



# KC Grand Central Station | Former Kmart | **NEW LISTING!**

**I-29 Full Diamond Interchange | I-29 & NW 72nd Street (SWC)**  
**84,180 SF Anchor Space | 7100 NW Prairie View Road, Kansas City, MO**



## Prime Location on the SWC of I-29 & NW 72nd Street

### DRIVE TIME DEMOGRAPHICS

	5 min	10 min	15 min
Estimated Population	24,679	89,589	199,937
Avg. Household Income	\$87,026	\$87,293	\$78,220

- Located off the diamond interchange just south of Barry Road on I-29
- 84,180 SF anchor space in 104,490 SF shopping center, space can be divided
- Great access and visibility and signage to I-29
- Small Shops also available For Lease
- Potential pad sites for lease or build-to-suit
- Intersection carries over 93,000 cars per day

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact:

*Exclusive Agents*

**DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)**

**ALEX BLOCK | 816.412.7373 | [ablock@blockandco.com](mailto:ablock@blockandco.com)**

**MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)**





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## ADDITIONAL PROPERTY PHOTOS



Interior

Small Shop Space also available for lease by Block & Company



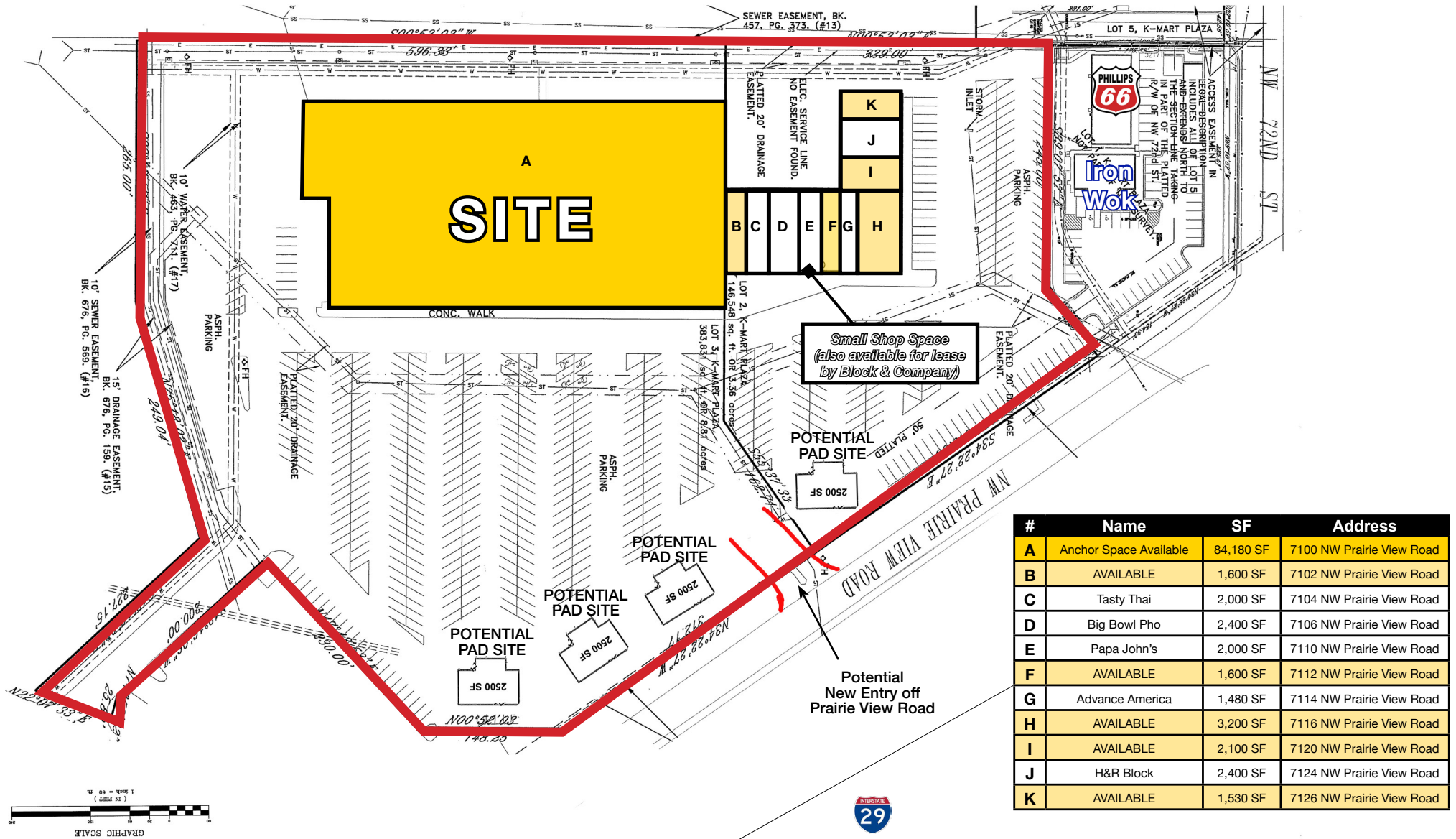


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#### SURVEY WITH POTENTIAL PAD SITES



#	Name	SF	Address
A	Anchor Space Available	84,180 SF	7100 NW Prairie View Road
B	AVAILABLE	1,600 SF	7102 NW Prairie View Road
C	Tasty Thai	2,000 SF	7104 NW Prairie View Road
D	Big Bowl Pho	2,400 SF	7106 NW Prairie View Road
E	Papa John's	2,000 SF	7110 NW Prairie View Road
F	AVAILABLE	1,600 SF	7112 NW Prairie View Road
G	Advance America	1,480 SF	7114 NW Prairie View Road
H	AVAILABLE	3,200 SF	7116 NW Prairie View Road
I	AVAILABLE	2,100 SF	7120 NW Prairie View Road
J	H&R Block	2,400 SF	7124 NW Prairie View Road
K	AVAILABLE	1,530 SF	7126 NW Prairie View Road



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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AERIAL DRONE PHOTO



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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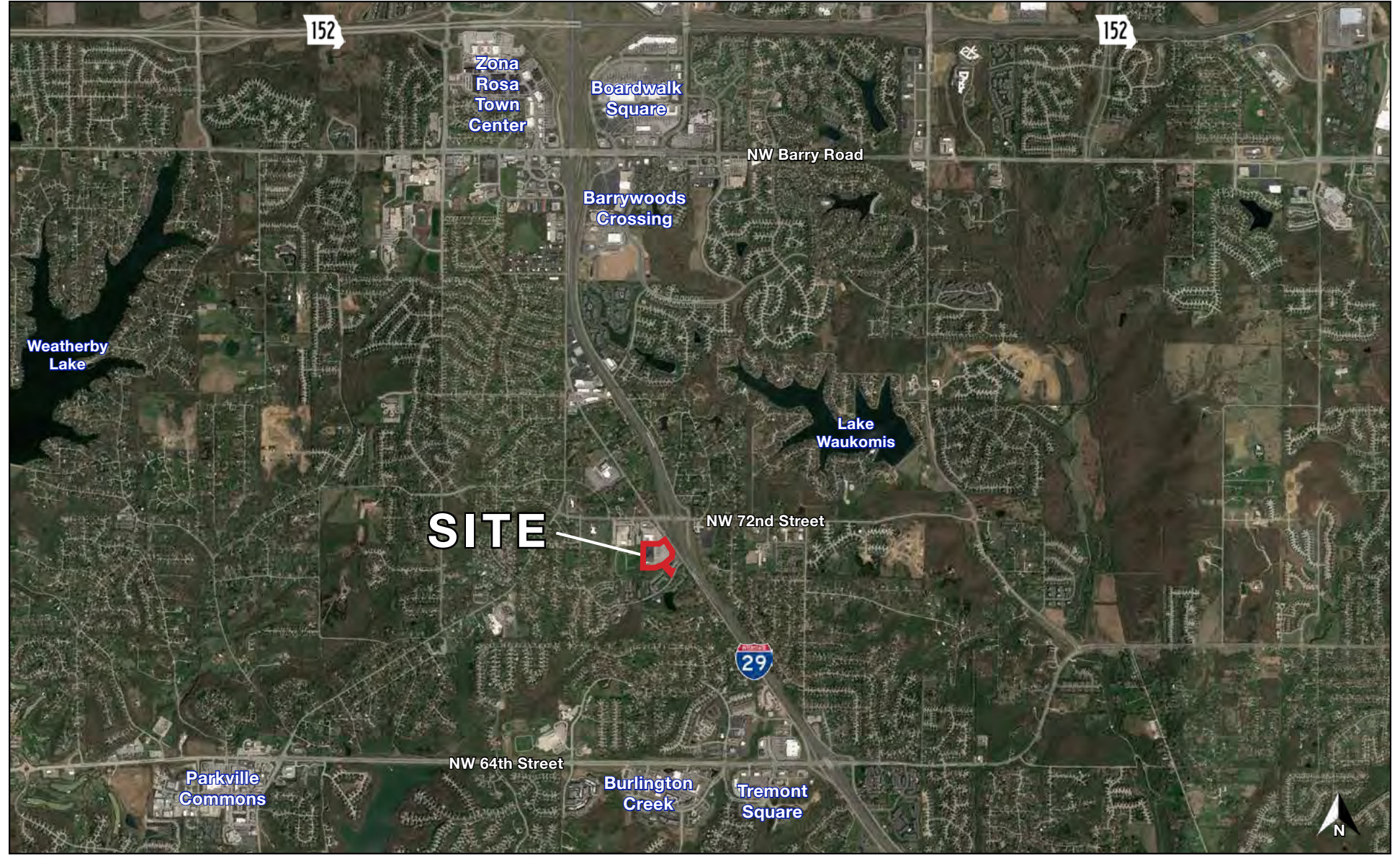




