

RETAIL SPACE AVAILABLE

For Lease



2,587 Sq Ft End Cap Space | FOR LEASE

5901-5905 NW Barry Road, Kansas City, Missouri



Estimated Population
113,510

Average Household Income
\$89,735

Five Mile Radius

- 2,587 sq ft end cap space available in a 7,488 sq ft building
- Very aggressive lease rates for the I-29 and Barry Road market
- Just southeast of Zona Rosa and over 700,000 sq ft of existing retail and restaurants
- Excellent access to Barry Road
- Join Panda Express and Northland Physical Therapy

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

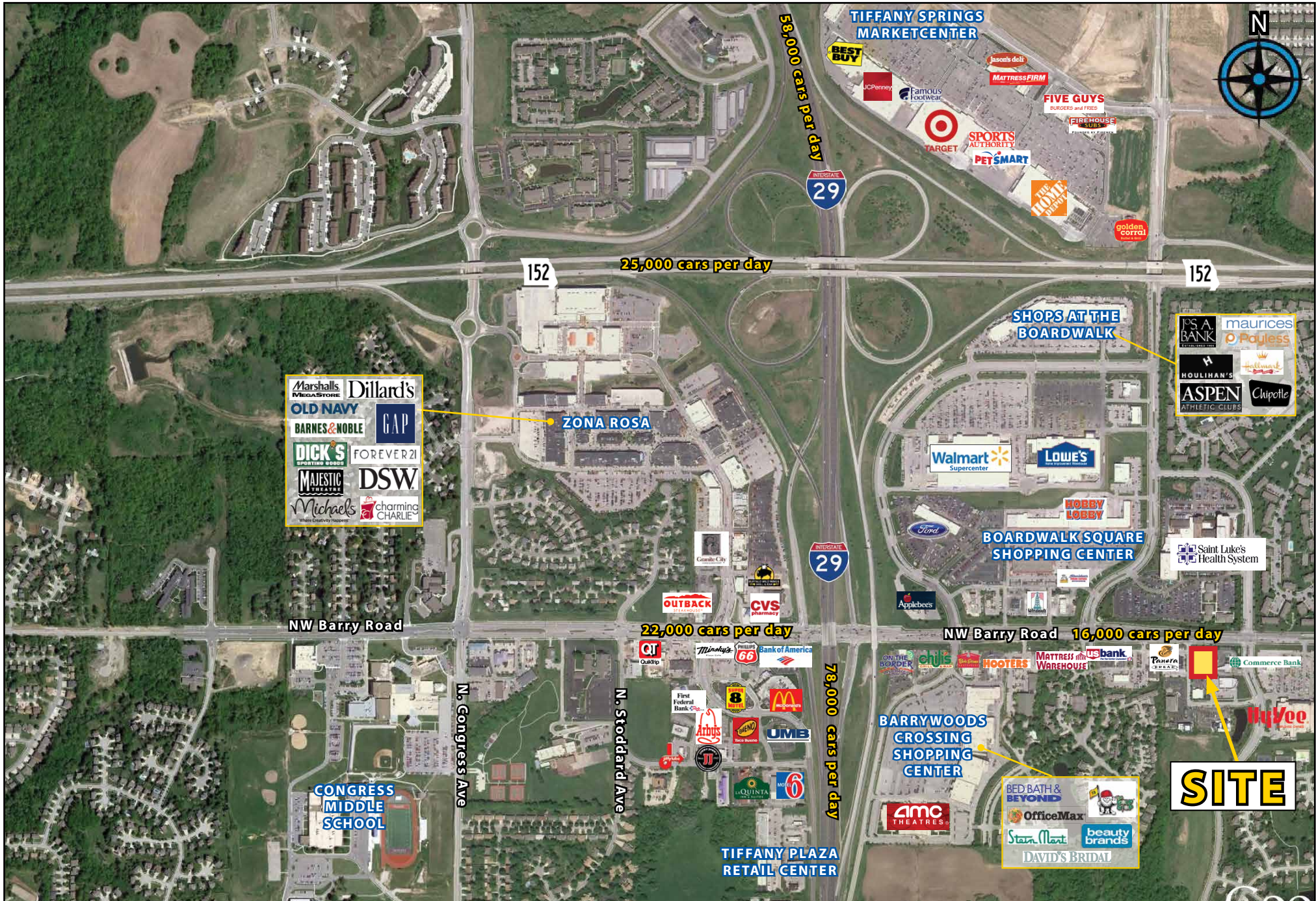
Max DiCarlo
816.412.7318
mdicarlo@blockandco.com

