

# RETAIL PAD FOR GROUND LEASE OR BUILD-TO-SUIT

±0.76 ACRES



Price Chopper Anchored Retail / Restaurant Opportunity  
NEC I-70 & N Buckner Tarsney Rd  
Grain Valley, Missouri

Colliers

# THE OPPORTUNITY

- Incredible development site with 24/7 visibility to I-70
- Approximately 70,000 VPD at intersection of I-70 & N Buckner Tarsney
- New construction Taco Bell, Casey's, Price Chopper, Panda Express, QuikTrip, Burger King, and more at intersection
- Join dynamic retail & restaurant corridor currently undergoing explosive growth
- Drive-thru use approved by city



## JACKSON COUNTY

**36%**

**Bachelor's / Graduate  
/ Professional Degree  
Attainment**

**407K**

**Total  
Employees**

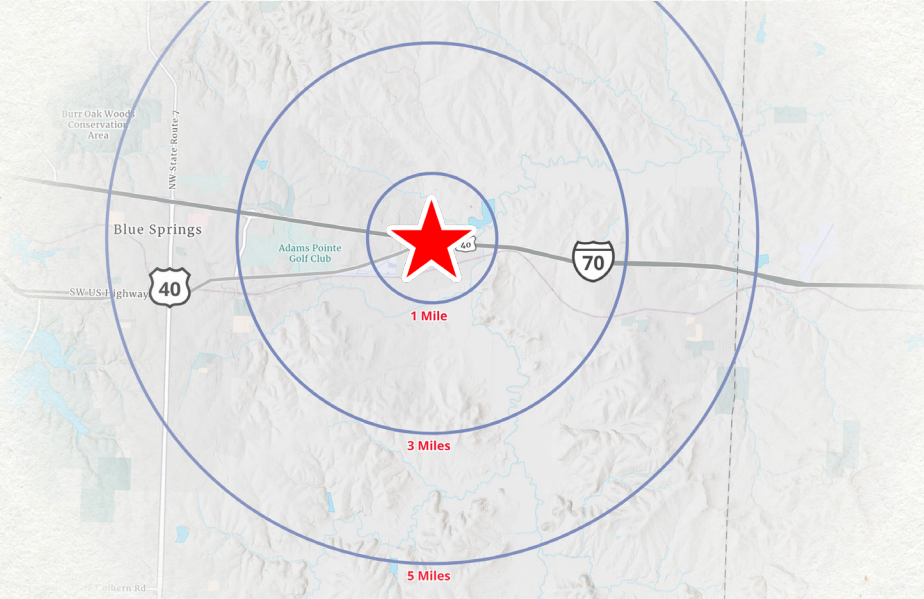
**26K**

**Total  
Businesses**

**\$70,785**

**Median Household  
Income**

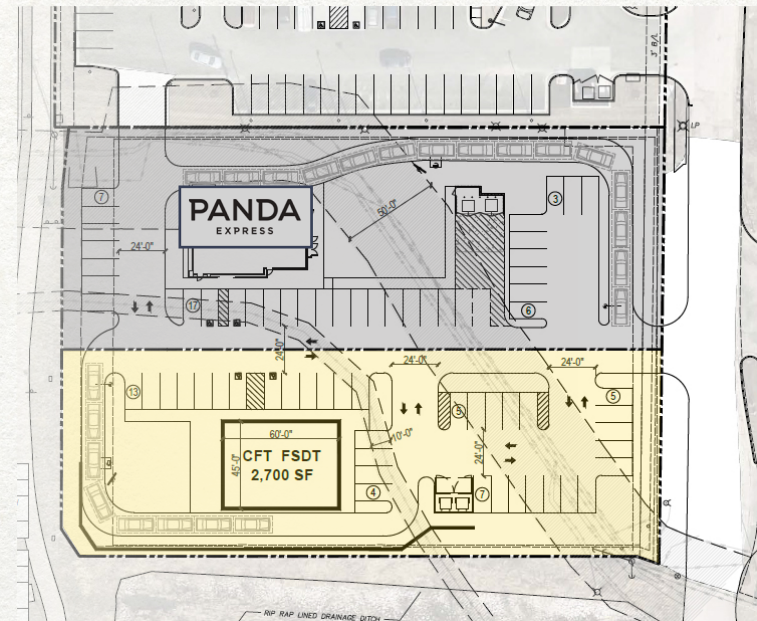
# TRADE AREA & DEMOGRAPHICS



2025 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,826	23,677	70,144
Median Age	34.1	37.6	37.8
Bachelor's Degree or Higher	22.4%	20.9%	21.9%
Average Household Size	2.0	2.2	2.4
Average Household Income	\$94,211	\$113,127	\$107,246
Average Home Value	\$320,312	\$338,041	\$334,872
Daytime Population	5,262	18,276	58,535

## KEY DEMOGRAPHIC HIGHLIGHTS

- **\$113,127** average household income within the 3 mile primary trade area
- **20.9%** bachelor's degree attainment within the 3 mile primary trade area
- **58,535** daytime population within 3 miles



# TRADE AERIAL



# RETAIL PAD FOR GROUND LEASE OR BUILD-TO-SUIT

NEC I-70 & N Buckner Tarsney Rd  
Grain Valley, Missouri

Price Chopper Anchored Retail / Restaurant Opportunity

±0.76 ACRES



**Ryan Gast**

Senior Vice President  
CA Lic. 01886602  
+1 714 458 3499  
ryan.gast@colliers.com

**Chris Newkirk**

Vice President | Kansas City  
Retail Services  
+1 816 589 1167  
chris.newkirk@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.