



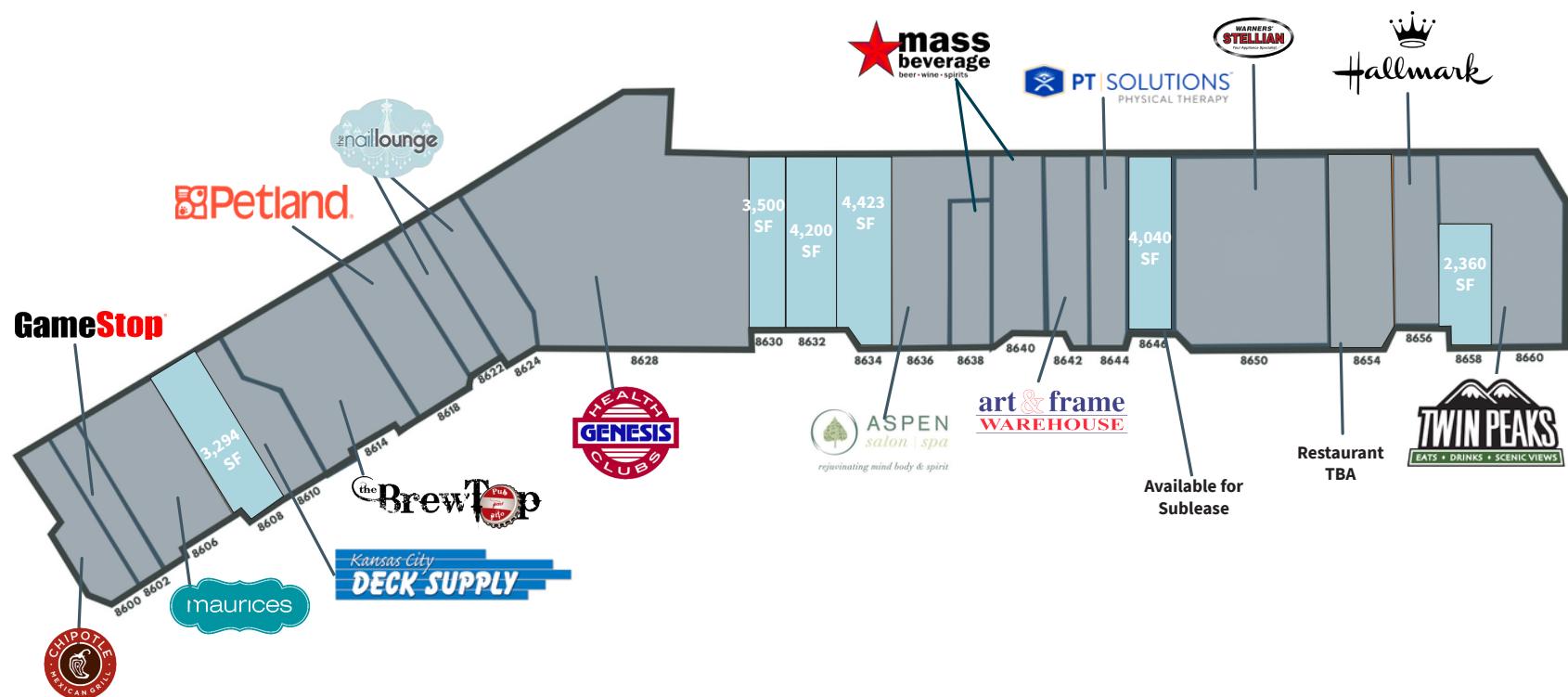
# The Shops at Boardwalk

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 Areal



# 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



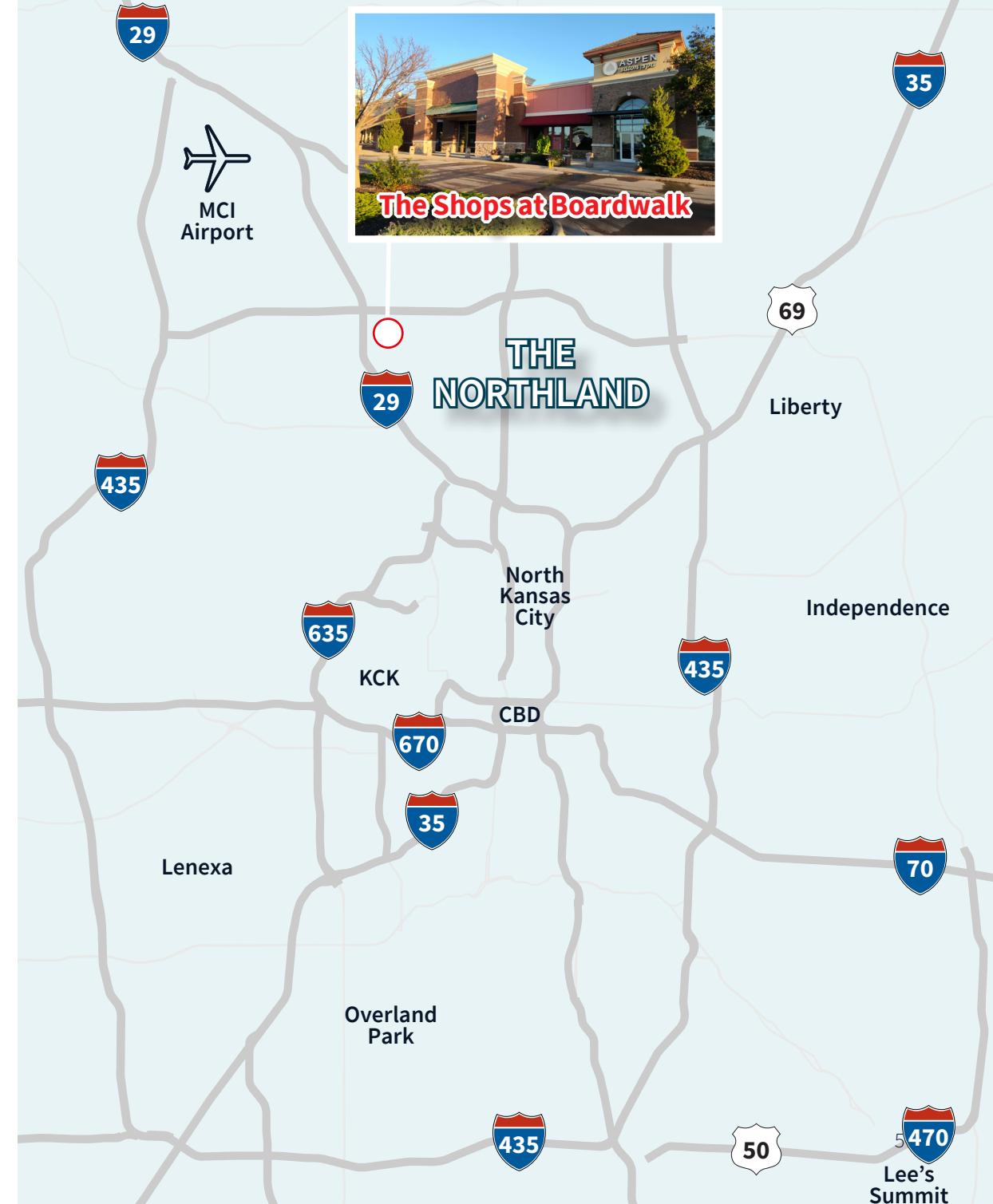
1 mile 3 mile 5 mile

\$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.





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