David Block
816.412.7400
dblock@blockandco.com

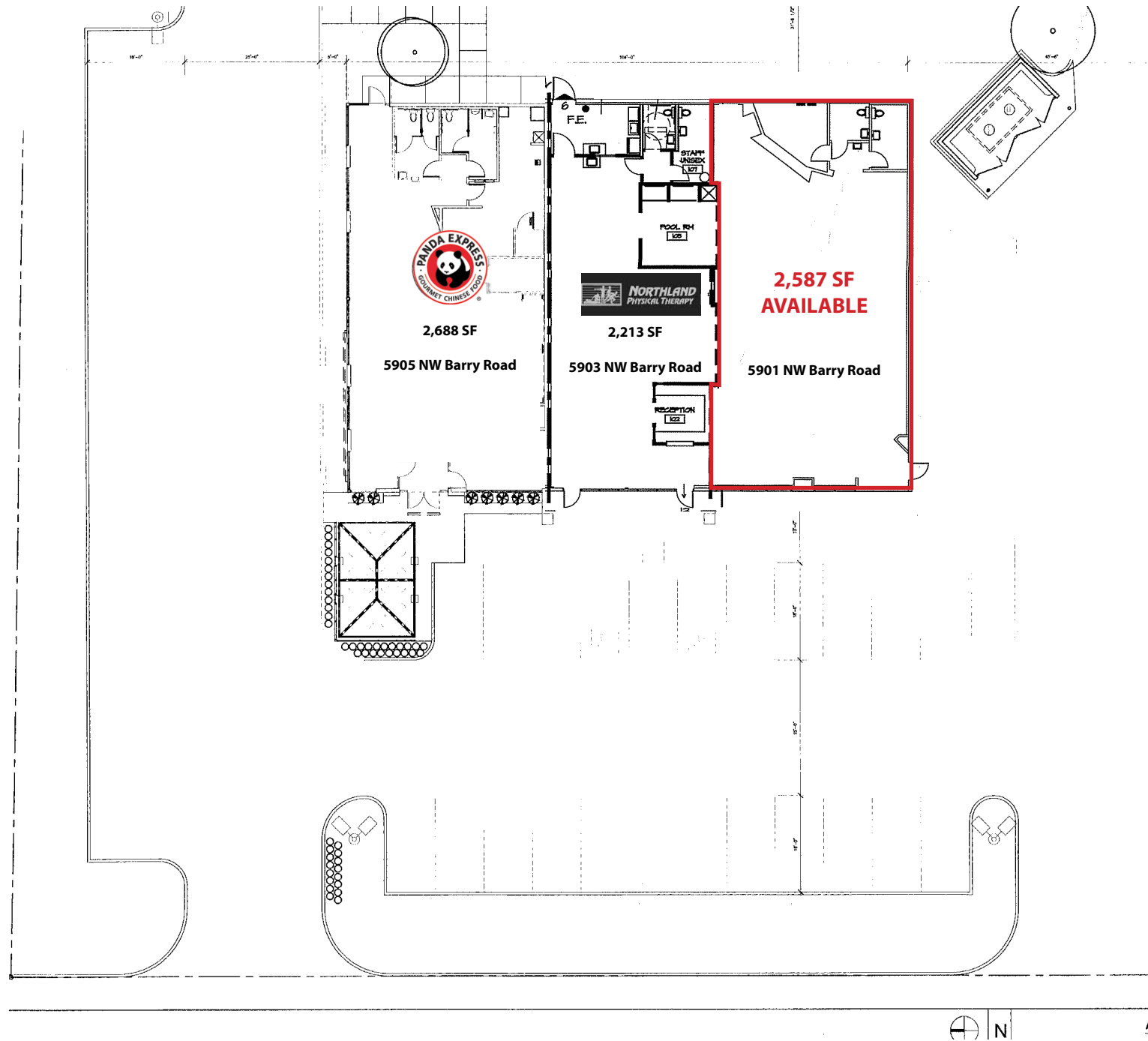
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SURVEY CERTIFICATION

