

# TWIN CREEKS MULTI-TENANT BUILDING

8420 N MADISON AVE, KANSAS CITY, MO 64155

RETAIL PROPERTY  
FOR LEASE



## PROPERTY DESCRIPTION

Now, pre-leasing a new construction multi-tenant building along North Madison Avenue in the rapidly expanding Twin Creeks Development offers a prime opportunity for retailers and businesses seeking exceptional visibility and accessibility in one of Kansas City North's most high-traffic corridors. Positioned along the 169 Highway, the property is strategically located to capture significant commuter and local traffic, making it an ideal location for a wide range of retail and service-oriented businesses.

With its modern design and flexible space configurations, this new development caters to businesses looking to establish or expand in a vibrant, growing neighborhood. The center offers high visibility and easy access, making it a destination for shoppers and clients.

## PROPERTY HIGHLIGHTS

- Pre-leasing space!
- New Construction, a high-visibility multi-tenant building in the heart of Twin Creeks Development
- Prime location along Madison Avenue with easy access to Barry Road
- Ample parking for customers and employees
- Designed with modern architecture to appeal to today's retail tenants
- Flexible suite sizes to accommodate a variety of retail and service businesses
- Strong traffic flow from surrounding residential and commercial developments

## OFFERING SUMMARY

Building Size:

