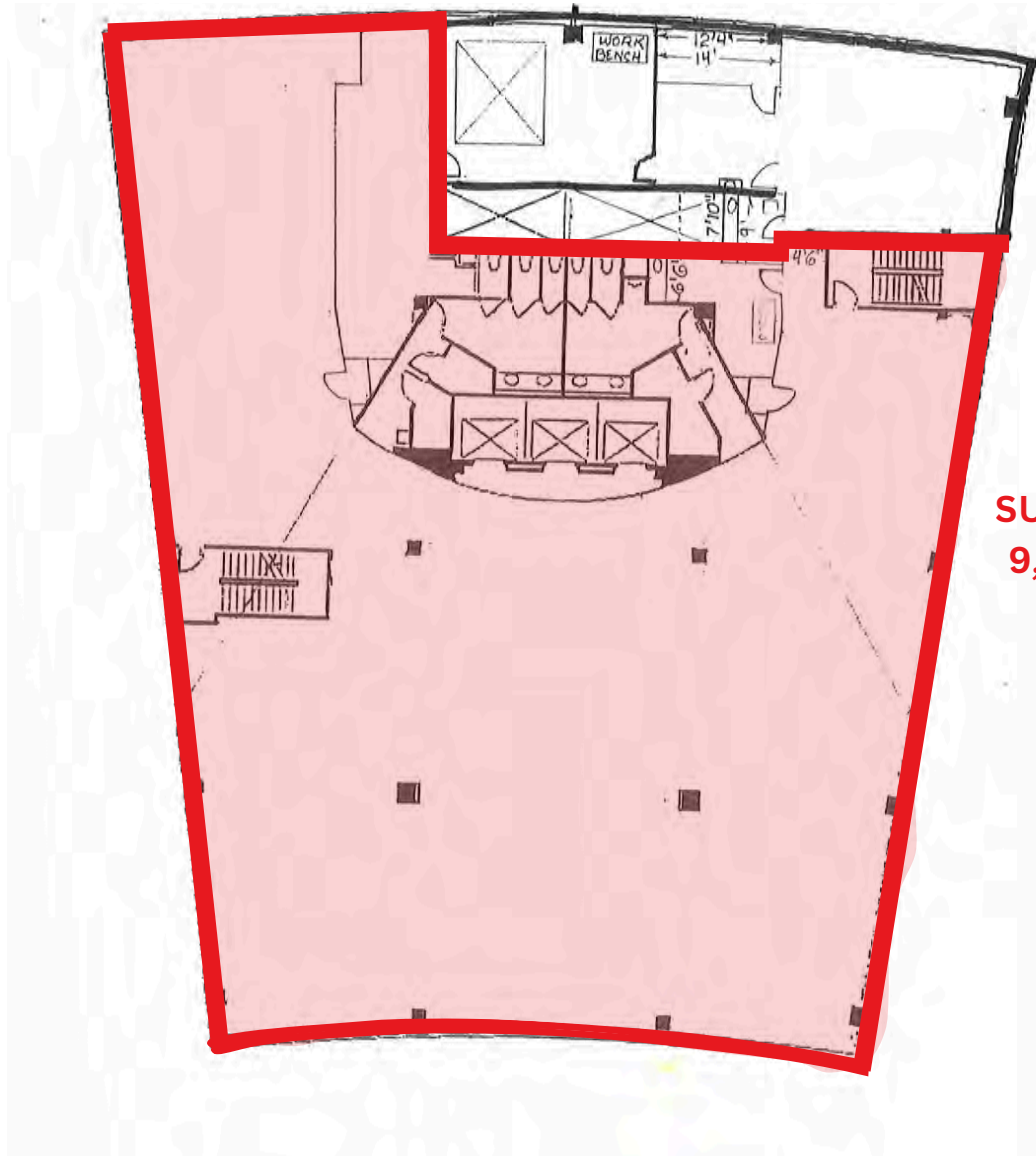
FULL FLOOR
12,339 SF

FLOOR PLAN

SEVENTH FLOOR | 7501 TIFFANY SPRINGS PARKWAY

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SUITE 700
9,300 SF

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

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

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023) Average	\$139,609	\$121,746	\$124,379
Household Income (2028) Census Average	\$136,872	\$119,708	\$121,804
Household Income (2010)	\$91,726	\$76,404	\$77,045

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

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%

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%

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