



# THE LANDING SHOPPING CENTER

Retail Space & Pad Site Available For Lease  
63rd Street & Troost Avenue, Kansas City, Missouri



## 1,685 SF - 34,555 SF - IMMEDIATE OCCUPANCY

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,770	104,259	237,955
Avg. Household Income	\$102,782	\$104,782	\$88,508

- One of Kansas City's most identifiable locations
- 34,555 SF Anchor Space with large exclusive parking lot available - For Lease
- 7,631 SF Restaurant Space Available - For Lease
- Join Citi Trends, Foot Locker, Rent-A-Center, Subway, Rainbow Fashion, Gen X, Wendy's, Topsy's Popcorn, and new Yummi Crab Restaurant
- Excellent Midtown Center with easy access and great parking
- High traffic intersection of 63rd, Troost, Meyer and Paseo



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

DAKOTA GRIZZLE | 816.412.7395 | [dgrizzle@blockandco.com](mailto:dgrizzle@blockandco.com)

RYAN HAYS | 816.412.7356 | [rhays@blockandco.com](mailto:rhays@blockandco.com)

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





## SHOPPING CENTER PHOTOS





## SHOPPING CENTER NEIGHBORS

NORTH OF CENTER



NORTH OF CENTER



EAST OF CENTER



SOUTH OF CENTER



SOUTHWEST OF CENTER



WEST OF CENTER



WEST OF CENTER



WEST OF CENTER





## SHOPPING CENTER NEIGHBORS



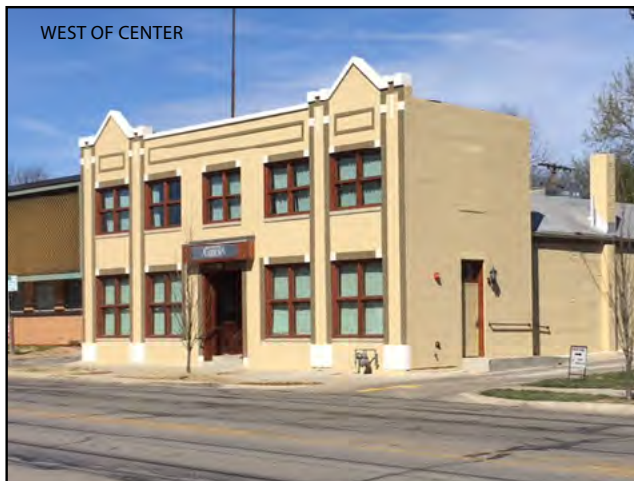
WEST OF CENTER

**63 Brookside Apartments**



WEST OF CENTER

**63 Oak Townhomes**



WEST OF CENTER

**Brookside Gardens Event Center**



EAST OF CENTER

**Ewing Marion Kauffman School**



EAST OF CENTER

**Ewing Marion Kauffman School**



EAST OF CENTER

**Ewing Marion Kauffman School**





# THE LANDING SHOPPING CENTER

Retail Space, Anchor Space, & Pad Site For Lease  
63rd Street & Troost Avenue, Kansas City, Missouri

