

Ground Lease/Build-to-Suit/For Lease

1340 Village West



1340 Village West Parkway / Kansas City, KS



- Located in the highly desired Village West footprint
- Number one tourist attraction in the state, featuring the best shopping, dining, and entertainment options in the state
- Village West boast 10+ million visitors per year
- Perfectly suited for a Ground Lease or Build-to-Suit for an Entertainment Venue and/or Restaurant

7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

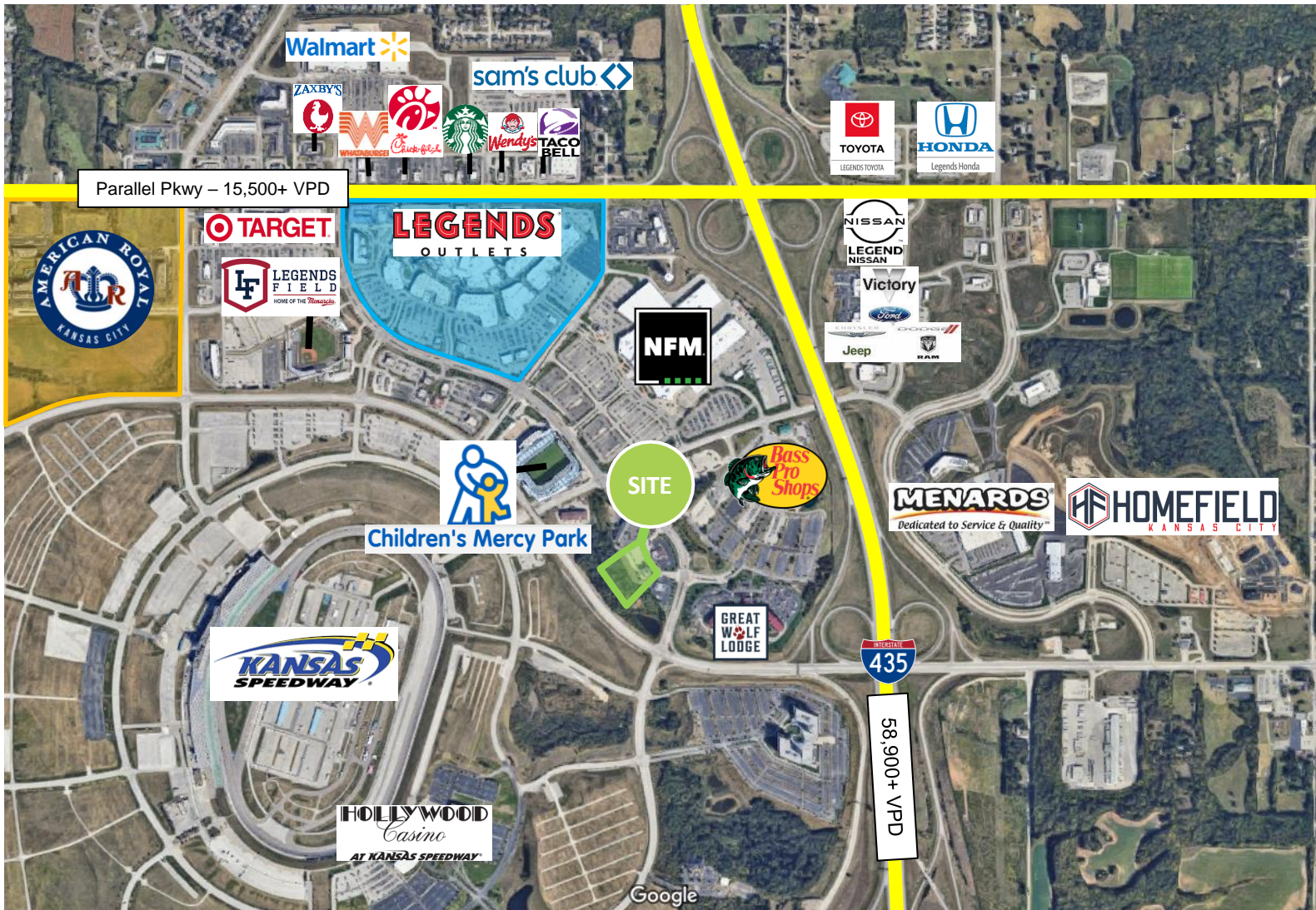
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Site Location

