

Out-Lot FOR LEASE

Wornall Village



8400 Wornall Road / Kansas City, MO

- Grocery-anchored retail center located within the dense Waldo submarket with out lot available
- Wornall Village retail center renovation completed in 2022 & Price Chopper completed their store renovation in 2021
- Conveniently located at the signalized intersection of Wornall Rd and 85th Street



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

For more information, contact:

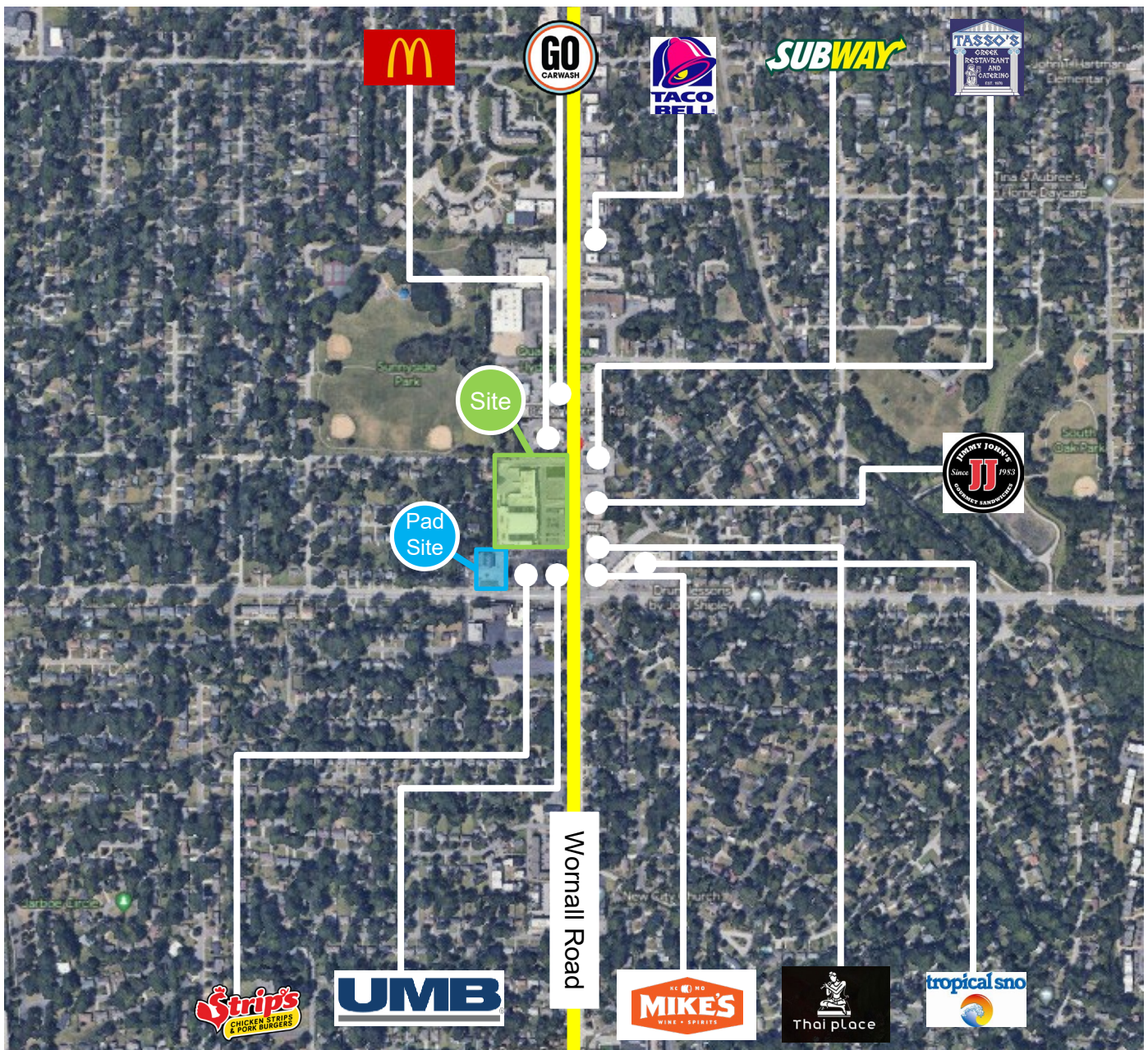
Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

Site Location

Retail Center Co-Tenancy

- Waldo/South Kansas City sub-market with 10,000+ population within 1 mile ring of site
- Notable neighboring properties to the site include Ward Parkway Center and multiple national QSRs along the Wornall corridor



Building Vacancy

Available Pad Site

- 0.8 Acres available for Build-to-Suit or Ground Lease; existing 2,600 sf building and 41 parking stalls



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	10,141	83,314	219,517
2022 Estimate	10,148	81,928	214,385
2010 Census	11,028	84,153	214,103
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$79,716	\$109,239	\$100,556
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	5,061	37,029	98,226
2022 Estimate	5,079	36,490	95,962
2010 Census	5,602	37,880	96,100



Other Tutera Properties



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