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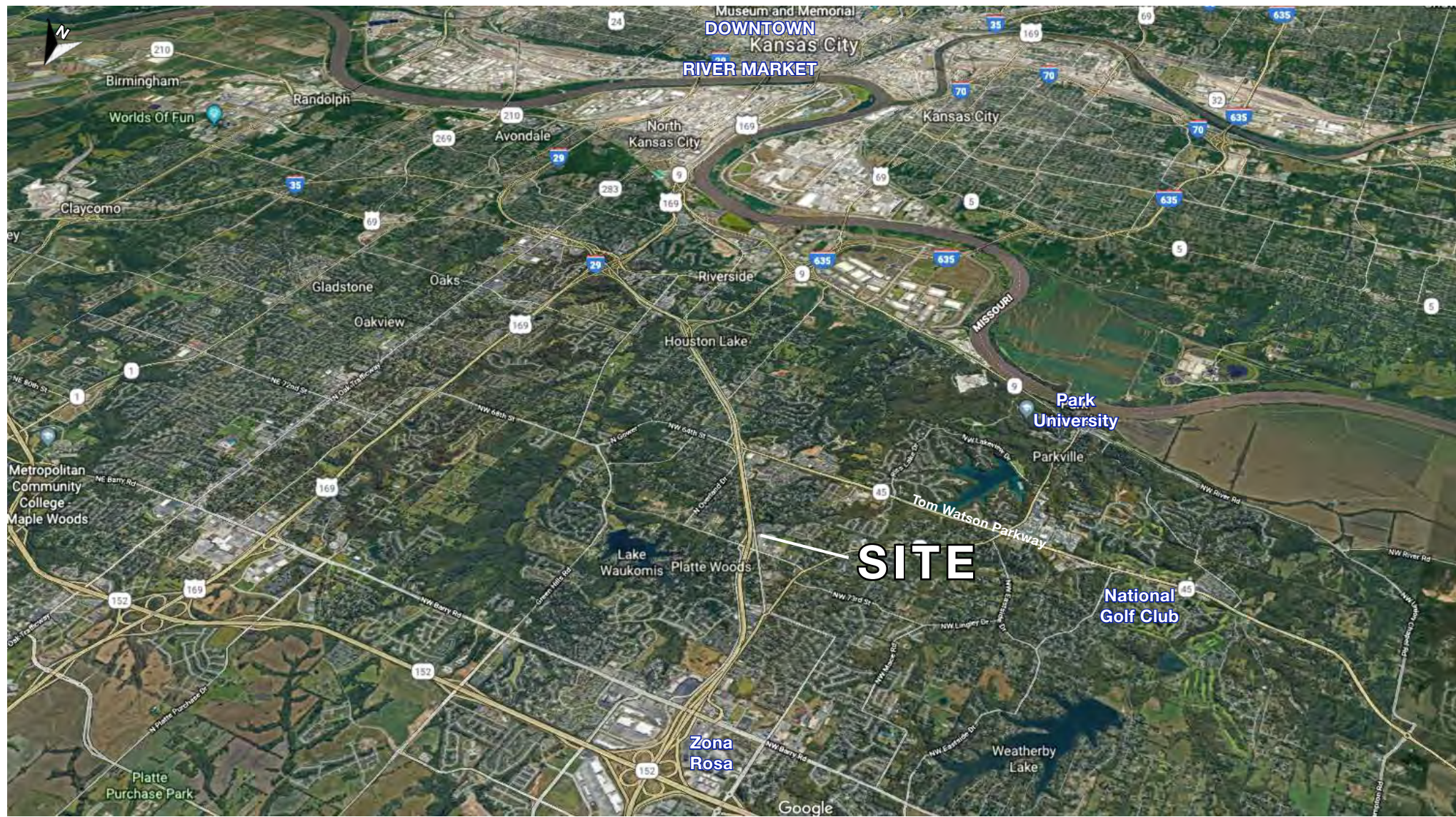




