

FOR LEASE



# PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

16611-16703 E 23rd Street South | Independence, MO 64055



## PROPERTY FEATURES

- 1,800 up to ±21,500 SF of in-line retail available for lease
- Pad sites available for sale or lease
- Price Chopper is a member of Associated Wholesale Grocer (AWG) with more than 3,000 locations in 28 states
- Join Dollar Tree, CosmoProf, and Oak Street Health
- RTE 291 visibility of up to 67,960 CPD

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REAL ESTATE GROUP





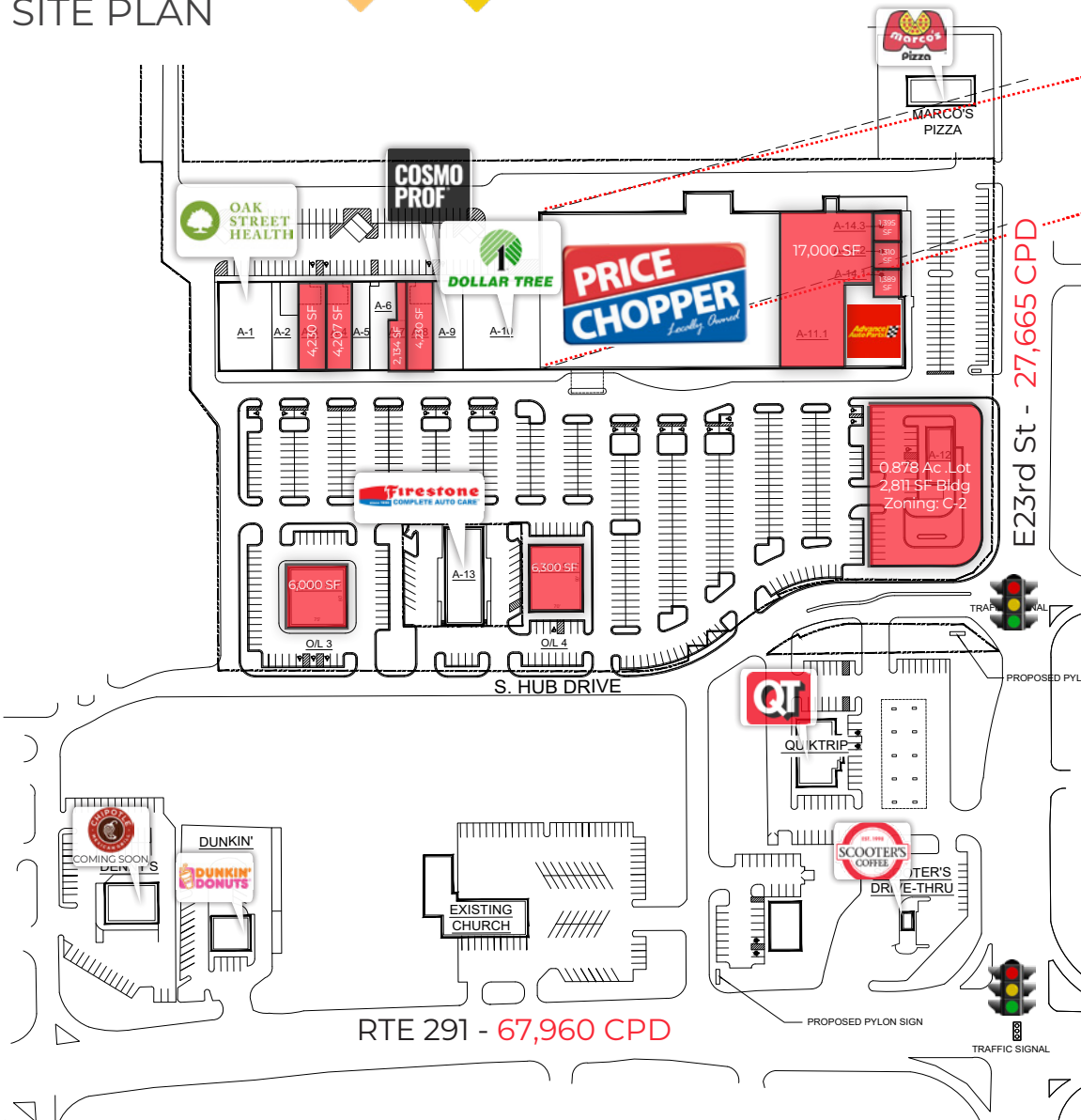
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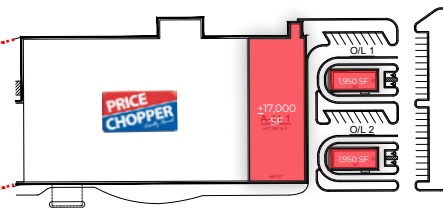
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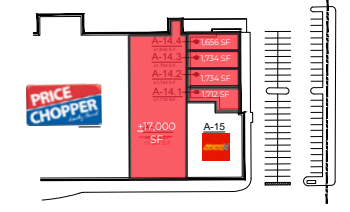
## SITE PLAN



## ALTERNATE PLAN A



## ALTERNATE PLAN B



## PROPERTY FEATURES

The Hub Shopping Center is a 93% occupied, Price Chopper anchored, 160,000-square-foot retail center serving the Kansas City trade area. Situated at the southwest corner of Route 291 & 23rd Street, over 94,000 vehicles pass this site on a daily basis.