1,685 SF - 34,555 SF  
**AVAILABLE FOR LEASE**  
**IMMEDIATE OCCUPANCY**

## AERIAL





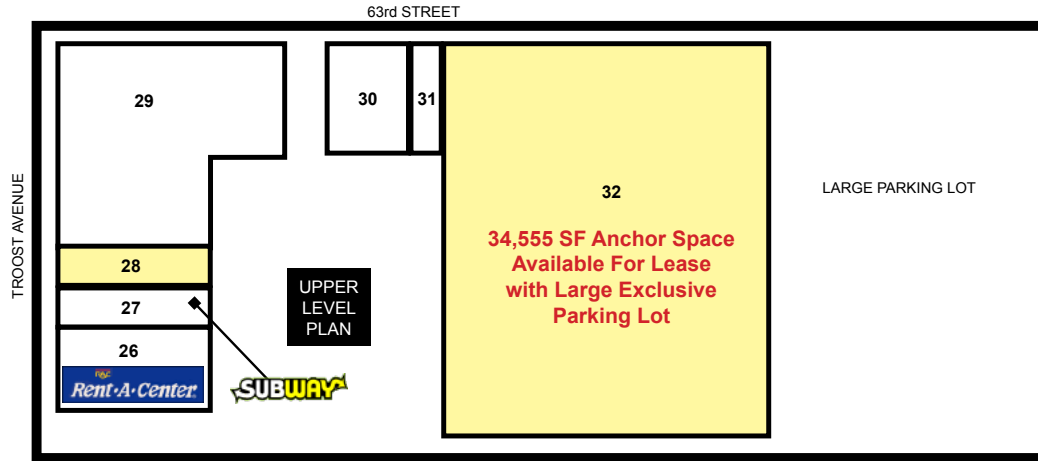


# THE LANDING SHOPPING CENTER

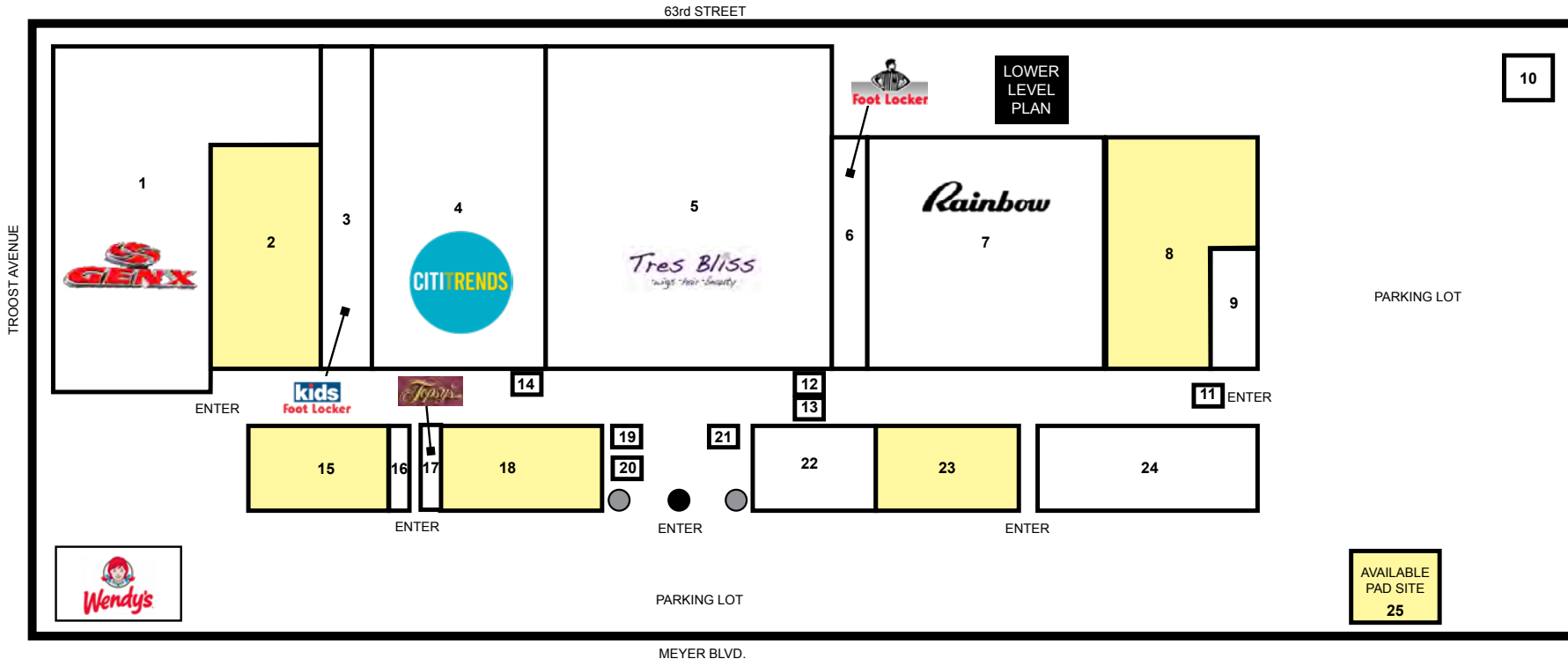
Retail Space, Anchor Space, & Pad Site For Lease  
63rd Street & Troost Avenue, Kansas City, Missouri