To: Sixteen Main Barry 2018 LLC; Bank of Prairie Village; F.J.F. Company, L.L.C. and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9 and 11, of Table "A" hereof. The field work was completed on April 16, 2018.



Signed: Curtis D. Tolson, L.S. - 2236 Date: April 18, 2018

Chicago Title commitment No. 20172689 - Schedule "A" Property Description:

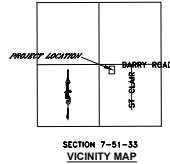
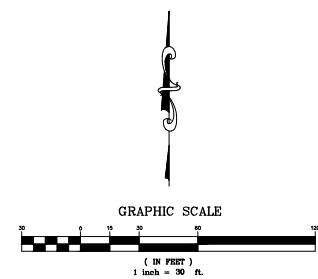
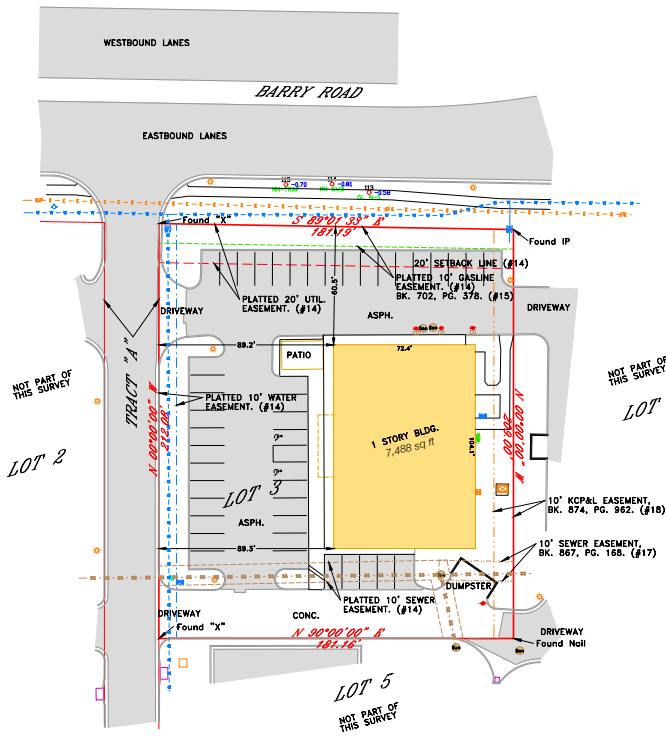
- Tract 1:
Lot 3, EMBASSY PLAZA, a subdivision in Kansas City, Platte County, Missouri.
- Tract 2:
Easement for ingress, egress and utilities over "Tract A" as reserved on the recorded plat of EMBASSY PLAZA, recorded November 25, 1996 as Document No. 16127 in Plat Book 18, Page 368.
- Tract 3:
Easements for ingress, egress and utilities over Common Facilities as provided in Declaration of Easements, Covenants and Restrictions dated October 31, 1996 and recorded as Document No. 16130 in Book 854, Page 896, as amended by First Amendment recorded January 31, 1997 as Document No. 1150 in Book 857, Page 505.

