

2,940 SF RETAIL FOR LEASE

Kansas City, MO



JOIN NEW CONSTRUCTION IHOP AT ZONA ROSA
 8541 NW Prairie View Road, Kansas City, MO

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 Overland Park, KS 66211
 913-379-9900

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**LINK PROPERTY
 ADVISORS**

8541 NW PRAIRIE VIEW ROAD, KANSAS CITY, MO

PROPERTY FEATURES



ZONA ROSA

Zona Rosa offers proposed tenants a strategic position as the premier shopping and dining destination in Kansas City's Northland. As a mixed-use "lifestyle center," it combines high-traffic retail with approximately 113,000 square feet of office space and onsite luxury residential units, ensuring a steady daytime and evening customer base.



RENT

Asking Below Market Gross Rent



STRATEGIC LOCATION

Situated directly off two major highways with an estimated daily traffic count exceeding 168,000 vehicles.



STRATEGIC LOCATION

The center is minutes from the Kansas City International Airport (MCI) and downtown, serving as a convenient "go-to" hub for surrounding communities like Liberty.



FOOT TRAFFIC

The center draws approximately 5 million annual visits, with an average of 400,000 visitors per month



REVIITALIZATION

Since 2020, the property has undergone multi-million dollar redevelopments under new world-class management (Trademark Property Company) to evolve its lifestyle and entertainment offerings.

#1

PLATTE COUNTY

THE FASTEST-GROWING COUNTY IN THE KANSAS CITY METRO AND THE SECOND WEALTHIEST IN MISSOURI



I-29 & BARRY ROAD

Zona Rosa is an open-air mixed-use shopping destination in the heart of the Northland submarket of Kansas City, and features nearly 1 million SF of retail, 1000 SF of office, 73 apartments, and highly amenitized public spaces. Zona Rosa offers the most comprehensive collection of retail in the Northland with a dynamic collection of entertainment and restaurants the help support regular draw.

Zona Rosa is the only walkable programmed mixed-use destination in the Northland, hosting over large events per year.

