

Tower Plaza

3702 State Ave., Kansas City, Kansas



PRIMARY USE

RETAIL, MEDICAL, EDUCATIONAL

LEASE RATE

\$3.50 - \$14/NNN

SIZE

750 SF

7,760 SF

56,000 SF

PARKING

100+ PARKING SPACES

TRAFFIC COUNTS

17,311 (VOLUME PER DAY)

Property Highlights

- Retail with strong national tenants
- McDonald's, CVS, Subway, Wendy's, Dollar General, Taco Bell, Advance Auto Parts and more
- Subtype: office, school, interior self-storage development
- High pedestrian and vehicle traffic
- Pad site available
- Shopping center size: 182,246 SF +/-

DEMOGRAPHICS	2 miles	5 miles	10 miles
POPULATION	38,132	129,470	653,028
AVERAGE HH INCOME	\$61,736	\$66,722	\$84,582
# BUSINESSES	957	6,813	40,240
# EMPLOYEES	8,363	99,426	437,898

Cherise Sedlock

Senior VP of Sales

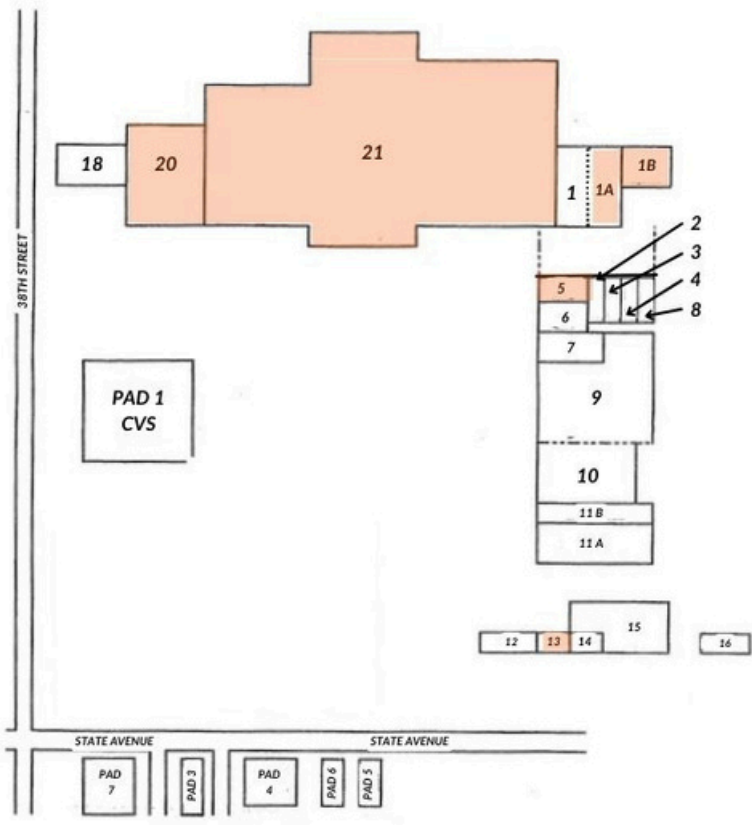
Call or Text: (816) 560-4450

Site Plan



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TOWER PLAZA SHOPPING CENTER
182,264 SF



STREET NUMBER	UNIT	TENANT LISTING	SPACE SIZE
3740-3738	1&1A	VACANT	12,000 SF
	1B	VACANT	1,299 SF
3732	2	THE LATINO AA GRUPO	1,000 SF
3730	3	VACANT	1,000 SF
3728	4	VACANT	1,000 SF
3726	5	PENDING	2,100 SF
3724	6	LATINOAMERICAN STORE	1,650 SF
3722	7	STATE AVENUE LAUNDRY	3,750 SF
3734	8	VACANT	684 SF
3720-3718	9&10	ADELANTETHRIFT	18,454 SF
3716-A	11A	ADVENTURE DENTAL, VISION AND ORTHODONTICS	10,000 SF
3716-B	11B	DOLLAR GENERAL	9,885 SF
3714	12	SUBWAY	1,500 SF
3712	13	PALETERIA ICE CREAM	750 SF
3710	14	LIBERTY TAX	600 SF
3708	15	BOOST MOBILE	4,218 SF
3704	16	HR BLOCK	1,000 SF
3748-B	19	TIRE & WHEEL OF KCK	6,227 SF
3748-A	20	VACANT	7,760 SF
3748	21	BUNNY'S BEAUTY	56,741 SF

