



# FOR LEASE

5400 NE ANTIOCH ROAD, KANSAS CITY, MO

## ANTIOCH ANNEX SHOPPING CENTER



- Signage opportunities on two sides of building.
- Ideal end-cap space for financial services, restaurant, or retail goods.
- Space in good condition - tenant improvements available.
- Parking reconfiguration options available.
- Locally owned and managed.
- Next to new Antioch Village development (Dutch Bros, Community America, etc.).

OFFICE OR RETAIL  
2,940 sq ft  
\$12.00 psf base rent + NNN

Tenant Responsible  
for Utilities

Broker Incentive of 5%



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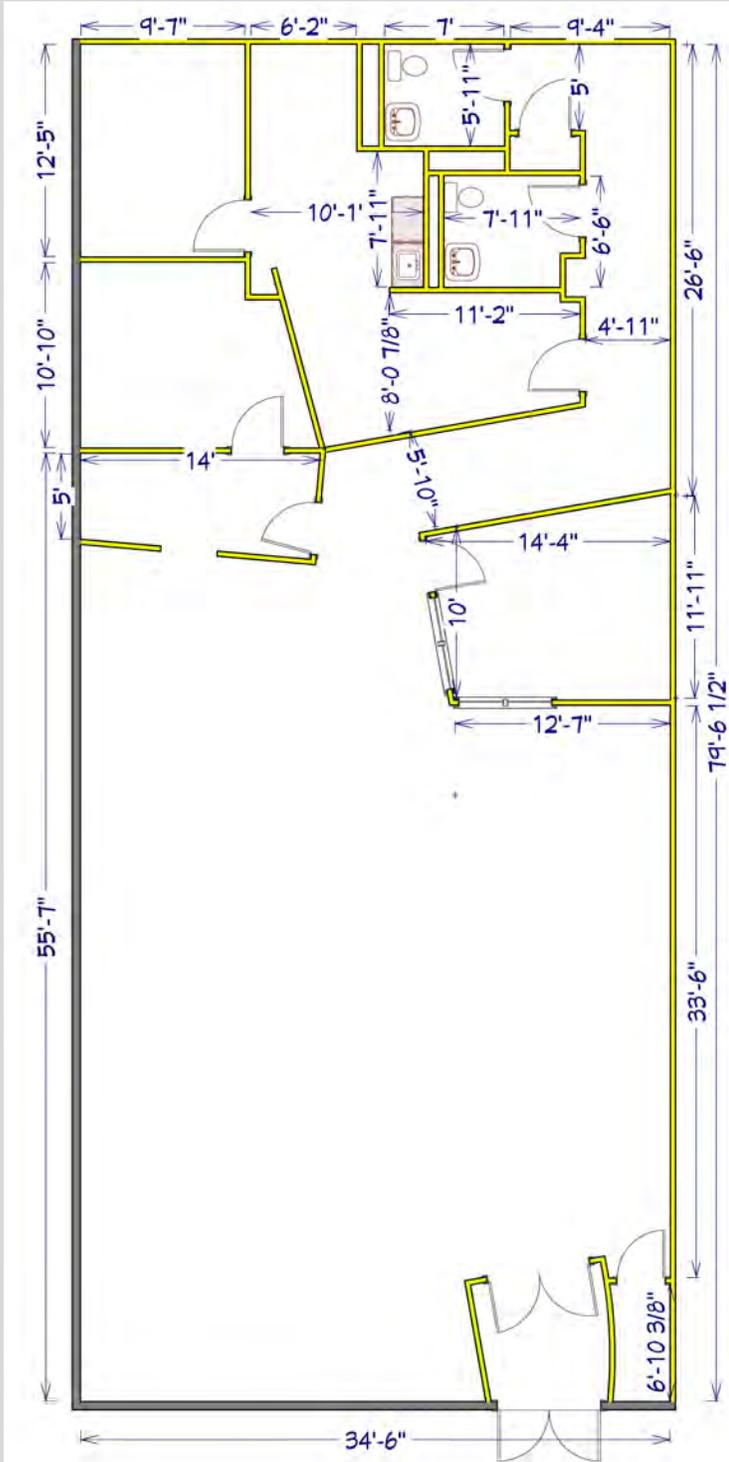
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## Property Highlights

- Located directly West of Antioch Crossing where the Walmart Neighborhood Market is anchored.
- Excellent location near two interstates (I-29 & I-35).
- Northland trade area has over 180,000 people in close proximity to the shopping center.
- Traffic counts in excess of 38,000 (Antioch & Vivion Road).
- Strong, stable demographics - Proven.

