



Boulevard  
Commercial

REAL ESTATE SERVICES

# PAD SITES FOR SALE, LEASE OR BTS

1-10 +/- acres - DIVISIBLE

## MARKETPLACE 152 - NWC HWY 152 & N. Indiana Ave. KCMO



FOR MORE  
INFORMATION  
CONTACT

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### Property Highlights

- Join national tenants: QuikTrip, Starbucks, Chipotle and Burger King
- Car Wash Coming Soon
- Full Diamond Interchange M-152 Highway and N. Indiana Avenue
- Simple ingress/egress to/from M-152 Highway and NE Barry Road
- Outstanding Visibility along busy highway - 73,000+ VPD
- Unique "centered" location along M-152, balancing I-29 & I-35 corridors
- Affluent demographics and high growth population
- Will subdivide individual parcels "to suit"
- Regional detention constructed

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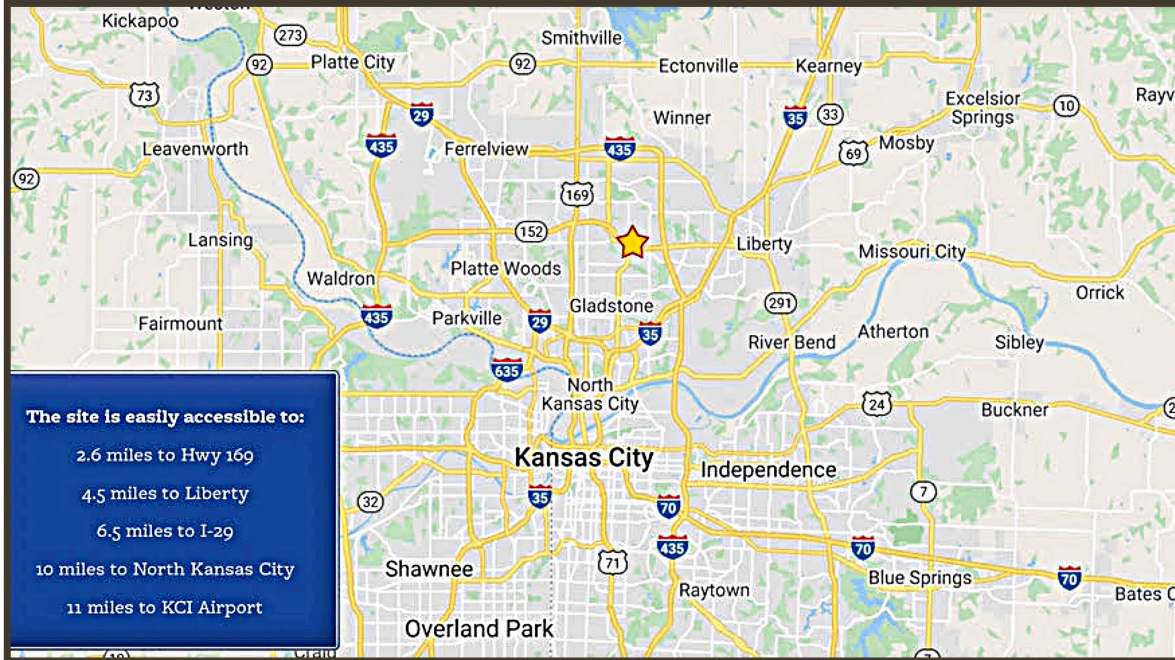
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**The site is easily accessible to:**

- 2.6 miles to Hwy 169
- 4.5 miles to Liberty
- 6.5 miles to I-29
- 10 miles to North Kansas City
- 11 miles to KCI Airport

2023 Demographics	1 MILE	3 MILES	5 MILES
Population	17,777	99,855	216,187
Average HH Income	\$106,126	\$84,486	\$86,198
Median Age	35.9	37.1	37.1

DRIVE TIME DEMOGRAPHICS				
	Population	Avg. HH Income	Avg. Age	Some College & Above
<b>5 Minutes</b>	25,124	\$93,425	38.9	74.2%
<b>7 Minutes</b>	56,381	\$89,308	38.9	70.9%
<b>12 Minutes</b>	211,548	\$87,508	37.8	69.3%

SOURCE 2021 ESRI

### INTERACTIVE LINKS

- [Development Plan](#)
- [Property Documents](#)
- [Map Link](#)
- [Drone Video & Photos](#)

Broker is a licensed realtor in Missouri and a member of Seller. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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