STREET NUMBER	PADS	TENANT LISTING	SPACE SIZE
3750	1	CVS	17,075 SF
3735	3	MCDONALDS	2,200 SF
3653	4	ADVANCED AUTO	9,975 SF
3651	5	TACO BELL	1,500 SF
3647	6	WENDY'S	2,200 SF
3651	7	SPD TRANSFER	7,053 SF

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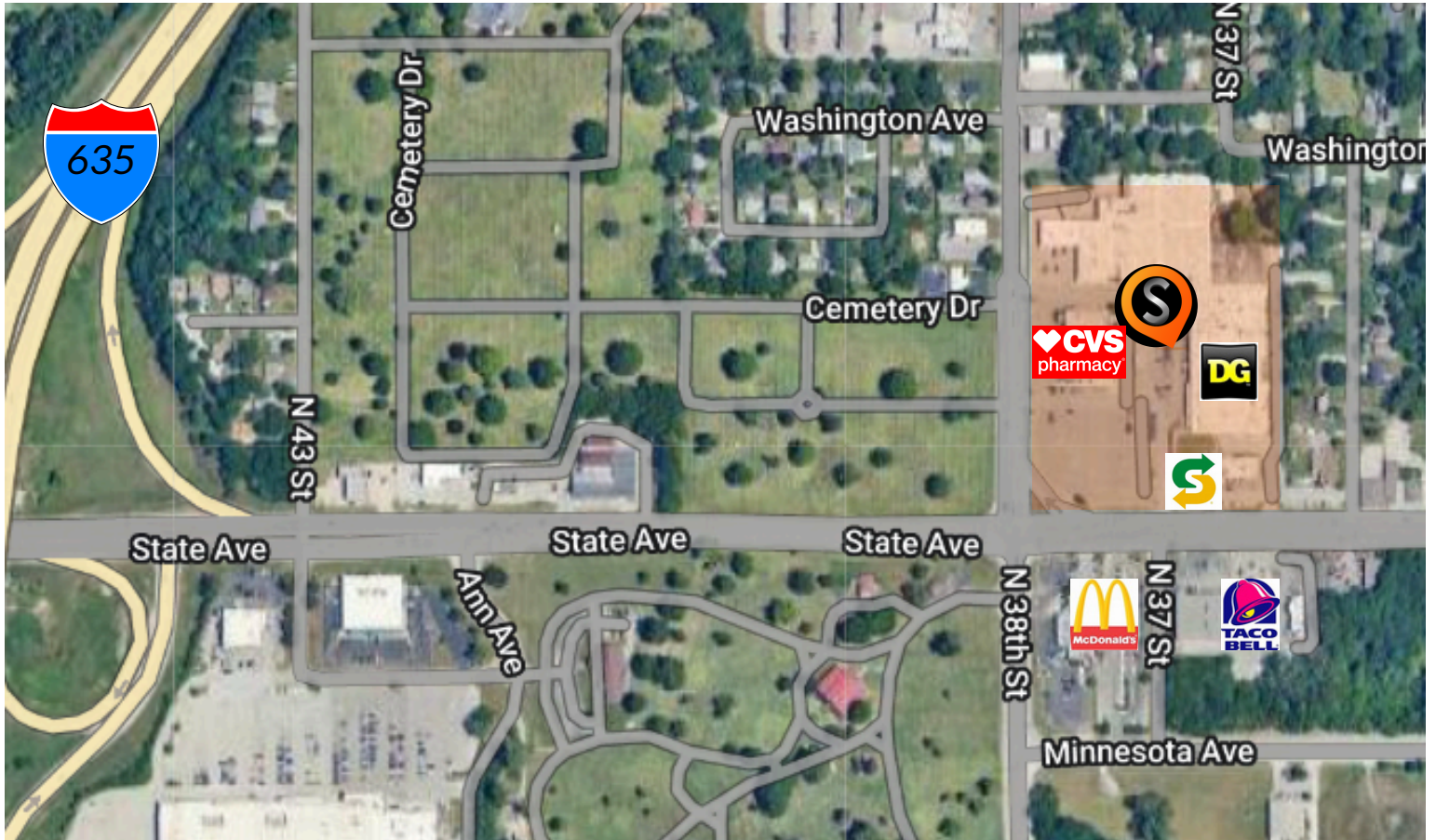
AVAILABLE SPACES	SQUARE FT	RENT	USE
SUITE 1A-1B	13,000	TBD/ NNN	NON-RETAIL
5	2,150	PENDING	PENDING
13	750	\$18 / NNN	RETAIL
20	7,760	\$10 / NNN	RETAIL
21	56,540	TBD / NNN	RETAIL



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Aerial View

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Property Photos

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