

THE SHOPS AT BOARDWALK

8600-8660 N BOARDWALK AVE., KANSAS CITY, MO

»» +/- 2,360-12,123+ SF RETAIL SPACE AVAILABLE

PROPERTY OVERVIEW

LEASE RATE :	\$19.00- 25.00/SF NNN
CAM, TAXES, INS.:	\$8.62/SF
SPACES:	Various
PARKING:	4:1000
SIGNAGE:	Available
TI:	Available
MARKET:	Kansas City
CARS PER DAY:	38,000+

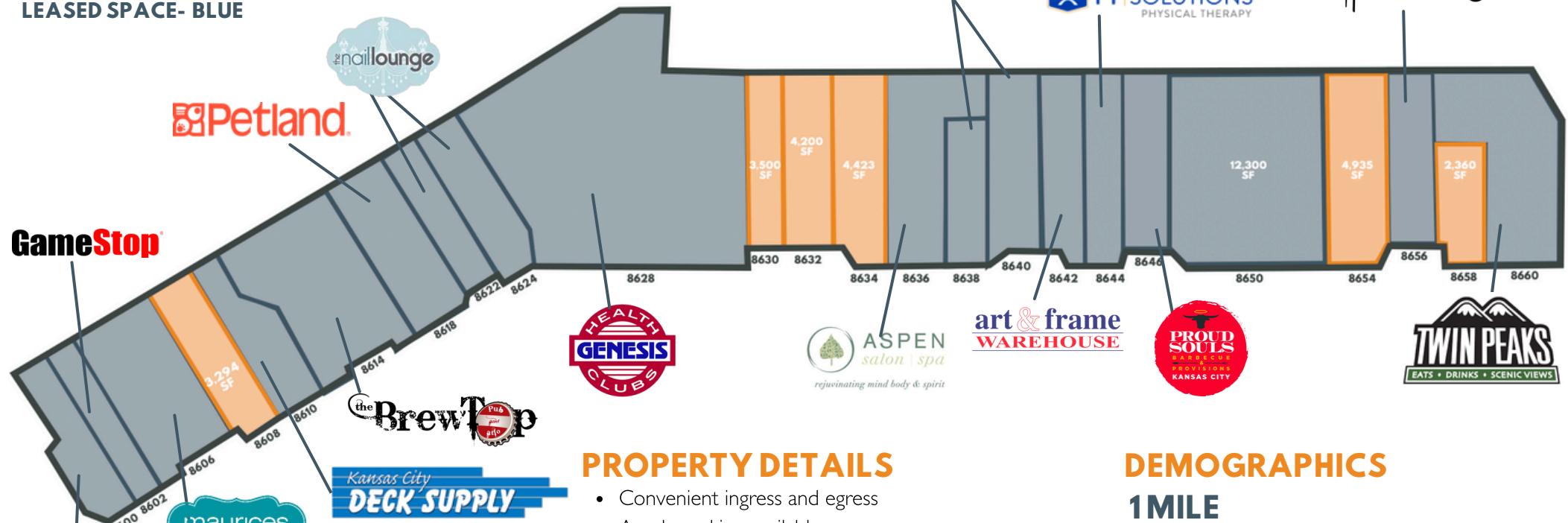
CO-TENANTS



BUILDING AERIAL

AVAILABLE SPACE- ORANGE

LEASED SPACE- BLUE



PROPERTY DETAILS

- Convenient ingress and egress
- Ample parking available
- Located at SEC Highway 152 & Interstate 29
- Anchored by Chipotle, Rally House and Twin Peaks
- Shadow anchored by Lowe's and Walmart
- High visibility from MO Hwy. 152
- Located on bus-line
- Ability to accommodate up to 38,842 SF

*ask broker for details



DEMOGRAPHICS

1 MILE



Population: 10,395



Average Household Income: \$93,614



Median Age: 36.1

3 MILES



Population: 44,609



Average Household Income: \$99,898



Median Age: 39.5

5 MILES



Population: 112,249



Average Household Income: \$95,960



Median Age: 38.5

LOCATION AERIAL



» SURROUNDING AREA

- Thriving commercial area with substantial anticipated residential growth
- Platte County is the fastest growing county in Missouri with over 14% growth