**1,685 SF - 34,555 SF**  
**AVAILABLE FOR LEASE**  
**IMMEDIATE OCCUPANCY**

## SITE PLAN



- |    |                                     |    |                                    |
|----|-------------------------------------|----|------------------------------------|
| 1  | Gen X Clothing                      | 23 | AVAILABLE - 4,900 sq ft            |
| 2  | AVAILABLE - 6,254 sq ft             | 24 | Yummi Crab Restaurant              |
| 3  | Kids Footlocker                     | 25 | AVAILABLE PAD SITE - Build-to-Suit |
| 4  | Citi Trends                         | 26 | Rent-A-Center                      |
| 5  | Tres Bliss Beauty Supply Superstore | 27 | Subway                             |
| 6  | Footlocker                          | 28 | AVAILABLE - 1,685 sq ft            |
| 7  | Rainbow Fashion Clothing            | 29 | Smart Pawn                         |
| 8  | AVAILABLE - 12,000 sq ft            | 30 | Mo Turf Paint                      |
| 9  | Celebrity Kutz                      | 31 | Publicity Providers                |
| 10 | Speedy Cash                         | 32 | AVAILABLE ANCHOR - 34,555 SF       |
| 11 | Deep Rooted Clothing Co. (Kiosk)    |    |                                    |
| 12 | Kustom Wireless Cellular Kiosk      |    |                                    |
| 13 | Gold Italya (Kiosk)                 |    |                                    |
| 14 | Jewel Time (Kiosk)                  |    |                                    |
| 15 | AVAILABLE - 4,075 sq ft             |    |                                    |
| 16 | Worldwide Video                     |    |                                    |
| 17 | Topsy's                             |    |                                    |
| 18 | AVAILABLE - 4,312 sq ft             |    |                                    |
| 19 | Sky Box T's (Kiosk)                 |    |                                    |
| 20 | Fitting Room (Kiosk)                |    |                                    |
| 21 | Noir Blanc (Kiosk)                  |    |                                    |
| 22 | Good Nails Spa                      |    |                                    |
- = Restrooms    ● = Security Office





# THE LANDING SHOPPING CENTER

Retail Space, Anchor Space, & Pad Site For Lease  
63rd Street & Troost Avenue, Kansas City, Missouri