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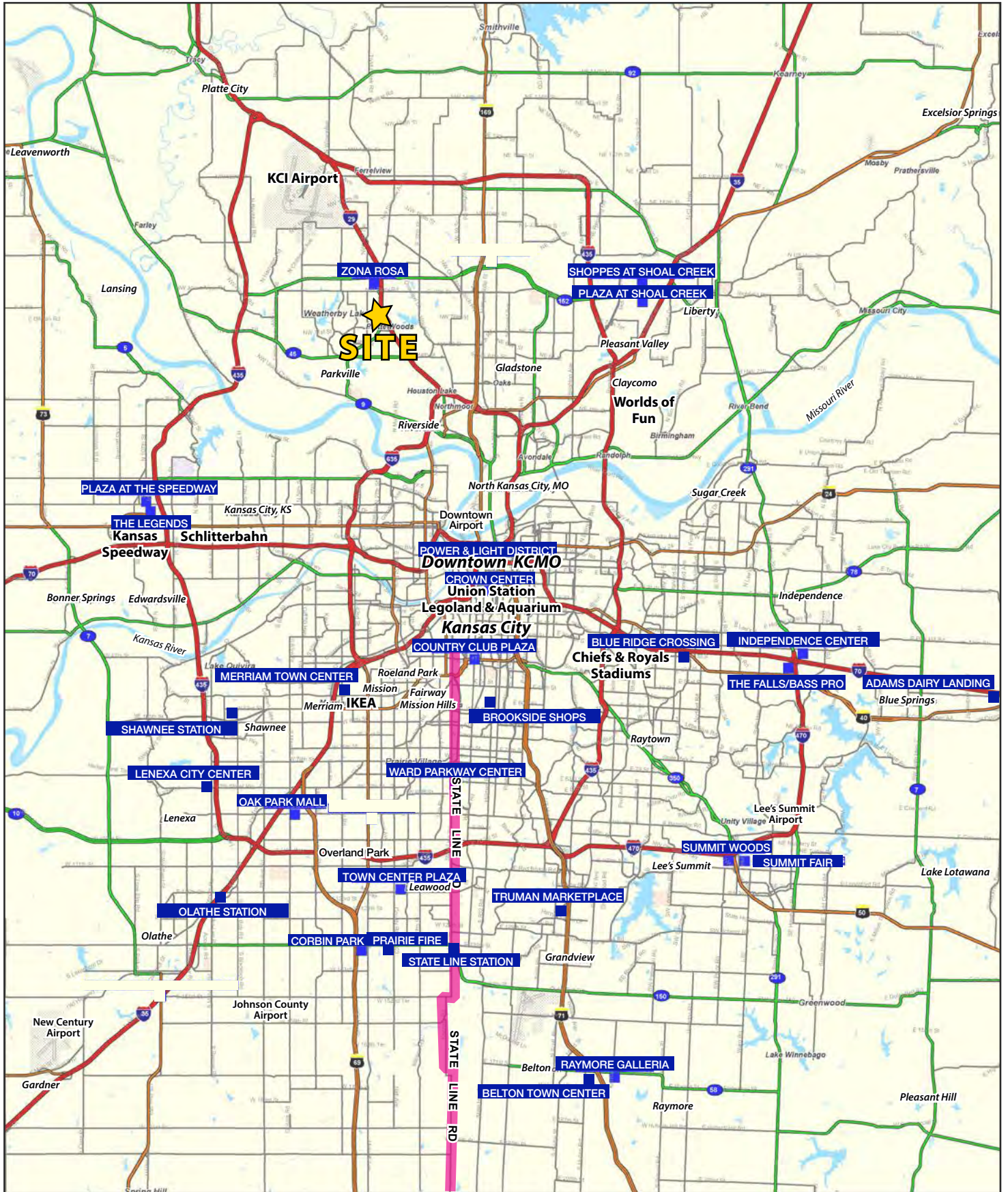