## AVAILABLE SPACES

- Suite 100: 8,400 SF
- Suite 130: 1,800 – 4,230 SF
- Suite 140: 1,800 – 4,207 SF
- Suite 170: 1,524 – 2,134 SF
- Suite 180: 3,395 – 4,230 SF
- Anchor 1: ±21,000 SF

## Outparcels

- Lot 1 & 2: 2,811 SF w/ drive-thru
- Lot 3: 6,000 SF
- Lot 4: 6,300 SF

## CURRENT TENANT LIST

- Price Chopper
- Advanced Auto Parts
- UPS
- Eye Care
- Dollar Tree
- Oak Street Health
- Cosmo Prof
- Firestone

## OBO Tenants

- Quiktrip
- Scooters
- Dunkin Donuts
- Chipotle (coming soon)
- Marco's Pizza

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

Crossroads Real Estate Group  
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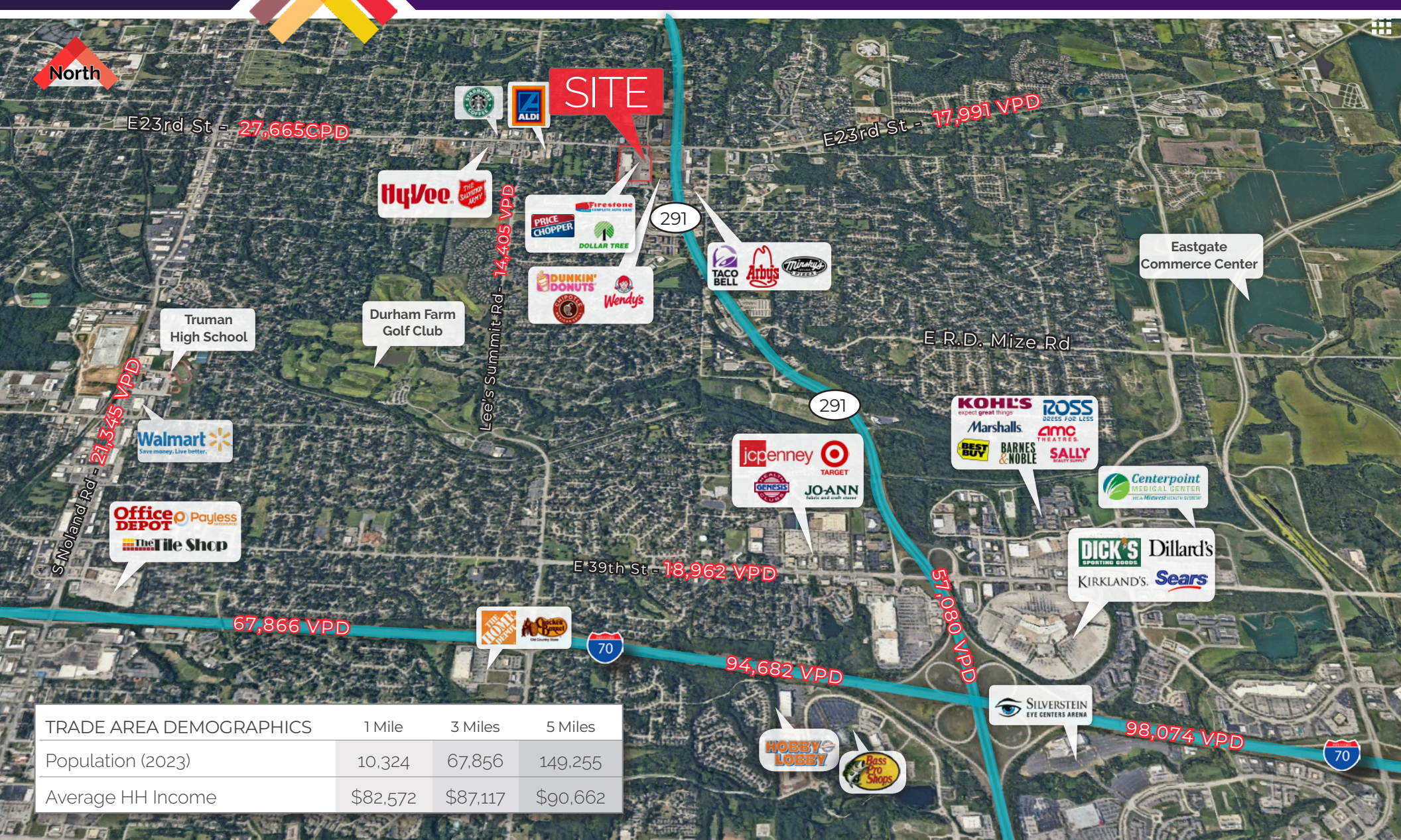
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TRADE AREA DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2023)	10,324	67,856	149,255
Average HH Income	\$82,572	\$87,117	\$90,662

