

RUBENSTEIN REAL ESTATE  
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**PARKVILLE  
COMMONS**  
WHERE COMMUNITY GATHERS

**KANSAS CITY MSMA, MO**





# AVAILABLE

PARK UNIVERSITY  
11,500 STUDENTS



CITY HALL



MISSOURI 9 (±10,193 VPD)

PUBLIC LIBRARY

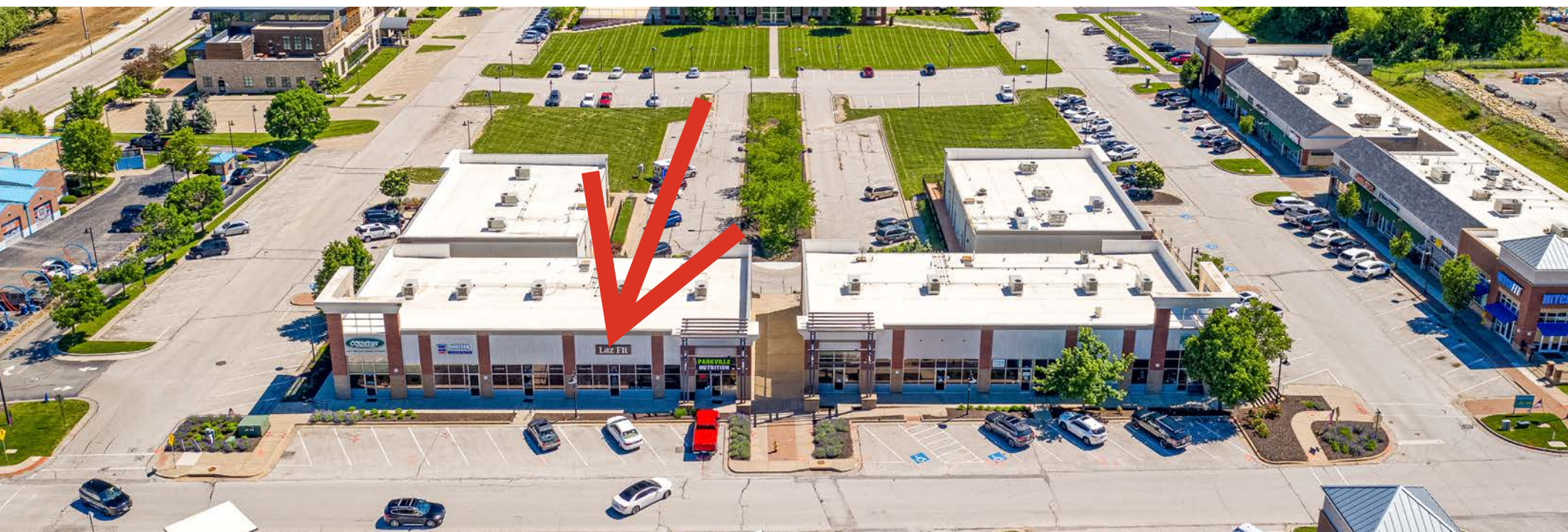


TOM WATSON PARKWAY (±16,961 VPD)



NOT TO SCALE







## AREA OVERVIEW

### Parkville , MO

Parkville is located 5 miles north of Kansas City in the southern part of Platte County along the banks of the Missouri River. The city settled in 1838 and is one of two historic river towns in the Kansas City metro area. This dynamic community is home to Park University, the English Landing Park, and the National Golf Club. The city offers a myriad of popular festivals, great residential areas, and a bustling downtown with everything from antiques to contemporary art galleries, terrific restaurants and top-rated schools. Parkville is also home to 200 businesses and is a quick drive from downtown Kansas City. The beauty of limestone carved bluffs, wooded vistas and the Missouri River provide an enchanting backdrop for Parkville. From historic beginnings to a modern-day culture of creativity and community pride, Parkville is one of the most innovative and exciting cities in the Midwest.



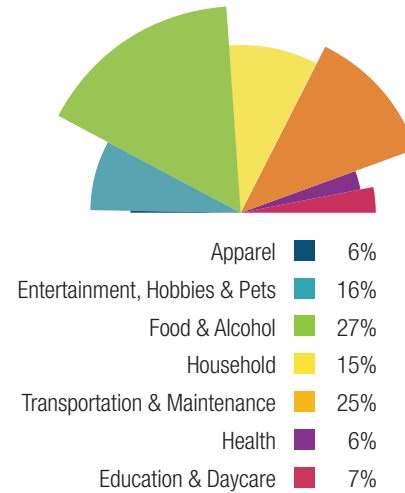
Downtown Parkville



# AREA OVERVIEW

9107 MO-45 PARKVILLE, MO 64152	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	5,195	44,149	94,464
Population 5 Years Forecast	5,612	48,655	103,645
Population 10 Years Forecast	6,072	53,143	112,712
Average Age	42	41	40
<b>HOUSEHOLDS</b>			
2021 Estimated Households	2,107	17,655	38,413
Households 5 Years Forecast	2,278	19,486	42,232
Households 10 Years Forecast	2,470	21,307	45,997
<b>INCOME</b>			
Household Average Income	\$155,878	\$112,562	\$97,307
<b>BUSINESS</b>			
Total Businesses	327	1,131	2,047
Total Employees	3,503	13,347	36,455

