

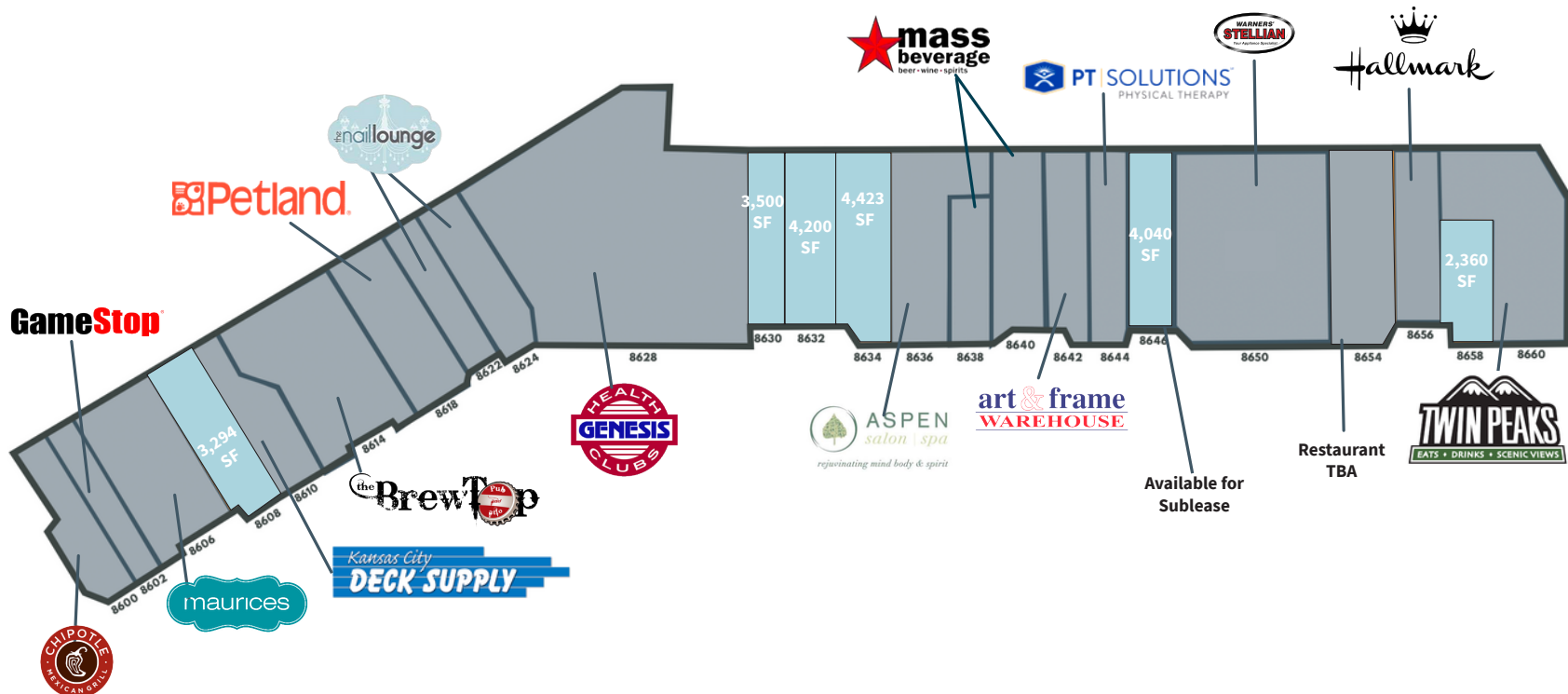


# The Shops at Boardwalk

8600-8660 N Boardwalk Ave., Kansas City, MO  
2,360-12,123+ SF Retail Space Available

# Property Overview

- Space from 2,360 - 12,123 SF available - ask how to get 34,000 SF!
- Suite 8646 available for sublease. Term through February 2028
- Located in the heart of Platte County, the quickest growing and wealthiest county in Missouri
- Shadow anchor to Lowes and WalMart; very close to other big boxes including Target, Home Depot, Hobby Lobby, Ross, Ulta, Dicks, Dillards and more
- Lots of traffic generators including grocery stores and hospital in the immediate trade area
- Easy and convenient access and parking
- Visibility from 152 Highway





Location Areial





# Surrounding Area & Demographics



## Estimated Population



1 mile	3 mile	5 mile
10,395	44,609	112,249

## Median Age



1 mile	3 mile	5 mile
36.1	39.5	38.5

## Median HH Income



1 mile	3 mile	5 mile
\$93,614	\$99,898	\$95,960



## The Northland

Platte County, home to The Shops at Boardwalk in Kansas City's "Northland", leads Missouri in population growth at over 14%. This trend is set to continue with extensive residential development planned. As Missouri's second most affluent county, Platte boasts nearly 40% of households earning six figures or more.

The Shops at Boardwalk offers a varied tenant mix, featuring fitness centers, clothing stores, specialty shops, service providers, and both quick-service and sit-down restaurants. Nearby retail giants Walmart, Lowes, and Target attract substantial customer traffic from a broad area. The center's distinctive brick and stone design, complemented by ambient music and attractive landscaping, creates an upscale, boutique atmosphere that distinguishes it from other local retail destinations.



Jayne Miller  
*Vice President*  
jayme.miller@jll.com  
+1 816 261 2006

[jll.com/kansas-city](https://jll.com/kansas-city)