**1,685 SF - 34,555 SF**  
**AVAILABLE FOR LEASE**  
**IMMEDIATE OCCUPANCY**

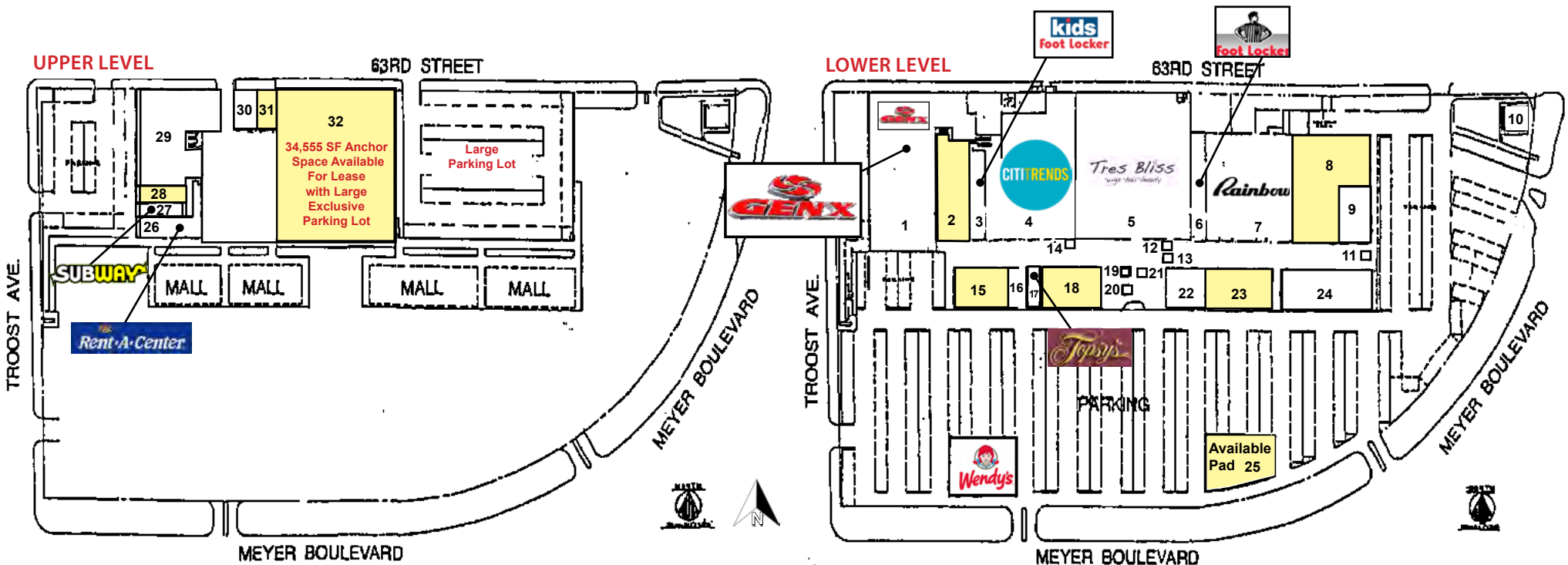
## SITE PLAN

### UPPER LEVEL (Updated 6/14/19)

- 26 Rent-A-Center
- 27 Subway
- 28 **AVAILABLE - 1,685 sq ft**
- 29 Smart Pawn
- 30 Mo Turf Paint
- 31 Publicity Providers
- 32 **AVAILABLE ANCHOR - 34,555 SF**

### LOWER LEVEL (Updated 6/14/19)

- 1 Gen X Clothing
- 2 **AVAILABLE - 6,254 sq ft**
- 3 Kids Footlocker
- 4 Citi Trends
- 5 Tres Bliss Beauty Supply Superstore
- 6 Footlocker
- 7 Rainbow Fashion Clothing
- 8 **AVAILABLE - 12,000 sq ft**
- 9 Celebrity Kutz
- 10 Speedy Cash
- 11 Deep Rooted Clothing Co. (Kiosk)
- 12 Kustom Wireless Cellular Kiosk
- 13 Gold Italya (Kiosk)
- 14 Jewel Time (Kiosk)
- 15 **AVAILABLE - 4,075 sq ft**
- 16 Worldwide Video
- 17 Topsy's
- 18 **AVAILABLE - 4,312 sq ft**
- 19 Sky Box T's (Kiosk)
- 20 Fitting Room (Kiosk)
- 21 Noir Blanc (Kiosk)
- 22 Good Nails Spa
- 23 **AVAILABLE - 4,900 sq ft**
- 24 Yummi Crab
- 25 **AVAILABLE PAD SITE - Build-to-Suit**



