

Academy Sports Anchored Development BELTON GATEWAY POWER CENTER

Y Hwy & Markey Pkwy – Belton, MO 64012

Property Highlights

- 70 acre mixed-use retail complex
- Interchange carries over 80,000 vehicles per day
- Y Highway is a highly sought after retail location due to the new interchange; Price Chopper recently moved to Y Highway and 58 Highway
- Great visibility from I-49 and convenient access to development

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**CHRISTIE DEVELOPMENT
ASSOCIATES, LLC**



REAL ESTATE DEVELOPMENT
INVESTMENTS / BROKERAGE



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population - 2017 | 6,590 | 37,280 | 68,865 |
| Households - 2017 | 2,590 | 14,033 | 25,912 |
| Average Household Income | \$56,109 | \$65,850 | \$71,396 |

BELTON GATEWAY

Rendering

60 ft. Interstate Pylon

Belton
GATEWAY

Academy
SPORTS+OUTDOORS

HOBBY
LOBBY

ROSS
DRESS FOR LESS

Marshalls

Party City petco

five
BEL'W

Phase II

Feb 2018 Delivery

five
BEL'W

Party City

petco

Marshalls

ROSS

Phase I

Open 2016

Open 2015

HOBBY
LOBBY

Academy
SPORTS+OUTDOORS

KNEADERS
BAKERY & CAFE

Open 2017

MENARDS

45 ft. Y HWY Pylon

Academy
SPORTS+OUTDOORS

ROSS
DRESS FOR LESS

Marshalls

Party City

five
BEL'W

petco

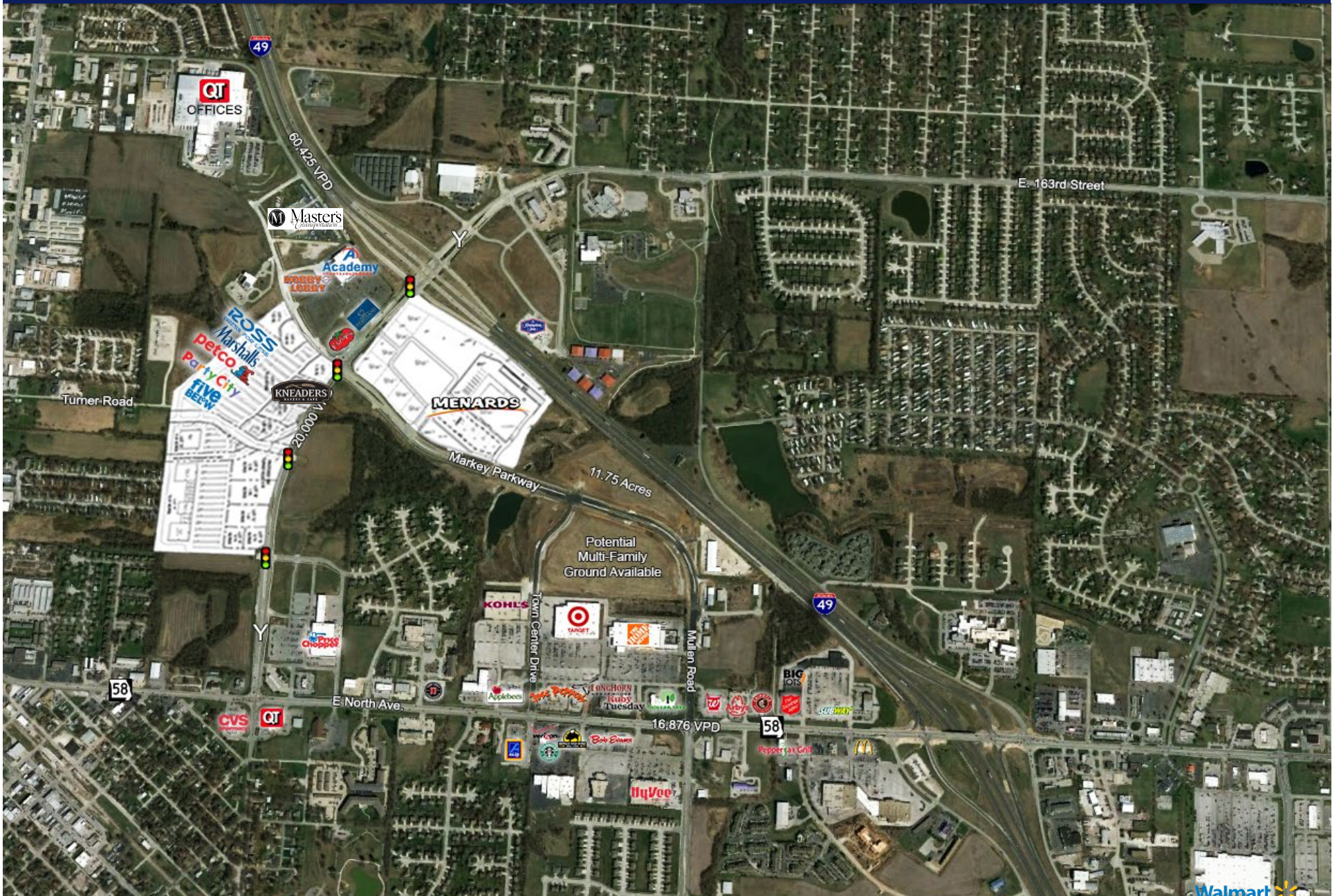
Y Highway
20,000 VPD

49 60,425 VPD

PRICE
CHOPPER

RETAIL TRADE AREA

Y Highway & I-49 Belton, Missouri



*This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.