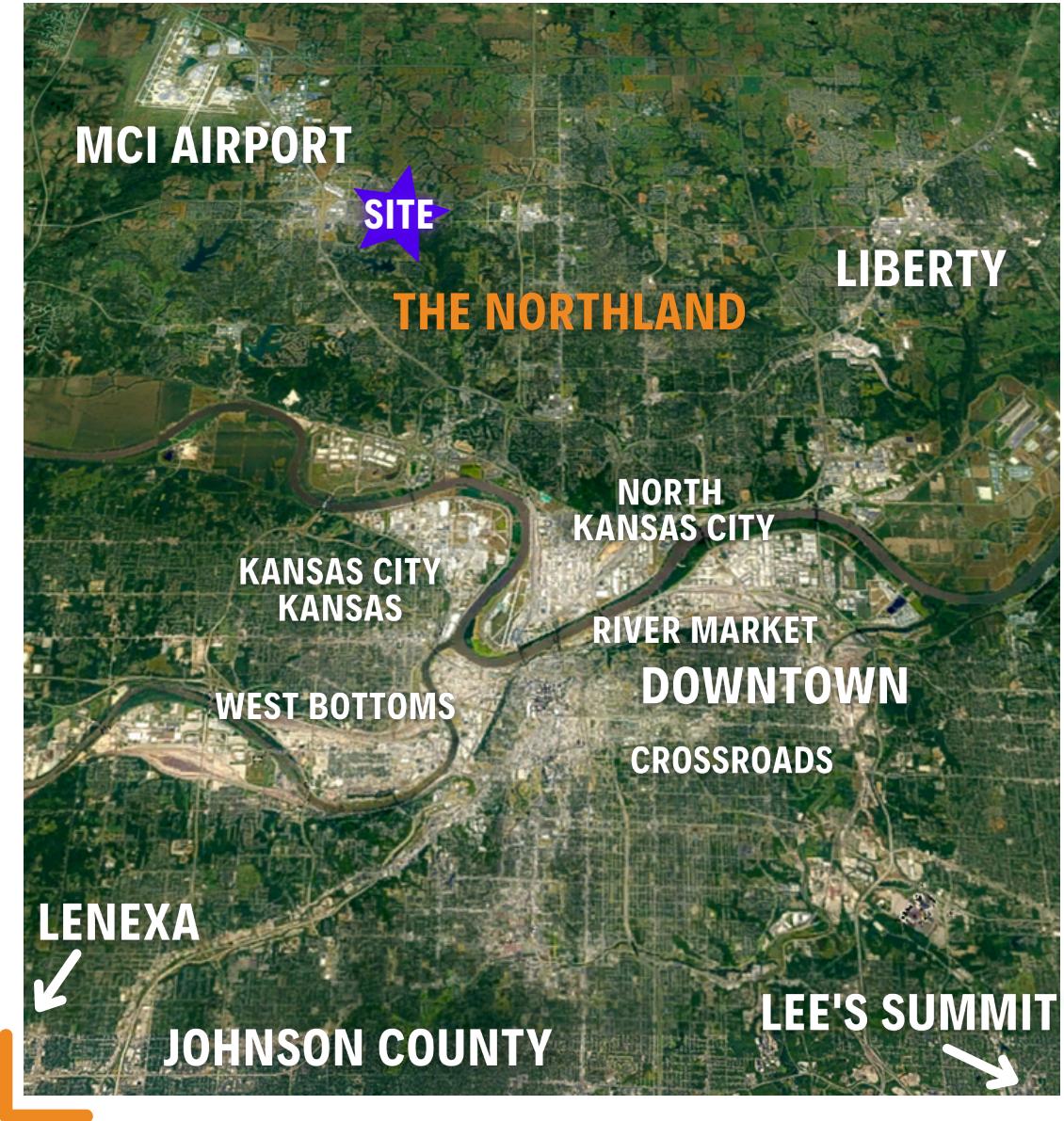
THE NORTHLAND

The Area

- The Shops at Boardwalk is in Platte County, part of Kansas City's "Northland". Platte County is the fastest growing county in Missouri, with a growth rate of over 14%. The growth is predicted to continue with thousands of acres being primed for residential development. Platte County is also the second wealthiest county in Missouri, with nearly 40% of households earning >\$100,000.

The Shops at Boardwalk

- The Shops at Boardwalk have a diverse range of tenants including fitness, apparel, speciality, service, fast casual, and full service restaurants. Walmart, Lowes, and Target are all in the immediate vicinity and draw significant traffic from a wide radius. The quality brick and stone architecture combined with music and nice landscaping give it a boutique lifestyle feel that stands out among the area.



VIRTUAL TOURS

- Scan QR code with your mobile phone's camera or click the link below, to see a virtual tour of each available space.