Chicago Title commitment No. 20172689 - Schedule "B" Exceptions:

- Property is subject to building setback line; utility easement; sanitary sewer easement; water easement and existing gas easement and lot boundaries as established or shown on the recorded plat, EMBASSY PLAZA, recorded November 25, 1996, as Document No. 16127, in Plat Book 18, Page 368, as shown hereon.
- Property is subject Grant of Right of Way granted to The Kansas Power and Light Company by the instrument recorded May 20, 1987, as Document No. 41592, in Book 702 at Page 378, as shown hereon.
- Terms and provisions of the Subordination and Reimbursement Agreement by and between Missouri Gas Energy, a division of Southern Union Company and the City of Kansas City, Missouri recorded March 6, 1997, as Document No. 2813, in Book 859 at Page 153, which subordinates the above easement to the new right-of-way of Barry Road.
- Property is subject Terms and provisions of the Aviation and Noise Easement granted to Kansas City, Missouri by the instrument recorded November 25, 1996, as Document No. 16129, in Book 854 at Page 895, Blanket in nature, nothing to plot.
- Property is subject Standard Sewer Easement granted to Kansas City, Missouri by the instrument recorded August 12, 1997, as Document No. 10888, in Book 867 at Page 168, as shown hereon.
- Property is subject easement granted to Kansas City Power and Light Company by the instrument recorded January 9, 1998, as Document No. 483 in Book 874 at Page 962, as shown hereon.
- Property is subject covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender identity, gender expression, medical condition or genetic information, as set forth in the document entitled Declaration of Easements, Covenants and Restrictions, Embassy Plaza, recorded November 25, 1996, as Document No. 16130, in Book 854 at Page 896 and amended by the First Amendment to Declaration of Easements, Covenants and Restrictions recorded January 31, 1997, as Document No. 1150, in Book 857 at Page 505. Blanket in nature, nothing to plot.
- Property is subject covenants, conditions, restrictions, easements and owner's association, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender identity, gender expression, medical condition or genetic information, as set forth in the document entitled Declaration of Easements, Covenants and Restrictions, Embassy Plaza, recorded November 25, 1996, as Document No. 16130, in Book 854 at Page 896 and amended by the First Amendment to Declaration of Easements, Covenants and Restrictions recorded January 31, 1997, as Document No. 1150, in Book 857 at Page 505. Blanket in nature, nothing to plot.

Miscellaneous Notes:

- The property described hereon are the same as the property described in Chicago Title commitment number 20172689 with an effective date of March 20, 2017, at 8:00 AM and that all easements, covenants and restrictions referenced in said title policy have been plotted hereon or as otherwise noted as to their effect on the property.
- By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone Designation "X" (Areas determined to be outside the 0.2% annual chance floodplain) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 20990C0107C, with a date of identification of January 20, 2017, for Kansas City, Missouri, which is the current Flood Insurance Rate Map for said community.
- There is indirect access through platted access easement (Tract "A") to the subject property via Barry Road, a public right-of-way.
- Property has 42 standard and 2 handicap parking spaces.
- According to the city website the property is zoned B1-1. No Table "A" Item 6 information was provided.
- The property contains 38,141.47 sq. ft. or 0.88 acres, more or less.
- The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.



SYMBOL LEGEND

NOT EVERY SYMBOL MAY BE USED

P.O.B.	- Point of Beginning	●	Monumentation Found as Mined
P.O.C.	- Point of Commencement	●	5/8" Rebar w/ Cop. Seal
R	- Radius	▲	MAX Nail PK Nail Found
L	- Arc Length	▲	MAX Nail or PK Nail Set
CHL	- Chord Length	▲	Monument in Monument Box
CHB	- Chord Bearing	▲	Sanitary Sewer
Calc.	- Calculated	▲	Storm Sewer
Mens.	- Measured	▲	Water Line
St.	- Steel	▲	Gas
Surv.	- Surveyed	▲	Underground Electric
▲	- Fire Hydrant	▲	Overhead Electric
▲	- Water Valve	▲	Underground Telephone
▲	- Water Meter	▲	Underground Cable T.V.
▲	- Water Manhole	▲	Underground Fiberoptics
▲	- Gas Meter	▲	Overhead Utilities
▲	- Gas Valve	▲	Flag Pole
▲	- Gasline Marker	▲	Monitoring Well
▲	- Air Conditioner Wall	▲	Building Post
▲	- Cable Pedestal	▲	Handicap Space
▲	- Electric Meter	▲	Mail Box
▲	- Electric Transformer	▲	Man Hole
▲	- Electric Manhole	▲	Telephone Manhole
▲	- Light Pole	▲	Telephone Pedestal
▲	- Day Wire	▲	Floor Optic Marker
▲	- Ground Light	▲	Vault
▲	- Power Pole	▲	Storm Manhole
▲	- Asphalt Area	▲	Curb Inlet Basin w/ Grate
▲	- Concrete Area	▲	Color Basin
▲	- No Parking Area	▲	Cleanout
▲	- Building Area	▲	Sanitary Manhole
▲		▲	Guardrail
▲		▲	Fence
▲		▲	Wood Fence

