

# QSR & Retail Pads for Lease ±11 Acres



## Key Leasing Highlights

- Approximately 11 acres available for quick service restaurant (QSR) and retail development.
- Located immediately adjacent to one of the top performing Cabela's stores in the region.
- High visibility and access from major thoroughfares drive consistent customer traffic.
- Ideal for national and regional brands seeking a strategic retail location.
- Available for occupancy starting December 31, 2025.

▶ Prime opportunity to lease approximately 11 acres of QSR and retail pads in a highly desirable location adjacent to a top performing Cabela's. This site offers strong visibility, high traffic counts, and proximity to a major retail anchor, making it ideal for new commercial development.

# Site Information Overview



The site offers up to 7 flexible pads, each about ±1 acre, with the ability to combine or divide spaces to meet diverse tenant requirements. Positioned next to a high-traffic retail anchor, the site is ready for immediate development with infrastructure and utilities in place.

## Pad Availability and Flexibility

- Up to 7 pads available, each approximately ±1 acre in size.
- Pads can be combined to create larger spaces or divided for smaller footprints.
- Flexible site layout supports diverse tenant needs including QSR and retail.
- Customizable footprints allow for tailored tenant solutions.

## Strategic Position and Readiness

- Strategically positioned adjacent to a high-traffic retail anchor for increased visibility.
- Infrastructure and utilities are in place to support immediate development.
- Excellent access and visibility from main roadways.
- Ideal for tenants seeking quick occupancy and high exposure.



# Area Map

## Site Highlights and Strategic Position

- **Premier Regional Retail Node:** Subject property is positioned within one of Kansas City's most dominant retail corridors, surrounded by a dense concentration of national big-box, grocery, QSR, and soft-goods retailers, creating strong, durable consumer draw.
- **Exceptional Traffic & Visibility:** Immediate access and frontage near Interstate 435 with proximity to Parallel Parkway and Village West Parkway, providing high daily traffic counts, regional accessibility, and excellent visibility for pad users.
- **Synergistic Retail Co-Tenancy:** Adjacent to a critical mass of best-in-class national tenants including Walmart, Target, Costco-style users, major QSR brands, and outlet retail—supporting sustained foot traffic and strong sales productivity.
- **Destination & Experiential Demand Drivers:** Located near major experiential and tourism anchors such as Legends Outlets, NASCAR Racing Experience, Great Wolf Lodge, and Nebraska Furniture Mart, driving consistent weekend, evening, and out-of-market visitation.
- **Strong Consumer Base:** Proximity to multiple large-format employers reinforces daytime population, service demand, and steady consumer spending throughout the week.
- **Limited Pad Supply / High Barriers to Entry:** Fully built-out corridor with limited remaining pad availability, enhancing long-term leasing leverage and protecting tenant sales from oversupply risk.
- **Proven Retail Real Estate Fundamentals:** The concentration of credit tenants, long-standing national brands, and continued investment in the corridor signals strong retailer confidence and long-term viability of the trade area.



# Demographics Overview

Population	2 miles	5 miles	10 miles
2020	6,918	55,555	263,487
2024	6,501	51,813	259,556
2029 Projected	6,300	50,129	261,477
Growth 2020-2024	-1.5%	-1.7%	-0.4%
Growth 2024-2029	-0.6%	-0.7%	0.1%
Median Age	40.7	38.2	37.8
Households	2 miles	5 miles	10 miles
2020	2,830	21,006	95,921
2024	2,655	19,605	94,407
2029 Projected	2,571	18,961	95,170
Growth 2020-2024	-0.1%	-0.1%	0.3%
Growth 2024-2029	-0.6%	-0.7%	0.2%

Income	2 miles	5 miles	10 miles
Avg Household Income	\$103,735	\$91,692	\$98,708
Median Household Income	\$86,956	\$73,139	\$75,591
<\$25,000	139	2,340	13,413
\$25k-50k	359	3,671	16,995
\$50k-75k	621	4,106	16,479
\$75k-100k	437	2,874	13,405
\$100k-125k	446	2,693	10,025
\$125k-150k	184	1,355	6,795
\$150k-200k	287	1,220	8,207
\$200k+	183	1,346	9,089

► ±61,000 CARS PER DAY

# Disclosures

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## Contact Info

### Contact Details and Availability

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  - Available for all leasing and property inquiries related to retail pads
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