- Located within the coveted Village West footprint, that boast 100 designer outlets, retail, and entertainment which attracts 10+ millions people yearly
- Conveniently positioned at the I-435 and I-70 intersection (58,900+ VPD and 51,300+ VPD, respectfully)
- Notable neighboring properties to the property include Legends Outlets (designer outlet center, 1.2 million square foot shopping center), Kansas Speedway, Children’s Mercy Park, Legends Field, American Royal HQ, Nebraska Furniture Mart, Cabela’s, Homefield, and many more national retailers and dining options

LEGENDS[®] OUTLETS



Land Vacancy

Available Lot Ground Lease / Build-to-Suit

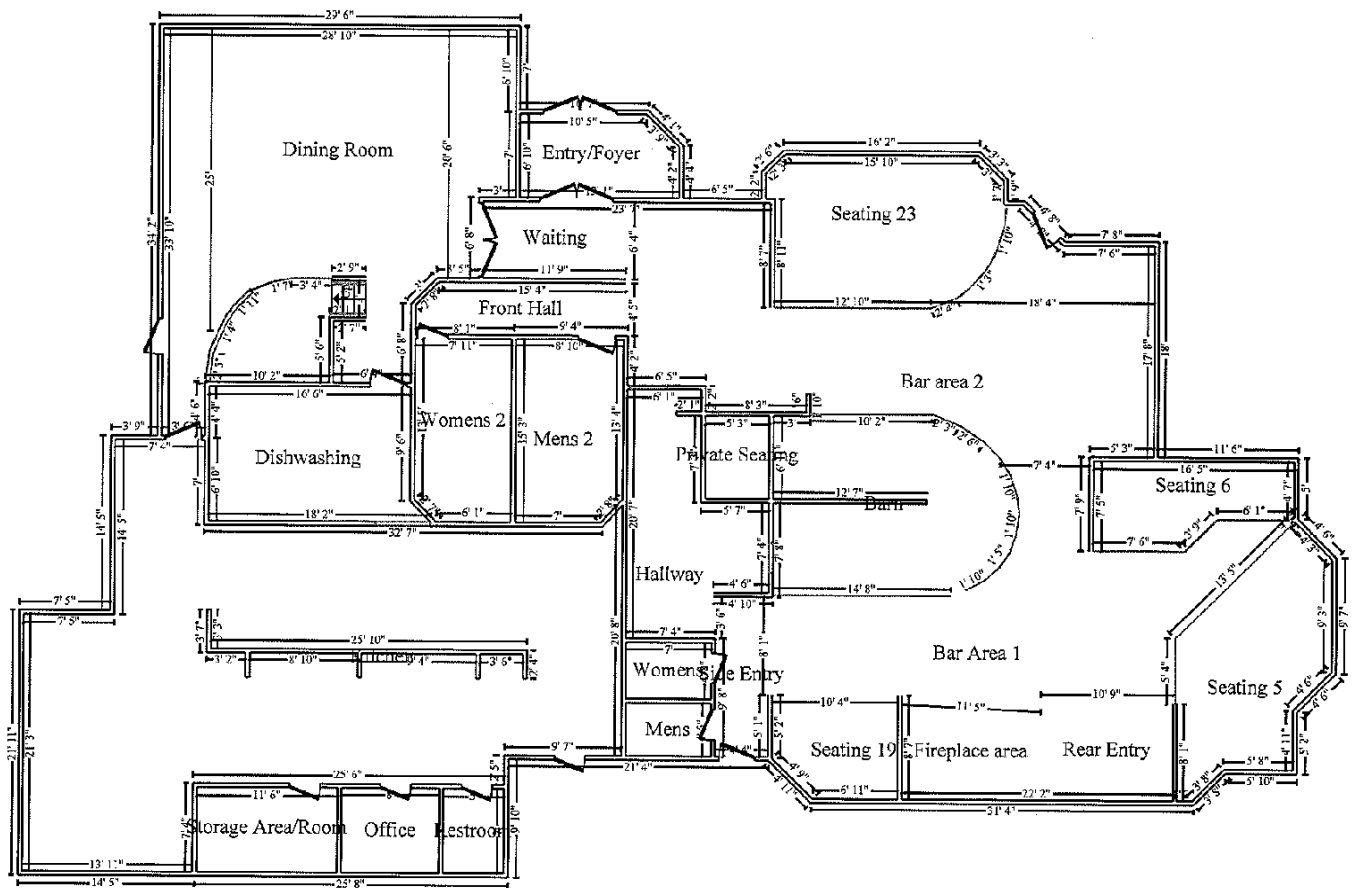
- 1340 Village West Lot Size – 2.191 Acres
- Great opportunity for Indoor/Outdoor Entertainment complex, Sport Venue, Destination business, Sport's bar, and Restaurants



