

SHOPPES AT BARRY PLAZA

8560 N GREEN HILLS ROAD, KANSAS CITY, MO 64154

RETAIL PROPERTY
FOR LEASE

PROPERTY DESCRIPTION

Three exceptional spaces are now available at Shoppes at Barry Plaza, a dynamic retail center in the heart of Kansas City North, in the rapidly growing Green Hills Road and Barry Road area.

Suite 112 (1,400 SF +/-) This wide-open retail space

Suite 122 (2,100 SF +/-) Move in ready

Suite 126 (1,024 SF +/-) Coming Soon - March 2026.

Located along Green Hills Road, the Shoppes at Barry Plaza offer exceptional visibility with high traffic exposure, making it a prime location for businesses looking to attract foot traffic and gain visibility. The area is surrounded by vibrant, affluent neighborhoods, providing a strong customer base and consistent growth opportunities.

The community of business owners here is thriving, with new businesses opening each week and investing in the area, ensuring a supportive and collaborative atmosphere. Whether looking for retail, café, or office space, the Shoppes at Barry Plaza offers an ideal location with excellent accessibility to Highway 152 and surrounding neighborhoods.

PROPERTY HIGHLIGHTS

- Prime Location in Kansas City Northland
- High Traffic Exposure
- Rapidly Growing Area Available Spaces:
- Community of Supportive Businesses



| | |
|------------------|--------------------------------|
| Number of Units: | 11 |
| Available SF: | 1,024 - 2,100 SF |
| Building Size: | 20,944 SF |
| Suite 112: | 1,400 SF +/- |
| Suite 122: | 2100 SF +/- |
| Suite 126: | 1,024 SF +/- Coming March 2026 |

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SHOPPES AT BARRY PLAZA

RETAILER MAP

TENANT MAP

| | | | | | | | | |
|-------------------------------|-----------------------|---------------------------|------------------------------------|------------------|---------------------|-----------------|------------------------------------|----------------------------|
| 100-102 All About Dance | 106-108 New Tenant | 110 All About Dance | 112 AVAILABLE 1,400 SF (+/-) | 114 Pizza Hut | 116 Chiropractor | 118 Occupied | 122 AVAILABLE 2,100 SF (+/-) | 126 <i>Coming Soon!</i> |
| | | | | | | | | 124 Edward Jones |

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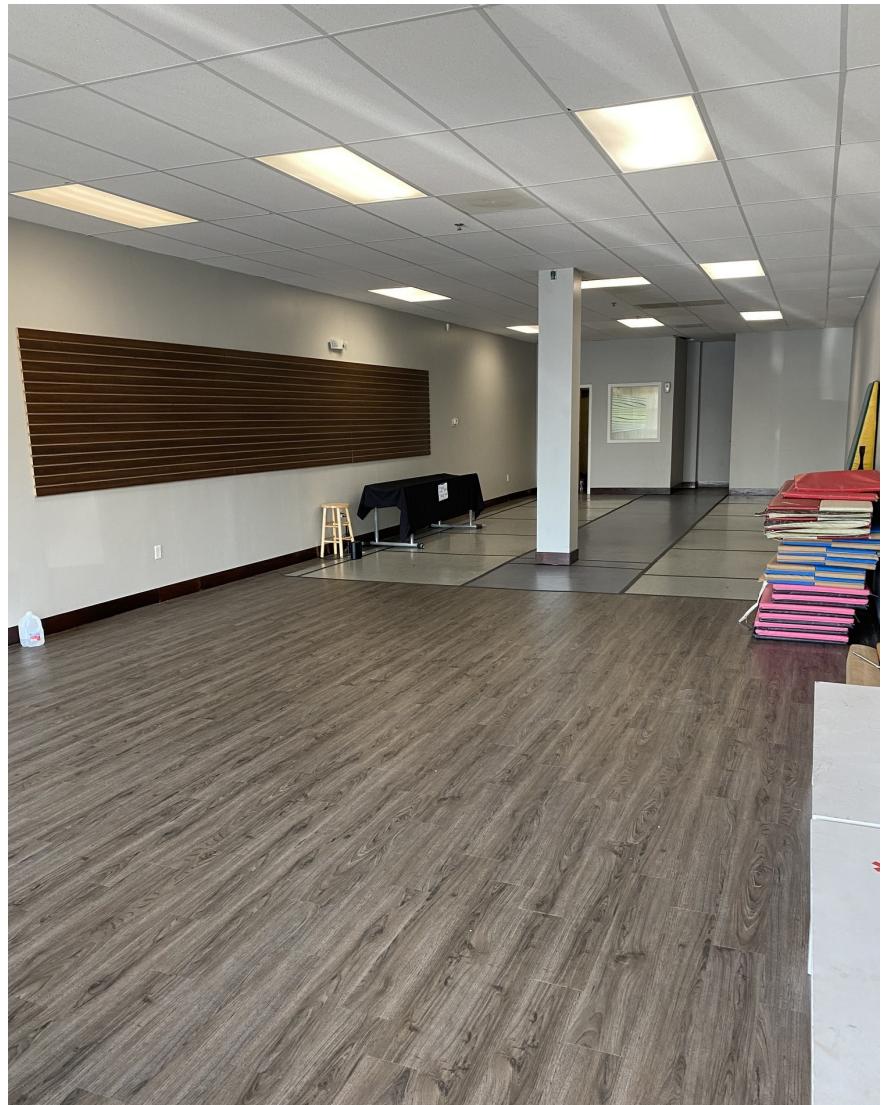
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SHOPPES AT BARRY PLAZA

