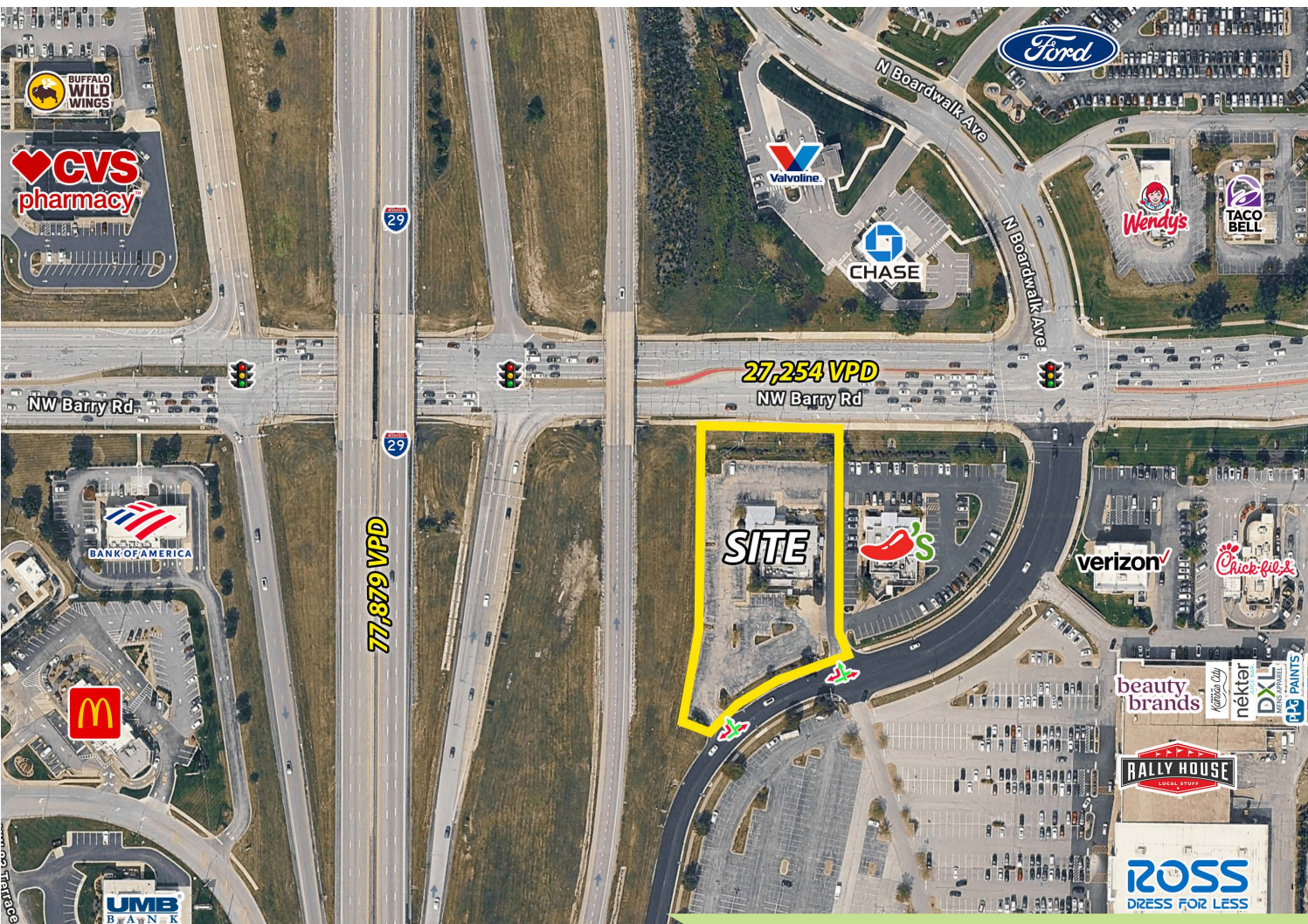


2nd GENERATION RESTAURANT AVAILABLE FOR SALE OR LEASE IN MAJOR RETAIL CORRIDOR IN NWC KCMO!

