

# 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



**beyond**  
BROKERAGE

# 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

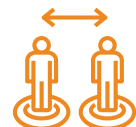
### 3 MILES



Population: 44,609



Average Household Income: \$99,898



Median Age: 39.5

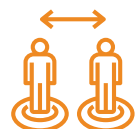
### 5 MILES



Population: 112,249



Average Household Income: \$95,960



Median Age: 38.5



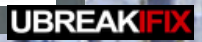


# LOCATION AERIAL

I-29

MO HWY 152 - 33,411 CPD

AMBASSADOR DR. - 16,992 CPD





# » SURROUNDING AREA

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



- Dick's Sporting Goods
- Dillard's
- CVS Pharmacy
- Staples
- AT&T
- Pure Barre
- European Wax Center
- Barnes & Noble Bookstore
- Amazing Lash Studio
- Old Navy
- Sephora
- BoLing's
- Granite City Brewery
- Buffalo Wild Wings
- Smokehouse BBQ



# 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**



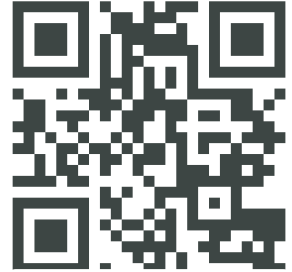
<https://bit.ly/3UwibgP>

 **8632**



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

 **8634**



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

 **8638**



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

 **8640**



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

 **8654**



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

 **8658**



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



# » YOUR DESIGNATED TEAM



**BRIAN**



**JAYME**



**BRENDAN**



**ASHLEY**

**beyond**  
BROKERAGE

brian@beyondbrokeragekc.com  
jayme@beyondbrokeragekc.com  
brendan@beyondbrokeragekc.com

816.683.4988