10,000 SF +/-

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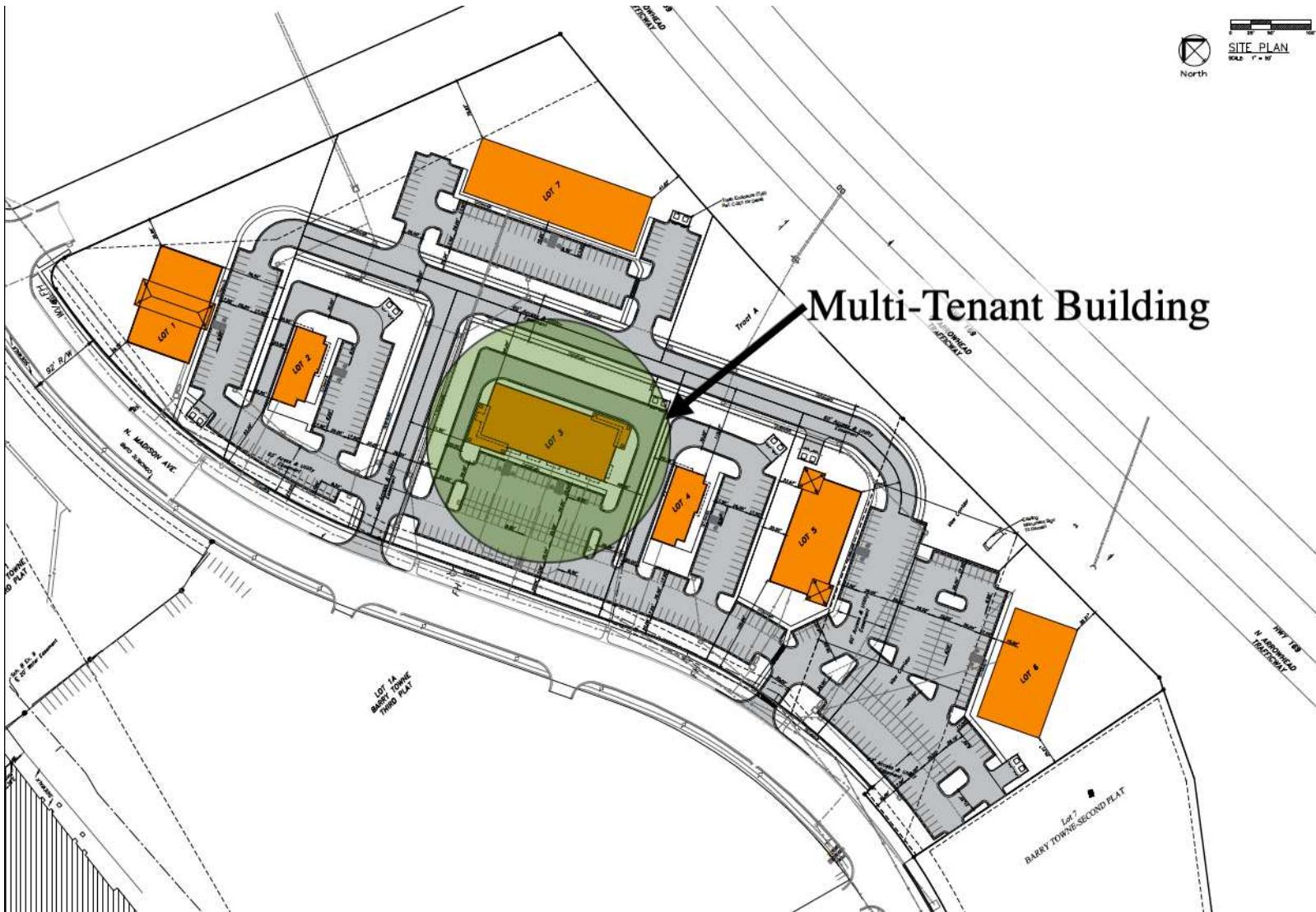
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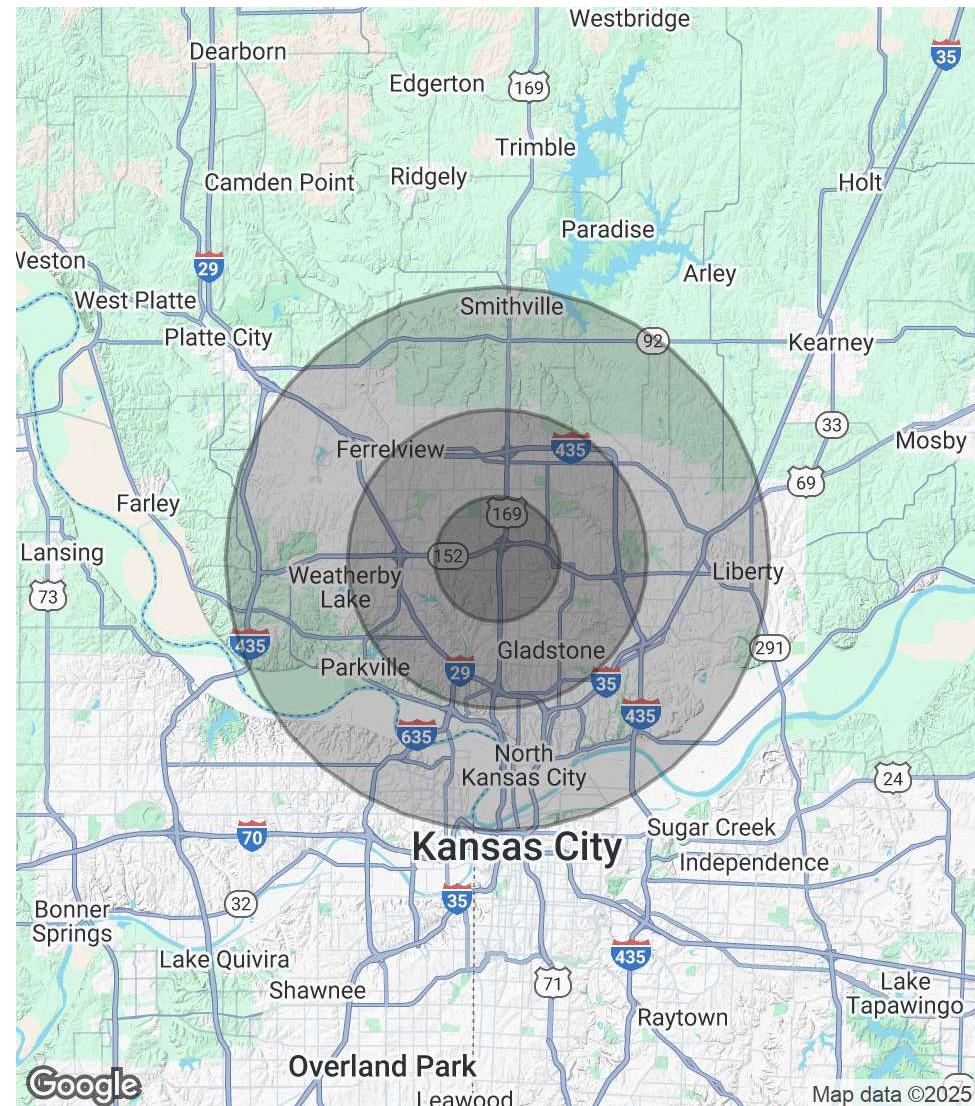
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	36,723	170,448	324,938
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	15,432	69,959	128,705
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$95,296	\$106,129	\$105,823
Average House Value	\$300,272	\$338,660	\$323,329

Demographics data derived from AlphaMap



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