SUITE 112

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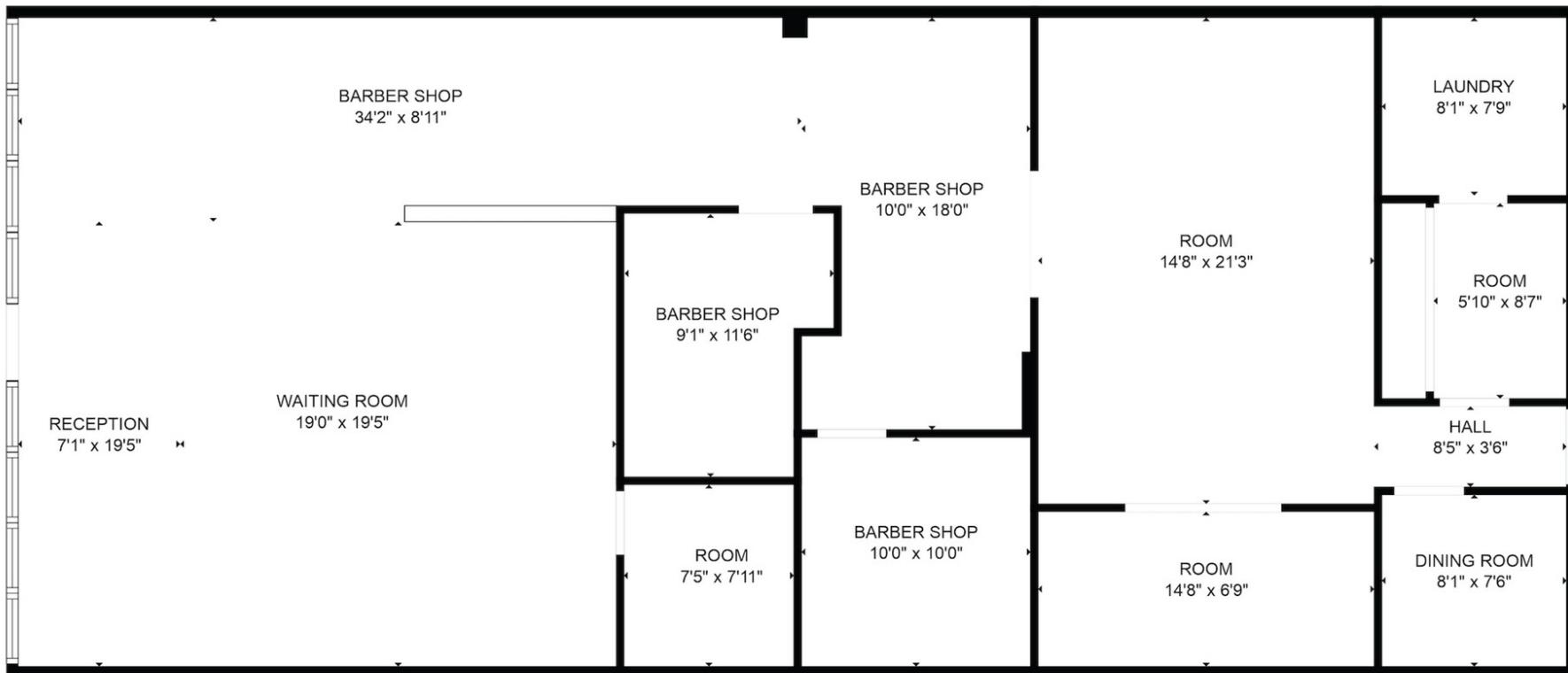
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SUITE 122
FLOORPLAN