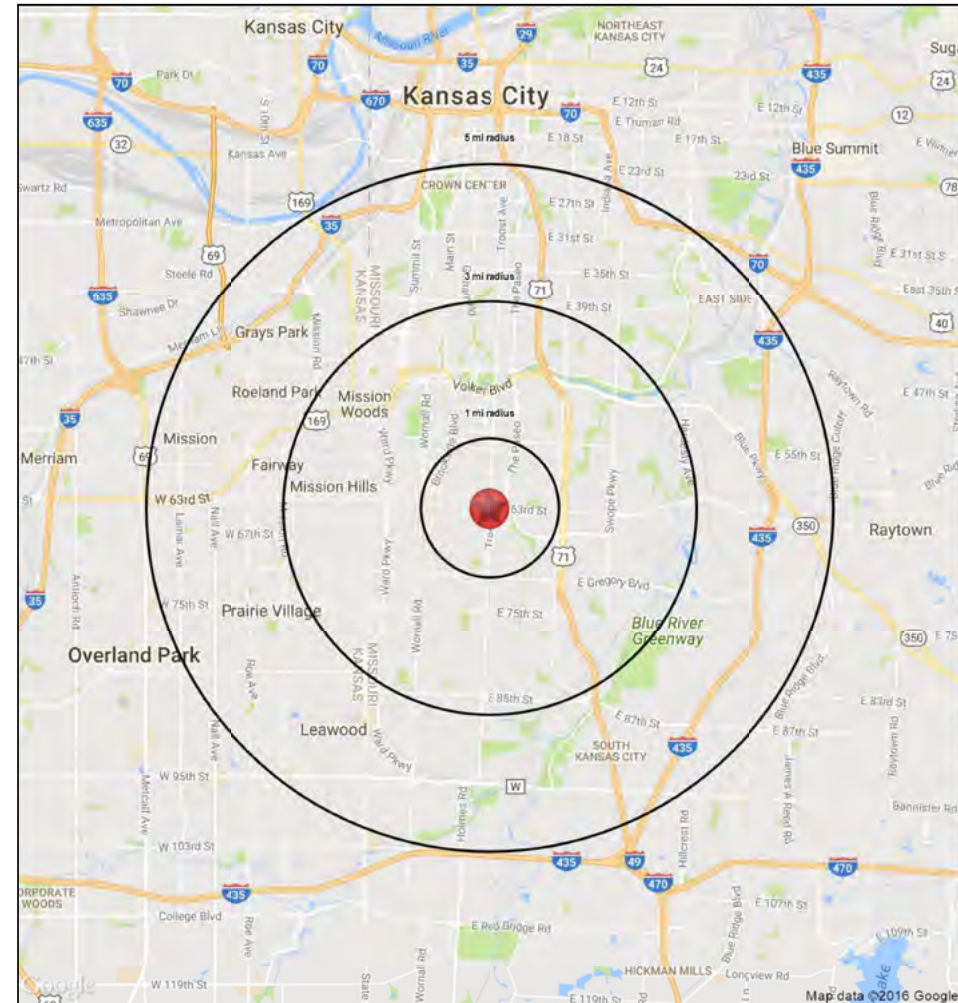
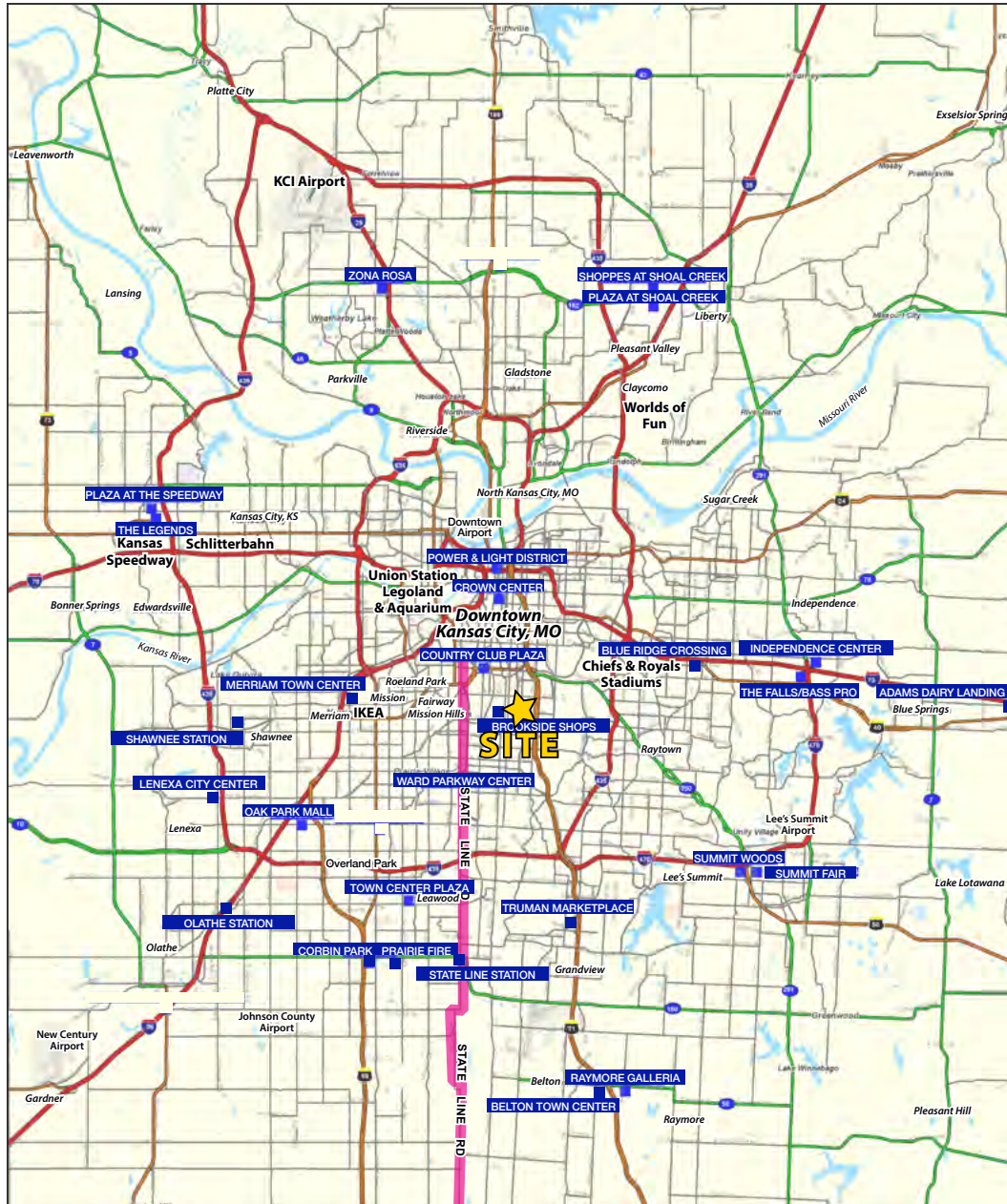