UTILITY WARNING
UNDERGROUND UTILITIES AS SHOWN HAVE BEEN PLOTTED FROM EXISTING UTILITY DRAWINGS AND FIELD SURVEY INFORMATION. THEY ARE BELIEVED TO REPRESENT ALL THE UTILITIES FOR THE PREMISES. BUT THE SURVEYOR CAN MAKE NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN USE OR ABANDONED. THE SURVEYOR ALSO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED.

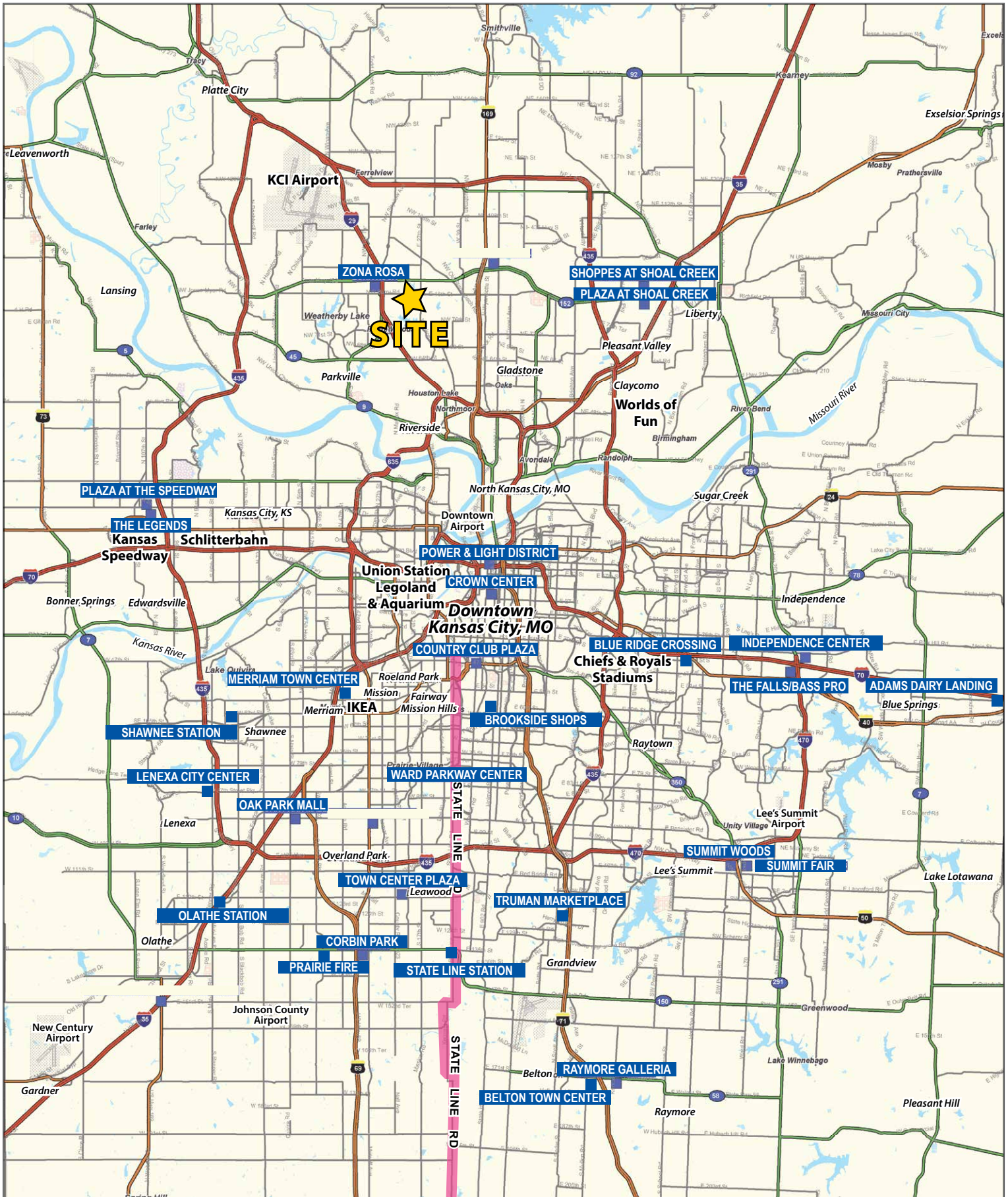
REVISION NOTES	
Date:	Comment:
4-25-18	Updated certification names.

