



Colliers

For Lease

Arrowhead Center

8121-8147 Parallel Parkway
Kansas City, Kansas

Property Features

- Former smoothie shop available, great for smoothie, coffee, or tea shop
- 15,150 SF strip center
 - Three 960 SF spaces available
- Minutes from the Legends shopping district
- Quick access to I-435 and I-70
- Great visibility to Parallel Parkway with more than 14,750 VPD
- Recently refreshed signage, lighting, parking, and landscaping
- Lease rate: \$15.00 PSF, NNN

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Accelerating success.

Location Aerial



Demographics



Population

| | |
|--------|--------|
| 1-mile | 9,672 |
| 3-mile | 34,897 |
| 5-mile | 64,870 |



Daytime Population

| | |
|--------|--------|
| 1-mile | 9,317 |
| 3-mile | 31,545 |
| 5-mile | 63,423 |



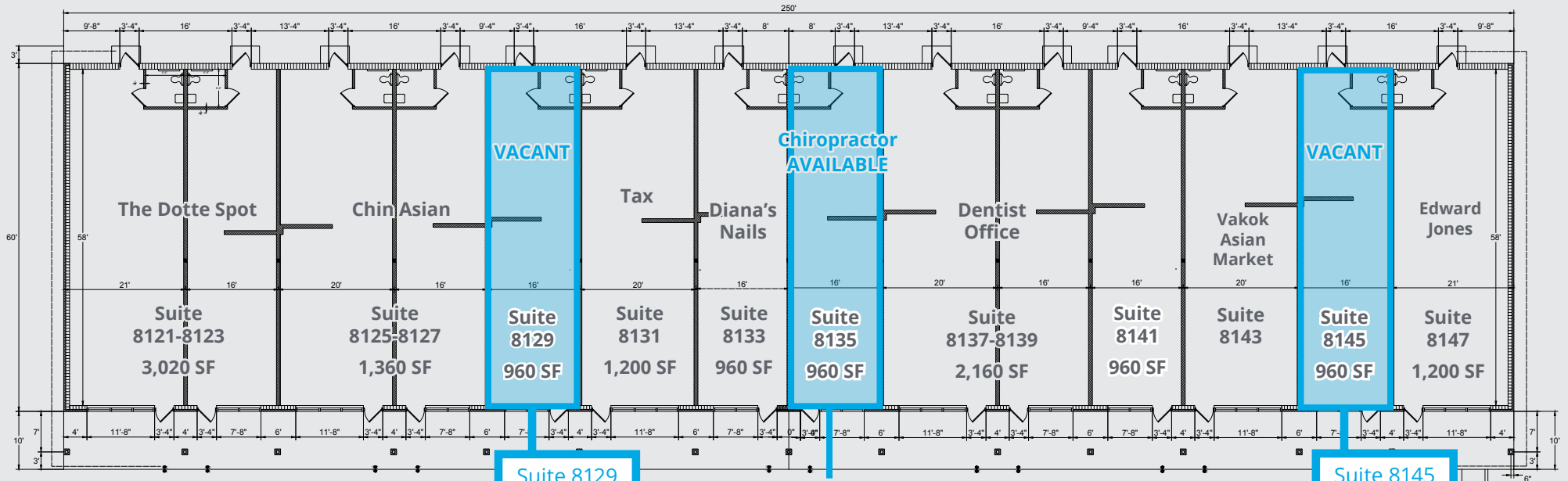
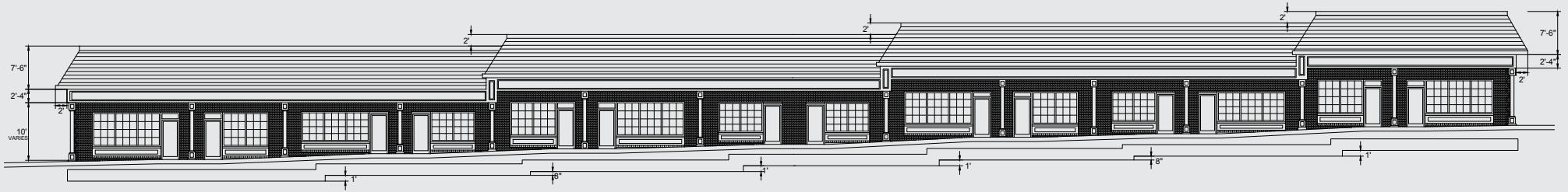
Household Income (Avg.)

| | |
|--------|----------|
| 1-mile | \$82,632 |
| 3-mile | \$74,754 |
| 5-mile | \$76,846 |



Household Income (Med.)

| | |
|--------|----------|
| 1-mile | \$62,436 |
| 3-mile | \$57,383 |
| 5-mile | \$59,452 |



Suite 8129
960 SF
Available

VR Tour



Available
960 SF

Suite 8145
960 SF
Available

VR Tour



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