# THE LANDING SHOPPING CENTER

Retail Space, Anchor Space, & Pad Site For Lease  
63rd Street & Troost Avenue, Kansas City, Missouri

**1,685 SF - 34,555 SF**  
**AVAILABLE FOR LEASE**  
**IMMEDIATE OCCUPANCY**







# THE LANDING SHOPPING CENTER

Retail Space, Anchor Space & Pad Site For Lease  
63rd Street & Troost Avenue, Kansas City, Missouri

RS1

## 63rd & Troost Avenue

### Kansas City, MO

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	13,770	104,259	237,955
	2025 Projected Population	14,087	109,092	248,974
	2010 Census Population	13,899	102,233	228,137
	2000 Census Population	15,010	112,848	252,115
	Projected Annual Growth 2020 to 2025	0.5%	0.9%	0.9%
	Historical Annual Growth 2000 to 2020	-0.4%	-0.4%	-0.3%
	2020 Median Age	38.4	37.9	37.7
<b>HOUSEHOLDS</b>	2020 Estimated Households	6,396	49,665	114,483
	2025 Projected Households	6,443	51,116	117,984
	2010 Census Households	6,139	46,217	104,152
	2000 Census Households	6,409	49,966	112,580
	Projected Annual Growth 2020 to 2025	0.1%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	-	-	-
<b>RACE AND ETHNICITY</b>	2020 Estimated White	55.0%	53.4%	55.6%
	2020 Estimated Black or African American	39.7%	39.4%	34.9%
	2020 Estimated Asian or Pacific Islander	1.5%	2.3%	2.5%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2020 Estimated Other Races	3.4%	4.5%	6.6%
	2020 Estimated Hispanic	3.2%	4.6%	8.1%
<b>INCOME</b>	2020 Estimated Average Household Income	\$102,782	\$104,857	\$88,508
	2020 Estimated Median Household Income	\$71,228	\$74,046	\$65,468
	2020 Estimated Per Capita Income	\$47,758	\$50,073	\$42,688
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.9%	5.8%
	2020 Estimated High School Graduate	18.6%	20.4%	20.8%
	2020 Estimated Some College	19.3%	18.6%	20.0%
	2020 Estimated Associates Degree Only	5.3%	5.5%	6.0%
	2020 Estimated Bachelors Degree Only	29.6%	27.7%	26.6%
	2020 Estimated Graduate Degree	20.1%	20.5%	18.7%
<b>BUSINESS</b>	2020 Estimated Total Businesses	1,016	5,524	13,461
	2020 Estimated Total Employees	11,466	67,222	182,603
	2020 Estimated Employee Population per Business	11.3	12.2	13.6
	2020 Estimated Residential Population per Business	13.6	18.9	17.7