DEMOGRAPHICS



TOTAL POPULATION

| | |
|---------|---------|
| 1 MILE: | 10,203 |
| 3 MILE: | 50,632 |
| 5 MILE: | 105,085 |



AVG HH INCOME

| | |
|---------|-----------|
| 1 MILE: | \$92,926 |
| 3 MILE: | \$125,709 |
| 5 MILE: | \$124,749 |



DAYTIME POPULATION

| | |
|---------|--------|
| 1 MILE: | 6,434 |
| 3 MILE: | 21,167 |
| 5 MILE: | 39,924 |

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MARKET AERIAL

8541 NW Prairie View Road, Kansas City, MO



Tiffany Springs Marketcenter

-
-
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-
-
-
-



Zona Rosa

-
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-
-

SUBJECT SITE
2,940 SF

Shops at Boardwalk

-
-
-

Saint Luke's North Hospital- Barry Road

Barrywoods Crossing

-
-
-
-
-
-

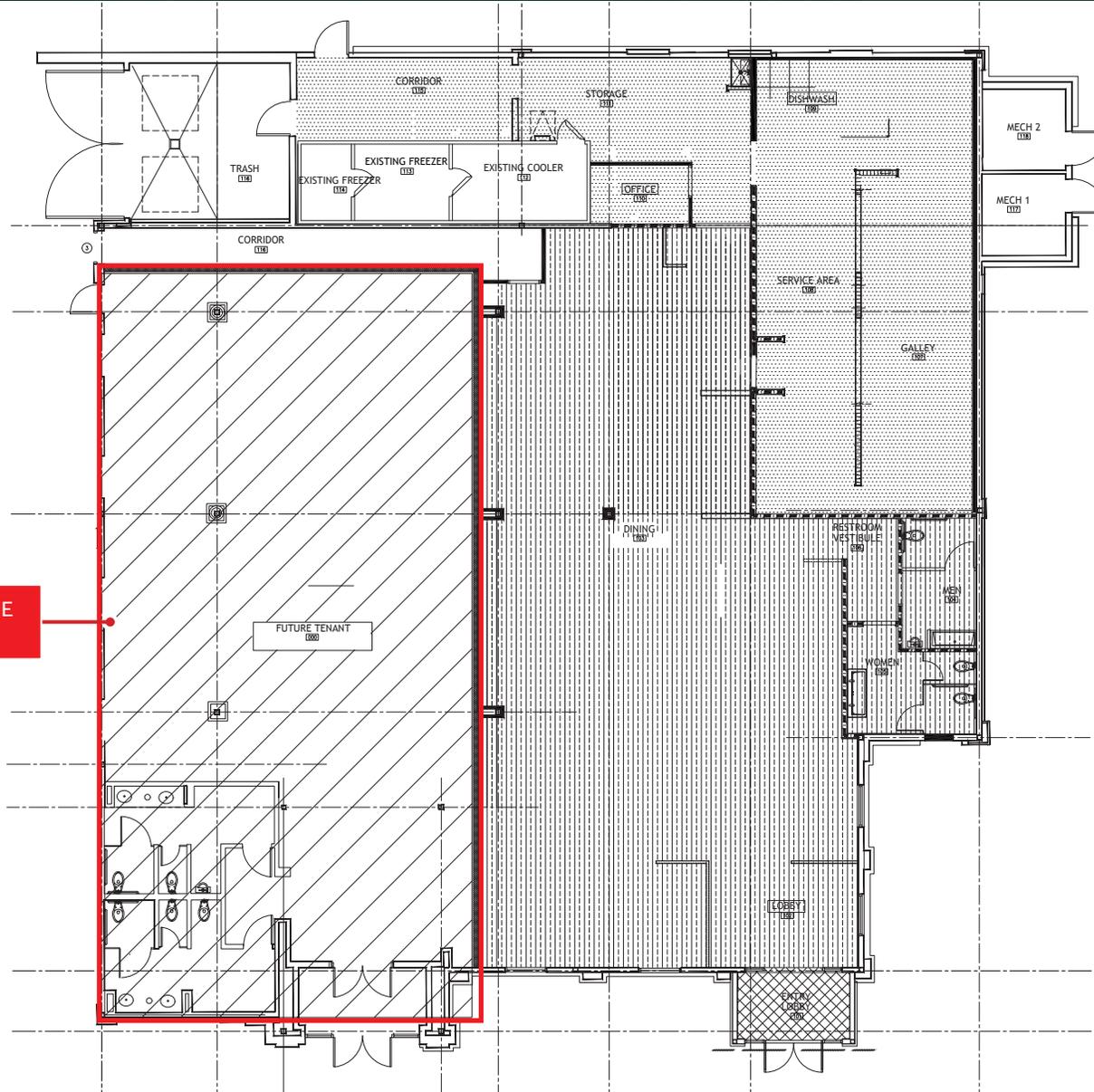
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FLOOR PLAN

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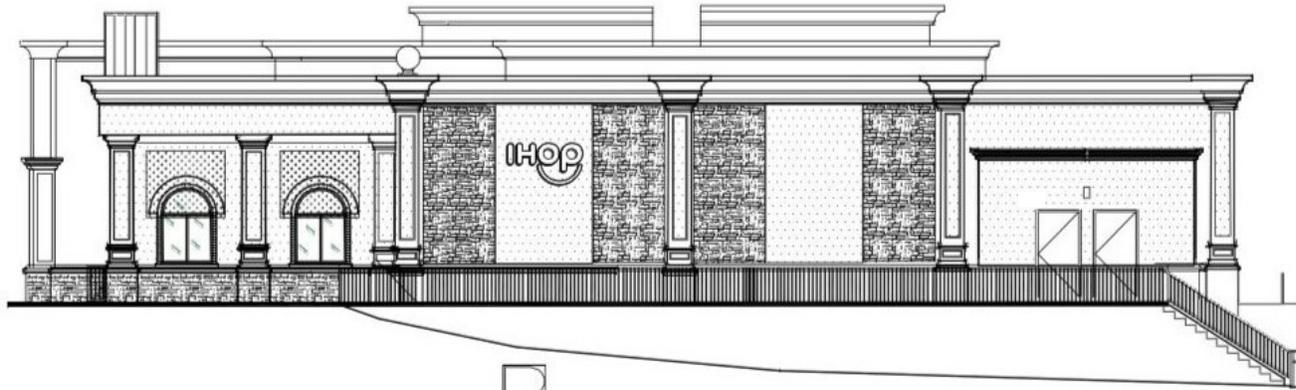
ELEVATIONS

8541 NW Prairie View Road, Kansas City, MO



SUBJECT SITE
2,940 SF

A EAST ELEVATION
1/4"=1'-0"



B NORTH ELEVATION
1/4"=1'-0"

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SITE PLAN ZONA ROSA

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