# Former Kmart For Lease | NEW LISTING!

## Prairie View SC | 84,180 SF Anchor Space

### I-29 & NW 72nd Street (SWC), Kansas City, MO





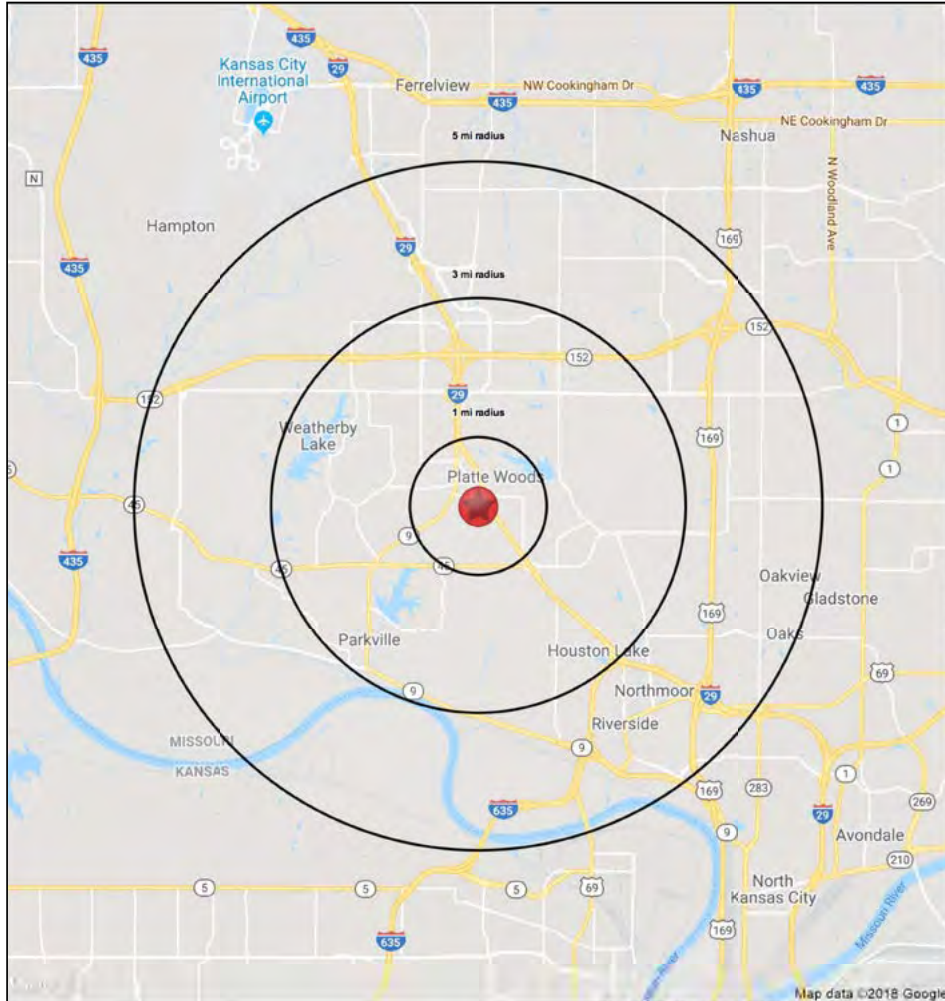


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## I-29 Full Diamond Interchange | I-29 & NW 72nd Street (SWC)