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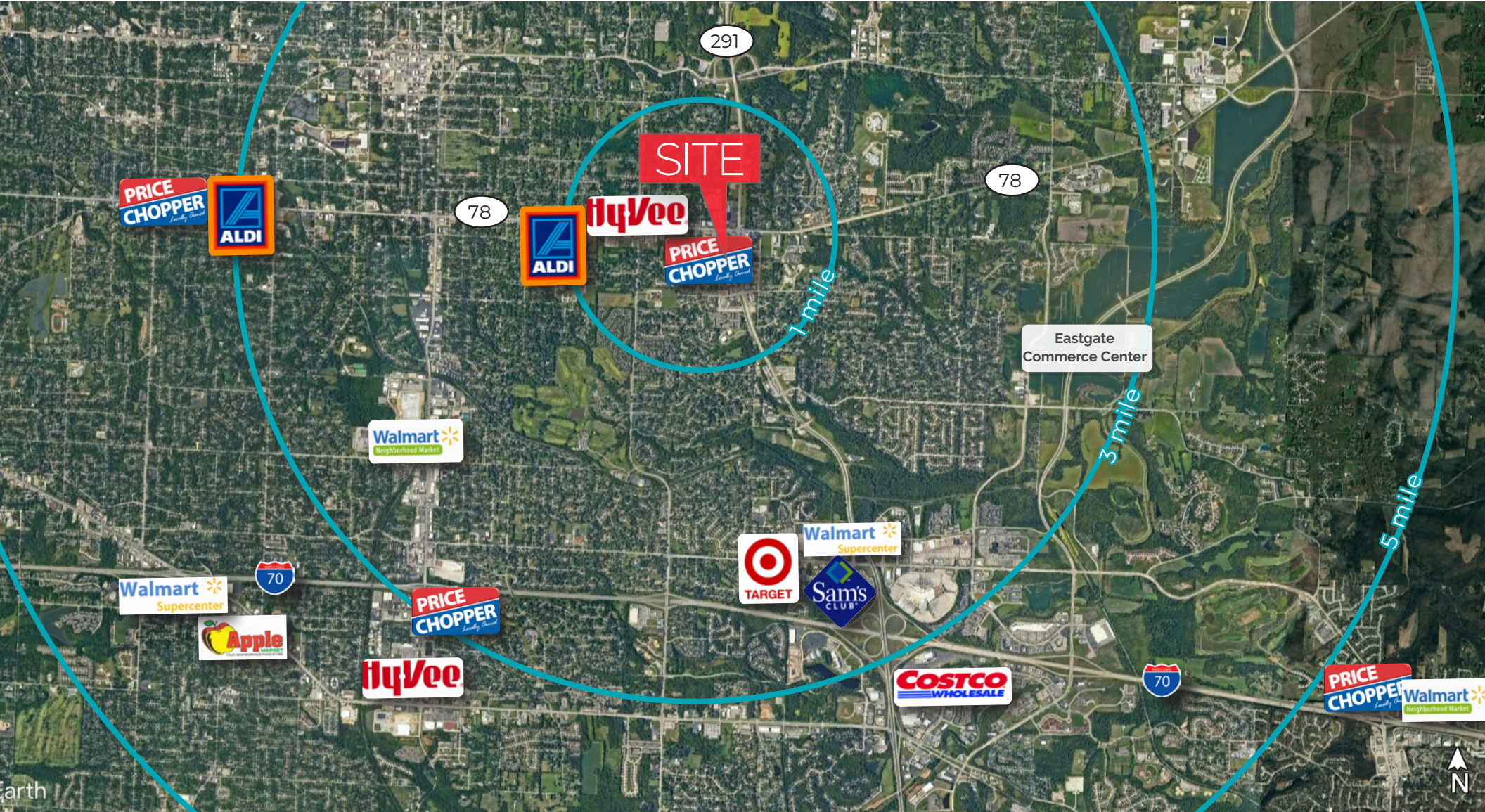
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## GROCERY COMPETITION AERIAL



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