5901-05 BARRY ROAD
ALTA/NSPS LAND TITLE SURVEY
VIKING SURVEYS
LAND SURVEYORS

PROJ. NO. C18.022 P.O. Box 13324, Shawnee Mission, KS 66282 (913) 492-6179, cviking@everestks.com

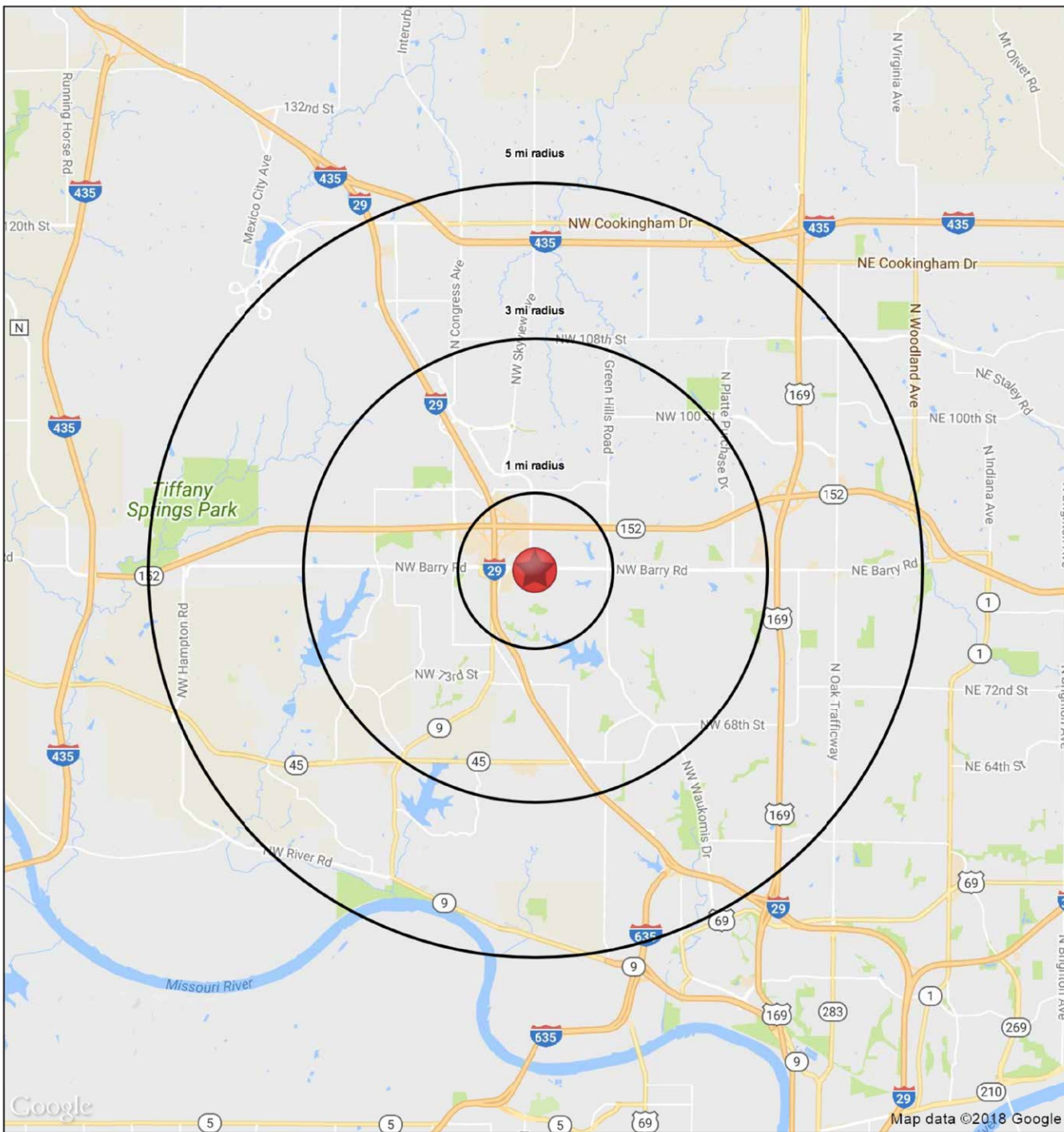


Greater Kansas City Metropolitan Area | Locator Map



Lat: 39.24635 Long: -94.64835 Zoom: 13.72 mi

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5901-5905 NW Barry Road

Kansas City, MO 64154

May 2018

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2464/-94.6484

RS1

5901-5905 NW Barry Road		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64154				
POPULATION	2018 Estimated Population	10,056	50,192	113,510
	2023 Projected Population	11,187	55,525	124,323
	2010 Census Population	9,440	44,523	101,929
	2000 Census Population	7,819	35,199	87,537
	Projected Annual Growth 2018 to 2023	2.3%	2.1%	1.9%
	Historical Annual Growth 2000 to 2018	1.6%	2.4%	1.6%
	2018 Median Age	37.7	36.9	37.3
HOUSEHOLDS	2018 Estimated Households	4,378	21,336	46,283
	2023 Projected Households	4,679	22,681	49,022
	2010 Census Households	4,165	19,205	42,046
	2000 Census Households	3,529	14,852	35,513