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### 1-3-5 MILE RADIUS RING MAP & DEMOS



7100 NW Prairie View Rd Kansas City, MO 64151		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	9,574	59,986	110,582
	2024 Projected Population	10,749	67,361	122,895
	2010 Census Population	8,536	53,235	97,683
	2000 Census Population	8,528	45,695	84,205
	Projected Annual Growth 2019 to 2024	2.5%	2.5%	2.2%
	Historical Annual Growth 2000 to 2019	0.6%	1.6%	1.6%
	2019 Median Age	41.7	37.9	37.5
<b>HOUSEHOLDS</b>	2019 Estimated Households	4,206	25,080	46,306
	2024 Projected Households	4,451	26,570	48,909
	2010 Census Households	3,737	22,166	40,638
	2000 Census Households	3,658	18,772	34,517
	Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.1%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2019	0.8%	1.8%	1.8%
	2019 Estimated White	83.5%	80.5%	79.7%
	2019 Estimated Black or African American	7.9%	9.8%	10.0%
	2019 Estimated Asian or Pacific Islander	3.8%	4.3%	4.0%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2019 Estimated Other Races	4.3%	5.0%	5.8%
<b>INCOME</b>	2019 Estimated Hispanic	6.7%	7.4%	8.0%
	2019 Estimated Average Household Income	\$82,278	\$95,623	\$87,467
	2019 Estimated Median Household Income	\$66,219	\$79,625	\$74,727
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Per Capita Income	\$36,156	\$40,025	\$36,665
	2019 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.9%	4.2%
	2019 Estimated High School Graduate	21.6%	19.0%	22.7%
	2019 Estimated Some College	25.9%	23.4%	23.3%
	2019 Estimated Associates Degree Only	8.3%	8.8%	8.4%
<b>BUSINESS</b>	2019 Estimated Bachelors Degree Only	27.2%	27.4%	24.7%
	2019 Estimated Graduate Degree	13.6%	17.1%	14.8%
	2019 Estimated Total Businesses	350	1,940	4,092
	2019 Estimated Total Employees	3,226	19,703	46,149
	2019 Estimated Employee Population per Business	9.2	10.2	11.3
	2019 Estimated Residential Population per Business	27.4	30.9	27.0