Building Vacancy

Available Space

- 1340 Village West – 6,336 SF

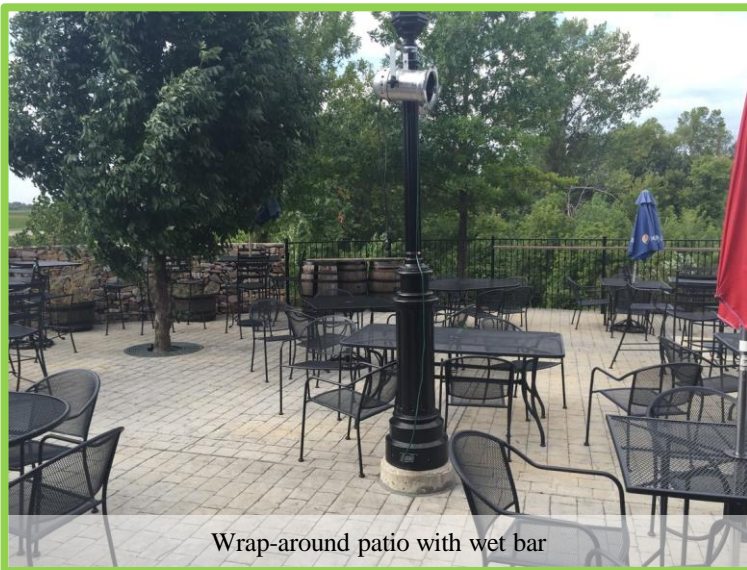


Building Features

- Previously operated as a Mexican Restaurant and was preceded by an Irish Pub

Building Features

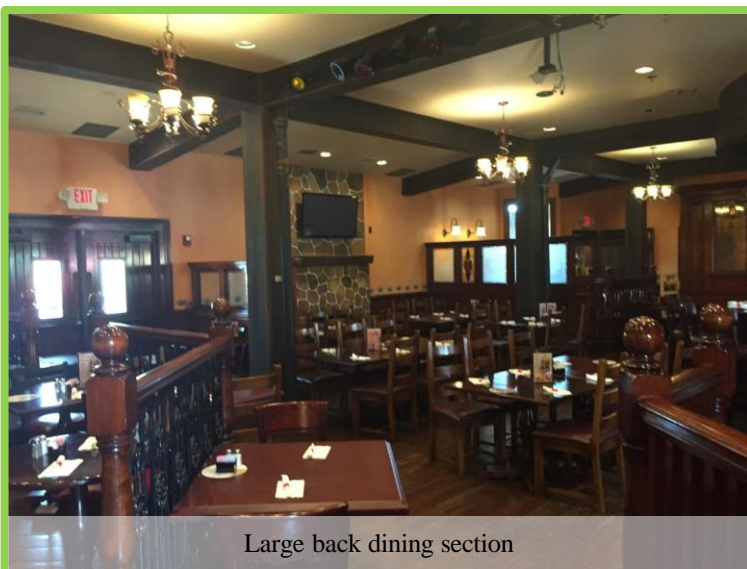
- 2 sets of restrooms, 1 staff restroom
- Large horseshoe bar
- 3 Dining sections
- 1 Private office with restroom
- 2 fireplaces
- Large wrap around patio
- Outside wet bar
- 100+ parking stalls



Wrap-around patio with wet bar



Large front dining section



Large back dining section



Large horseshoe bar

Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2028 Projection	276	17,425	51,646
2023 Population	256	16,972	50,940
2010 Census	140	14,168	46,109
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$82,777	\$86,109	\$80,909
Median	\$72,856	\$71,945	\$66,612
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	101	6,374	19,860
2023 Households	94	6,374	19,594
2010 Census	52	5,357	17,749
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$115,625	\$145,948	\$153,643



Other Tutera Properties



Woodsonia
5358 - 5436 Roberts, Shawnee, KS



Shops of Sunnybrook
11120 - Lone Elm, Olathe, KS



Mahaffie Reatil Center
1001-1081 E 151st St. Olathe, KS



Rosehill Exchange
12815 - 12843 W 87th Street, Lenexa, KS



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