	Projected Annual Growth 2018 to 2023	1.4%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	1.3%	2.4%	1.7%
RACE AND ETHNICITY	2018 Estimated White	76.8%	80.0%	80.6%
	2018 Estimated Black or African American	12.3%	10.3%	9.4%
	2018 Estimated Asian or Pacific Islander	4.6%	4.2%	3.8%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	5.9%	5.1%	5.7%
	2018 Estimated Hispanic	7.5%	7.3%	7.7%
INCOME	2018 Estimated Average Household Income	\$81,761	\$88,372	\$89,735
	2018 Estimated Median Household Income	\$62,869	\$73,854	\$73,097
	2018 Estimated Per Capita Income	\$35,597	\$37,583	\$36,624
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.2%	1.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.5%	4.0%
	2018 Estimated High School Graduate	21.5%	20.1%	22.5%
	2018 Estimated Some College	22.8%	24.4%	24.2%
	2018 Estimated Associates Degree Only	10.6%	9.2%	8.6%
	2018 Estimated Bachelors Degree Only	26.2%	27.0%	25.3%
	2018 Estimated Graduate Degree	15.3%	15.7%	13.7%
BUSINESS	2018 Estimated Total Businesses	780	1,631	3,802
	2018 Estimated Total Employees	9,684	19,136	42,661
	2018 Estimated Employee Population per Business	12.4	11.7	11.2
	2018 Estimated Residential Population per Business	12.9	30.8	29.9