### Total Population

1-mile: 10,954  
 3-mile: 83,475  
 5-mile: 148,910



### Median Home Value

1-mile: \$166,973  
 3-mile: \$179,936  
 5-mile: \$199,621



### Household Income (Avg.)

1-mile: \$74,965  
 3-mile: \$78,387  
 5-mile: \$83,345



250 Surface  
 Parking  
 Spaces

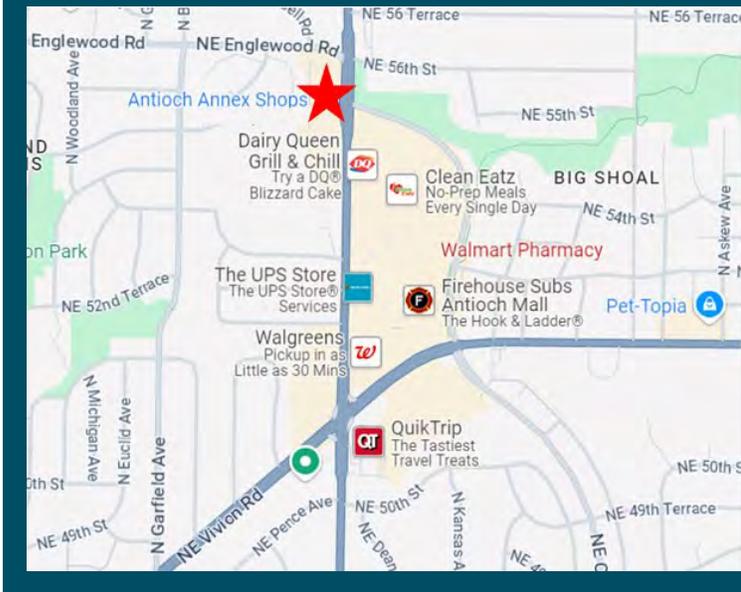


Easy Highway  
 Access

Developments are bringing new resources and amenities to the area. Projects include mixed-use developments with retail, senior housing and office spaces, enhancing the overall appeal and functionality of the neighborhood.



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### Increased Foot Traffic:

Shopping centers naturally attract a steady stream of visitors, which can lead to more potential customers discovering your business.

### Community Support:

Locating your business in a shopping center can foster a sense of community, as local shoppers often prefer to support nearby businesses.

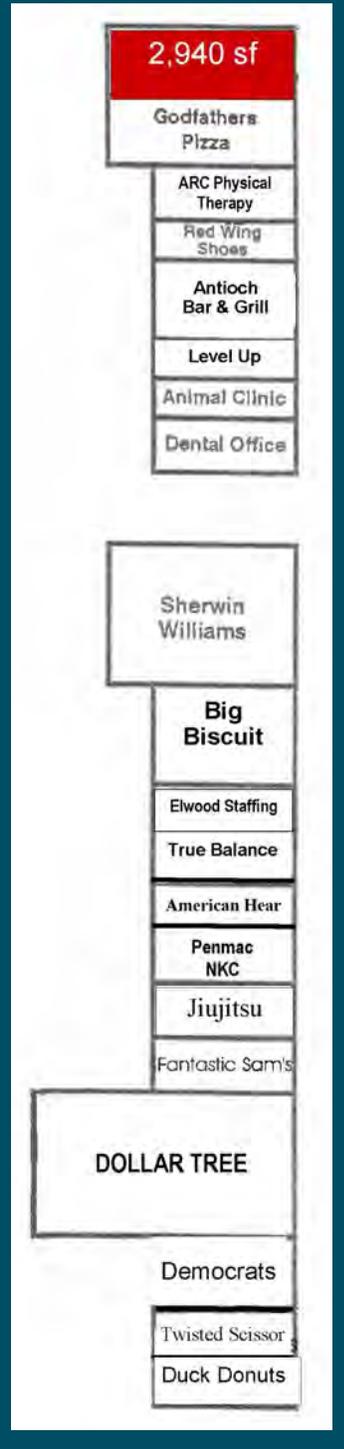
### Economic Boost:

Small businesses contribute significantly to the local economy by creating jobs and increasing property values.

### Networking Opportunities:

Being in a shopping center allows you to connect with other business owners.

## Current Tenants



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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