Suite 122 / 2,100 SF +/-



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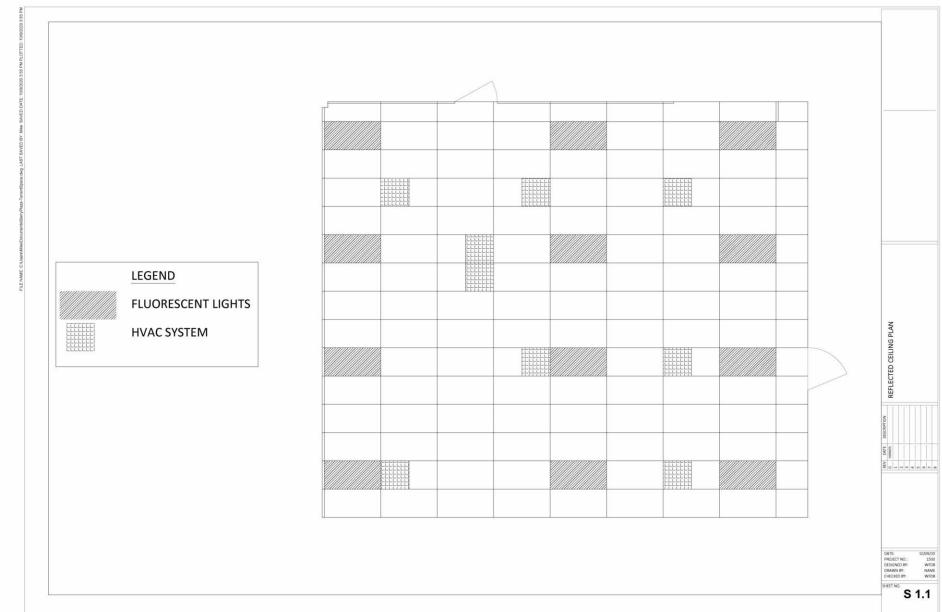
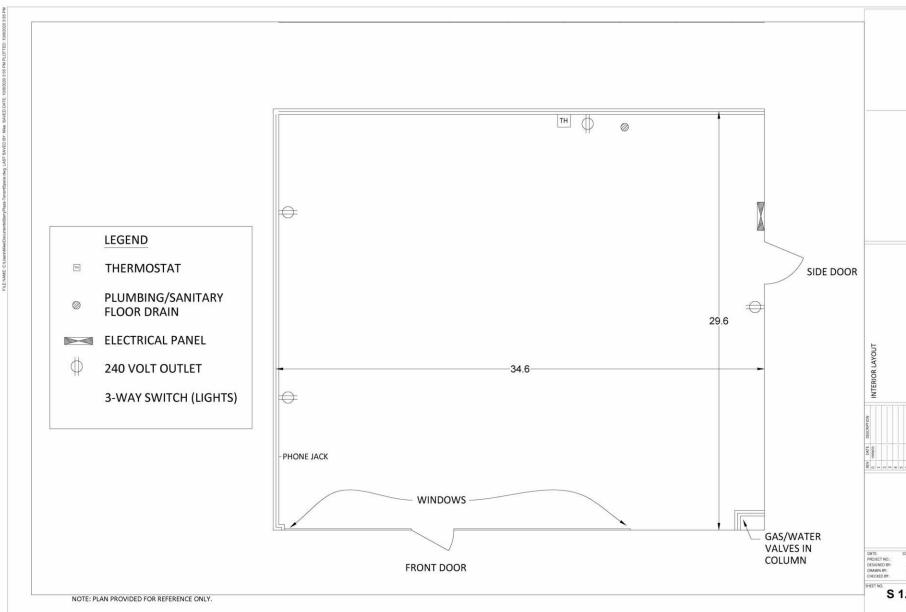
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SUITE 126 FLOORPLAN
- COMING SOON!