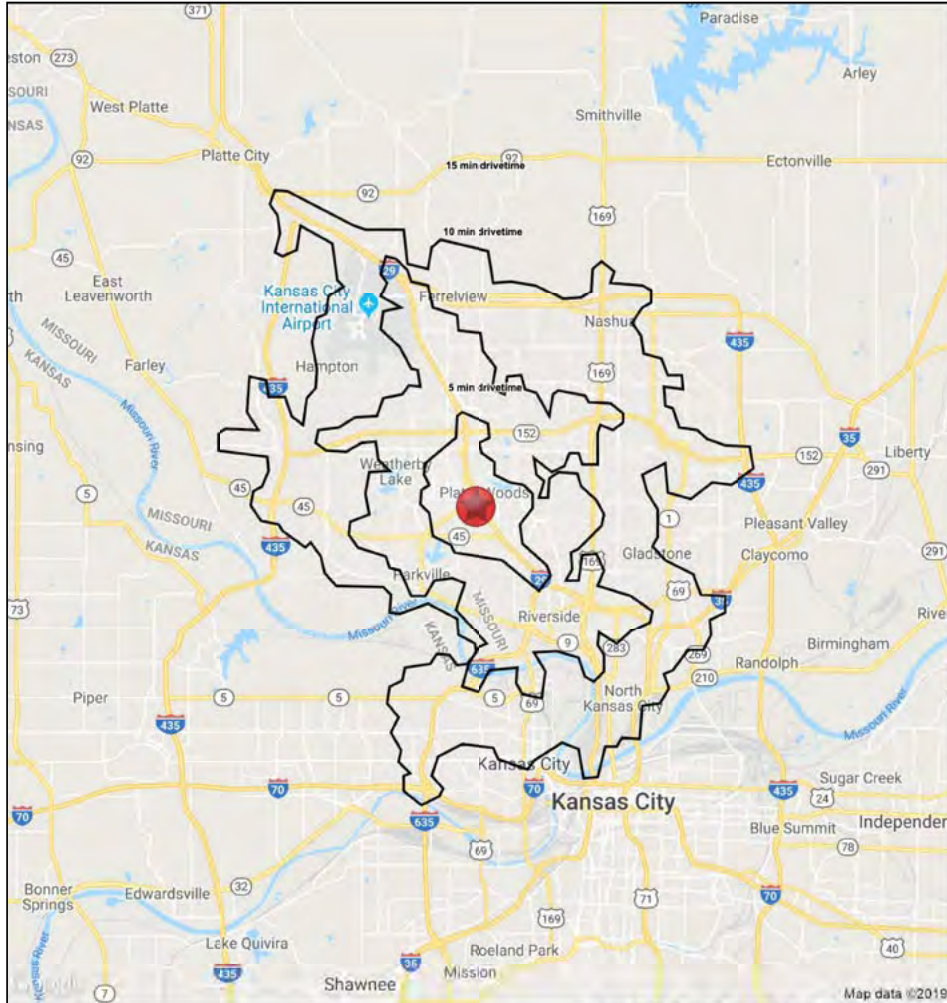


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#### 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



7100 NW Prairie View Rd Kansas City, MO 64151		5 min drivetime	10 min drivetime	15 min drivetime
<b>POPULATION</b>	2019 Estimated Population	24,679	89,589	199,937
	2024 Projected Population	27,728	99,893	219,589
	2010 Census Population	22,310	78,143	180,145
	2000 Census Population	21,508	66,382	162,182
	Projected Annual Growth 2019 to 2024	2.5%	2.3%	2.0%
	Historical Annual Growth 2000 to 2019	0.8%	1.8%	1.2%
	2019 Median Age	38.7	36.8	36.7
<b>HOUSEHOLDS</b>	2019 Estimated Households	10,468	37,946	83,065
	2024 Projected Households	11,082	40,123	87,664
	2010 Census Households	9,436	32,780	73,968
	2000 Census Households	8,960	27,409	66,325
	Projected Annual Growth 2019 to 2024	1.2%	1.1%	1.1%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2019	0.9%	2.0%	1.3%
	2019 Estimated White	80.6%	78.7%	72.7%
	2019 Estimated Black or African American	9.6%	10.7%	14.9%
	2019 Estimated Asian or Pacific Islander	4.3%	4.5%	4.4%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
	2019 Estimated Other Races	5.1%	5.6%	7.5%
<b>INCOME</b>	2019 Estimated Hispanic	7.3%	8.0%	10.4%
	2019 Estimated Average Household Income	\$87,026	\$87,293	\$78,220
	2019 Estimated Median Household Income	\$73,353	\$74,584	\$68,415
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Per Capita Income	\$36,919	\$37,015	\$32,530
	2019 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.9%	2.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.6%	4.1%	5.6%
	2019 Estimated High School Graduate	19.7%	21.6%	25.8%
	2019 Estimated Some College	25.3%	22.9%	23.3%
	2019 Estimated Associates Degree Only	8.7%	8.6%	8.5%
	2019 Estimated Bachelors Degree Only	27.3%	25.4%	21.5%
<b>BUSINESS</b>	2019 Estimated Graduate Degree	15.4%	15.5%	12.3%
	2019 Estimated Total Businesses	1,003	3,343	7,224
	2019 Estimated Total Employees	9,460	41,849	91,605
	2019 Estimated Employee Population per Business	9.4	12.5	12.7
	2019 Estimated Residential Population per Business	24.6	26.8	27.7

