



PEAK
Real Estate Partners

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MARKET AREA OVERVIEW

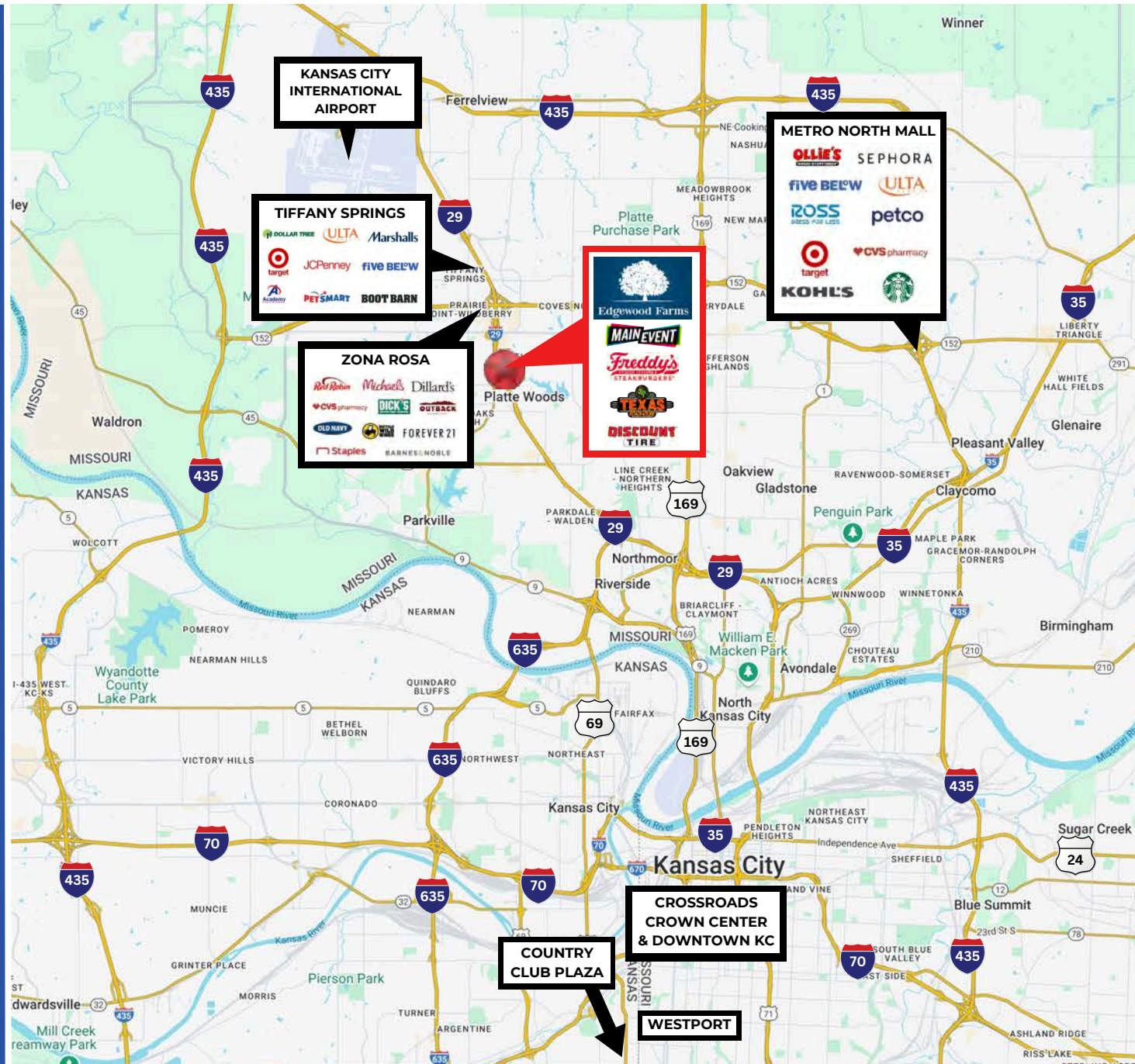
EDGEWOOD FARMS

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PROPERTY HIGHLIGHTS:

- Lot 3:
 - 2.25 Acres
 - 98,010 SF
- 4A:
 - 2.69 Acres
 - 116,967 SF
- 4B:
 - 2.31 Acres
 - 100,601 SF
- 4C:
 - 2.27 Acres
 - 98,827 SF
- Join Main Event, Texas Roadhouse, Freddy's Frozen Custard, and Discount Tire.
- Exceptional visibility from I-29 with over 65,000 vehicles per day.
- 23-minute drive to downtown Kansas City and a 13-minute drive to Kansas City International Airport.
- Adjacent to Barrywoods Crossing boasting over 3,900,000 visits annually according to Placer.ai.
- Less than a mile from St. Luke's North Hospital with over 160 beds. Over 595,000 visits annually according to Placer.ai.
- Park Hill High School nearby with over 1,850 students.
- Prominent monument signage and signalized intersection to the property.
- Call for pricing.



PROPERTY OVERVIEW

EDGEWOOD FARMS

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	10,098	58,276	115,610
Projected Population (2029)	10,460	61,503	122,678
Census Population (2020)	9,740	56,338	111,140

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	4,437	25,164	49,699
Projected Households (2029)	4,644	26,917	53,418
Census Households (2020)	4,159	23,219	45,670

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$106,628	\$132,802	\$119,379
Average Household Income (2029)	\$110,809	\$138,095	\$123,920
Census Average Household Income (2010)	\$68,725	\$80,283	\$74,158

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$89,058	\$103,229	\$92,881
Projected Median Household Income (2026)	\$91,314	\$105,412	\$94,859
Census Median Household Income (2020)	\$56,350	\$64,085	\$59,909

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	599	1,896	3,817
Total Employees	5,898	15,863	42,187
Adj. Daytime Demographics Age 16 Years or Over	8,286	29,180	68,349

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	36.4	38.1	37.0
Age 19 Years or Less	2,348 23.3%	13,826 23.7%	28,431 24.6%
Age 20 to 64 Years	6,202 61.4%	34,716 59.6%	69,202 59.9%
Age 65 Years or Over	1,548 15.3%	9,735 16.7%	17,977 15.5%



SITE PLAN

EDGEWOOD FARMS

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29

68,979 VPD

NW ROADRIDGE RD

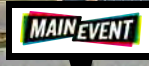
NW BARRYBROKE DR



582K ANNUAL VISITS



468.2K ANNUAL VISITS



224.6K ANNUAL VISITS

2.27 ACRES
98,827 SF

4C

4B

HOTEL PAD

4A

UNDER CONTRACT
2.69 ACRES
116,967 SF

LOT 3
RESTAURANT PAD

LOT 3 2.25 ACRES
169 PARKING SPOTS

2.31 ACRES
100,601 SF

LIFE CHURCH

FOR SALE:

EDGEWOOD FARMS

KANSAS CITY, MO

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