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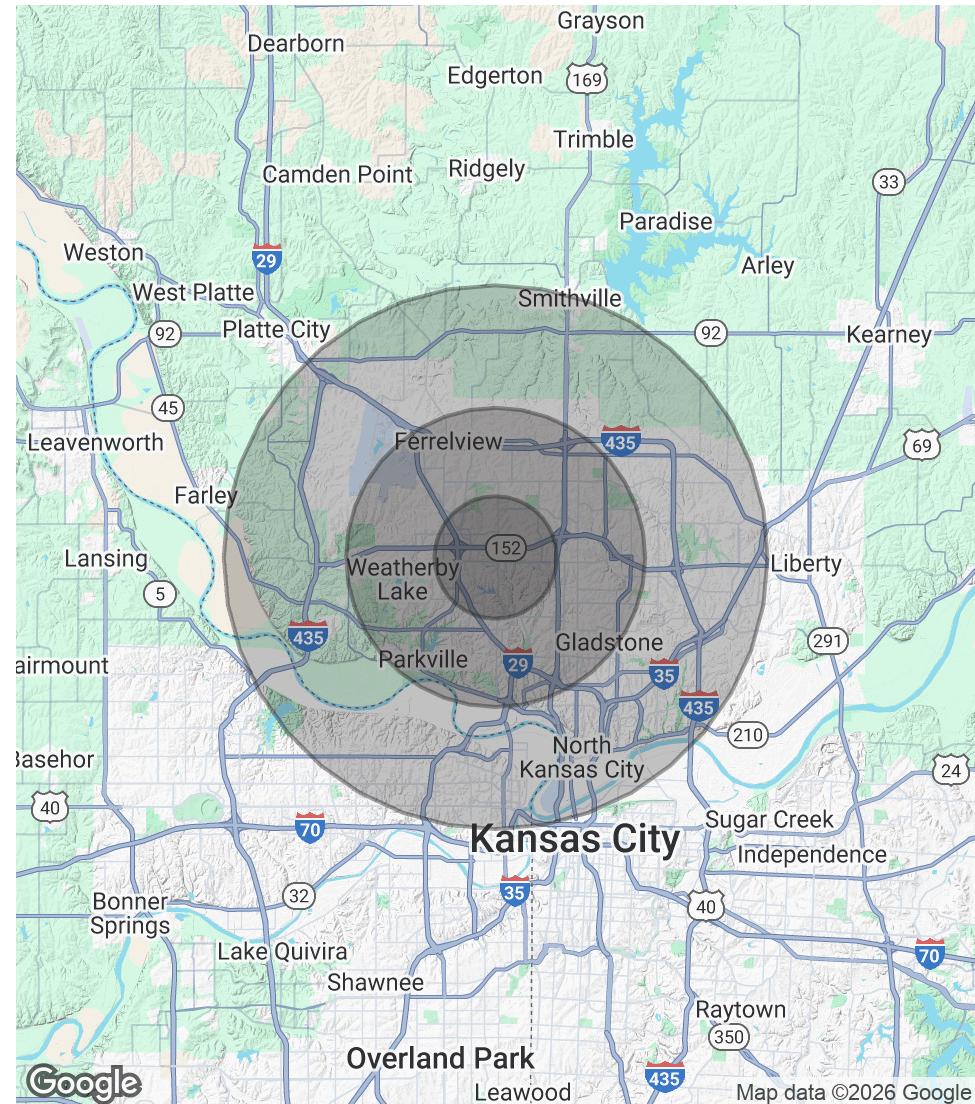
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| POPULATION | 2.25 MILES | 5.5 MILES | 10 MILES |
|----------------------|------------|-----------|----------|
| Total Population | 29,287 | 141,424 | 325,892 |
| Average Age | 38.3 | 38.7 | 37.4 |
| Average Age (Male) | 36.8 | 37.9 | 36.3 |
| Average Age (Female) | 37.9 | 39.6 | 38.7 |

| HOUSEHOLDS & INCOME | 2.25 MILES | 5.5 MILES | 10 MILES |
|---------------------|------------|-----------|-----------|
| Total Households | 13,023 | 58,956 | 135,318 |
| # of Persons per HH | 2.2 | 2.4 | 2.4 |
| Average HH Income | \$88,056 | \$88,422 | \$78,802 |
| Average House Value | \$203,014 | \$213,229 | \$181,921 |

2020 American Community Survey (ACS)



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