 8608



<https://bit.ly/3ArG69p>

 8630



<https://bit.ly/3UwibgP>

 8632



<https://bit.ly/3ToJHeP>

 8634



<https://bit.ly/3thgE2c>

 8638



LEASED!

<https://bit.ly/3UsueMe>

 8640



LEASED!

<https://bit.ly/3UPjK9z>

 8654



<https://bit.ly/3toB9tG>

 8658



<https://bit.ly/3hm0TnS>

» YOUR DESIGNATED TEAM



BRIAN



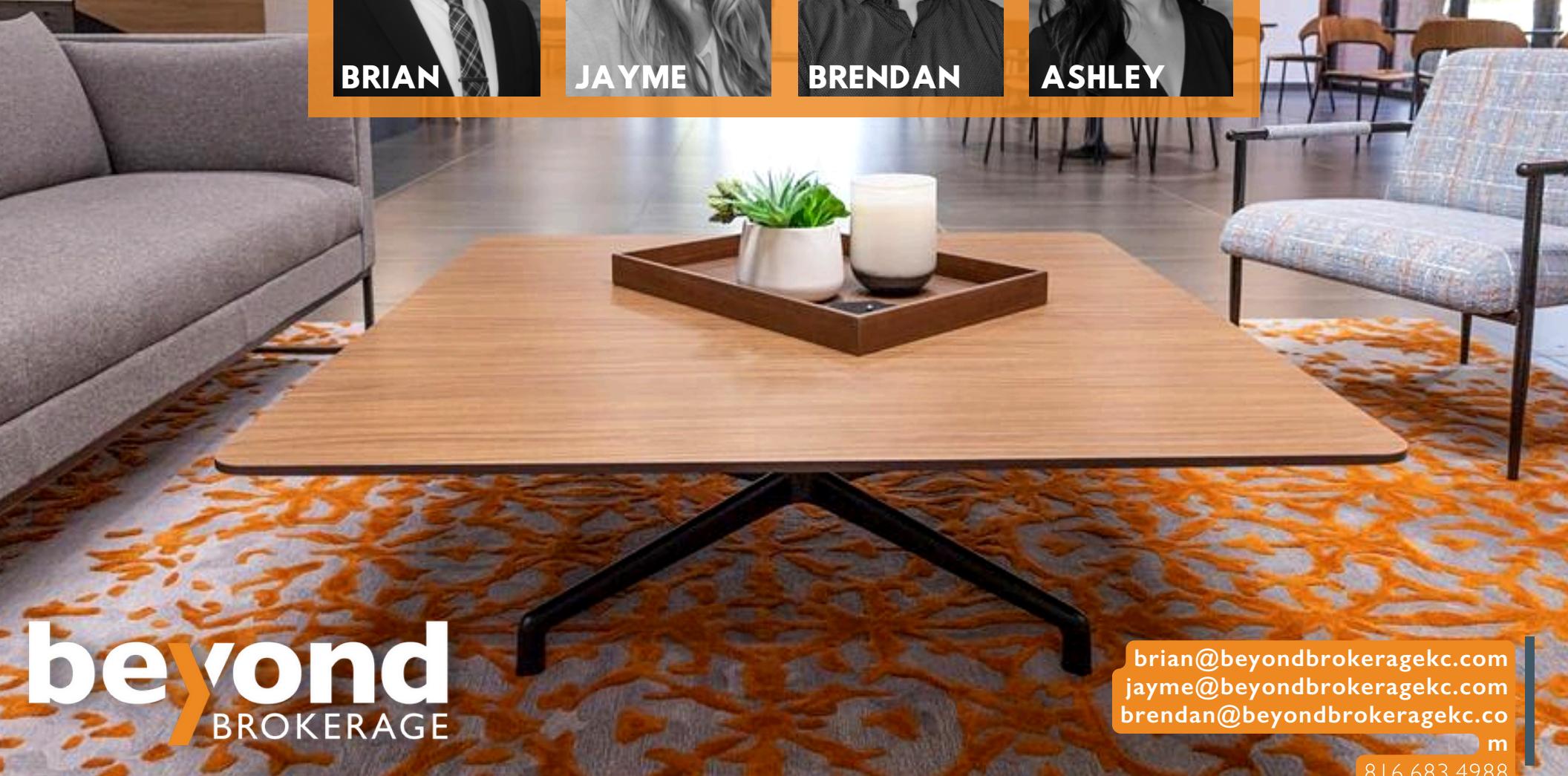
JAYME



BRENDAN



ASHLEY



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