8340 NW Roanridge Rd | Kansas City, MO 64151



SIZE & AVAILABILITY:

- 6,760 sf
- 1.72 acres
- Call for pricing

DESCRIPTION:

- Excellent opportunity to occupy a 2nd generation, full-service restaurant in one of the top retail nodes in the KC Metro
- Adjacent to Barrywoods Crossing power center, anchored by top performing AMC Theatres 3.9 million annual visits.
- Located at the Intersection of I-29/ Barry Rd & Roanridge Rd
- Excellent visibility and easy access off I-29 & Barry Rd
- Nearby Retailers include: Walmart, Lowe's, Ross, Texas Roadhouse, Main Event and Freddy's Frozen Custard
- Monument signage and signalized intersection
- Existing Patio Space
- Some FF&E remains in the space
- Ample parking

Easy Access & Excellent Visibility!

Contact us today.

Jordan Zenger, Vice President | jzenger@fergprop.com | 913.558.5183

Ferguson Properties Inc. | www.fergprop.com | 816.781.2520 | 300 Wyandotte, Ste 150, Kansas City, MO 64105



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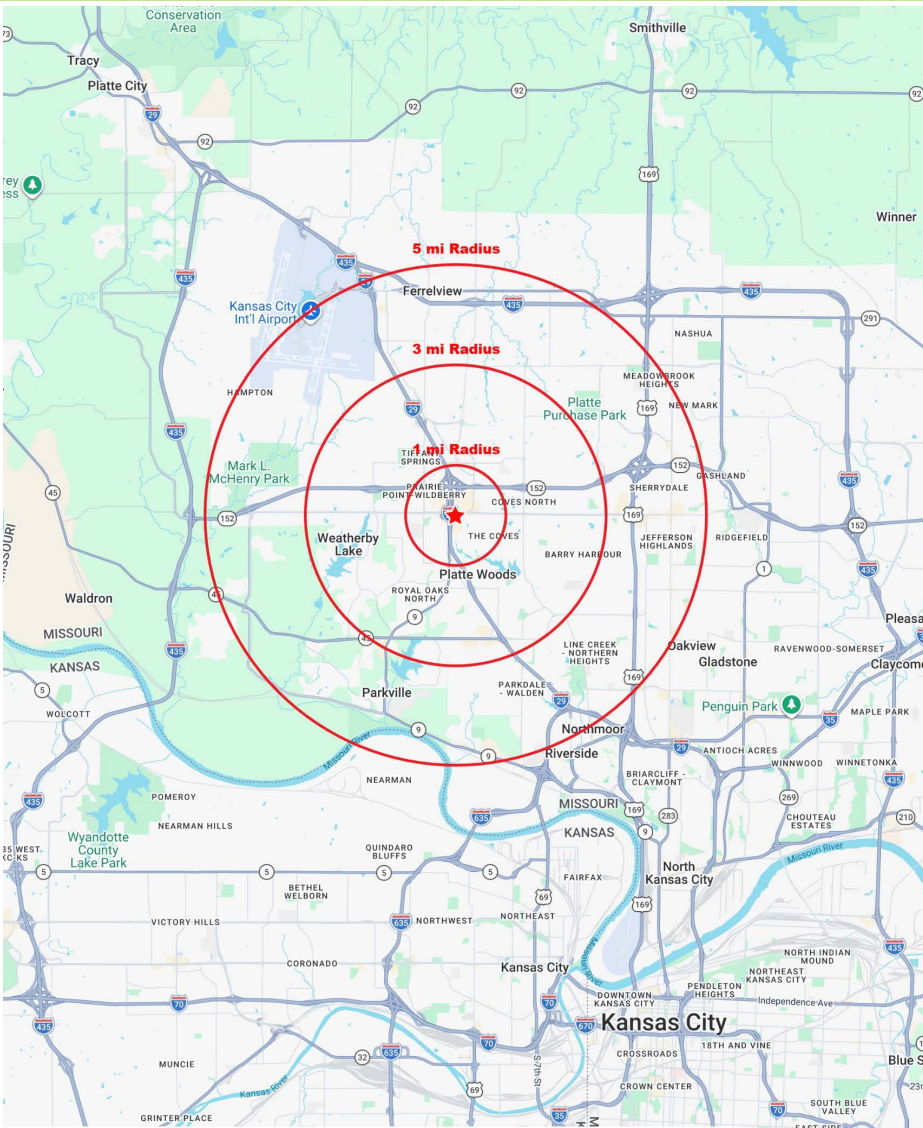


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DEMOGRAPHICS (2024):	1 mile	3 miles	5 miles
Estimated Population	10,686	54,054	113,295
Daytime Population	8,073	37,804	74,284
Total Households	5,057	23,913	48,861
Avg HH Income	\$101,341	\$130,401	\$125,961

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