## HOUSEHOLD EXPENDITURES



## HOUSING MARKET

**\$525,450**  
MEDIAN LIST PRICE

**\$546,900**  
MEDIAN SALE PRICE

## TOP EMPLOYERS

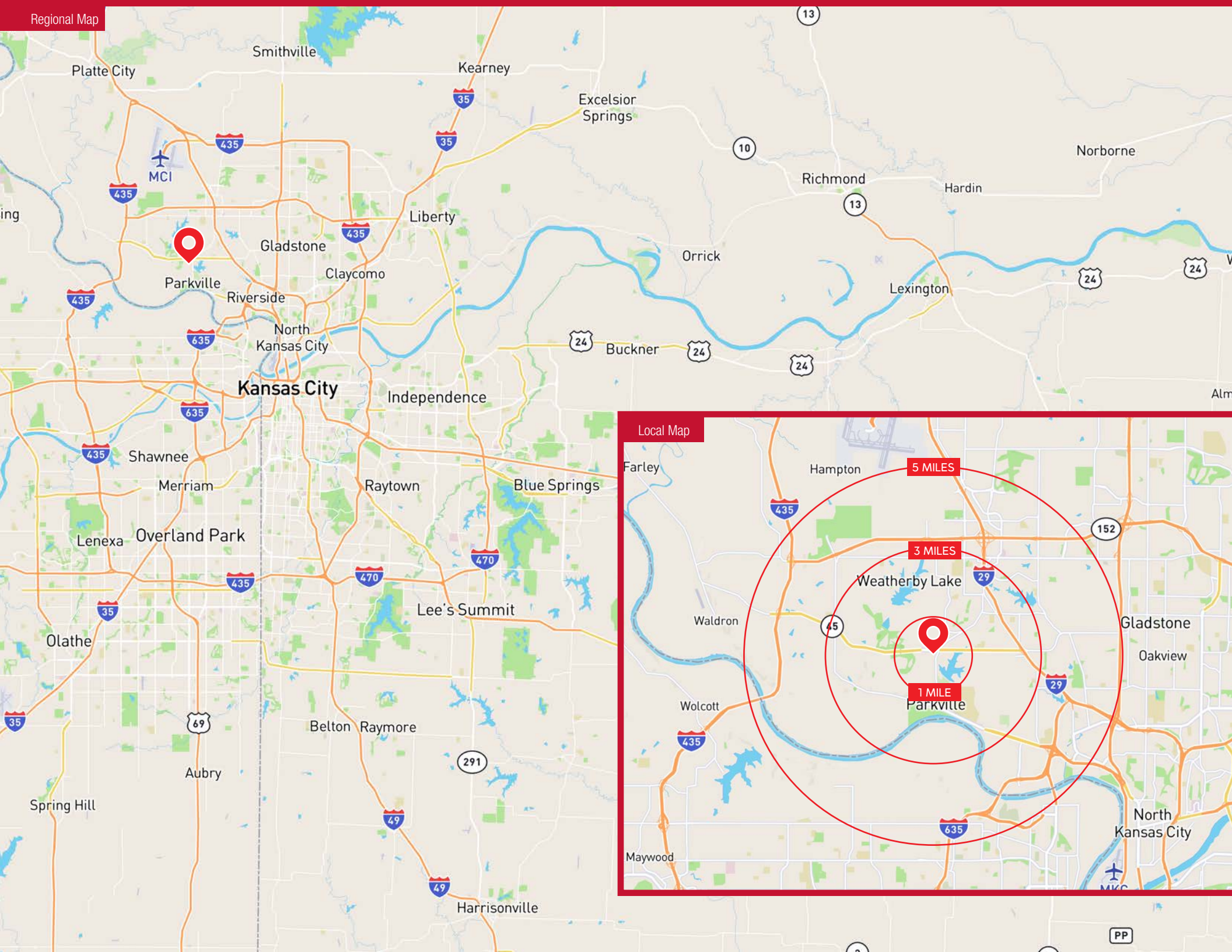


## AREA FACT FILE

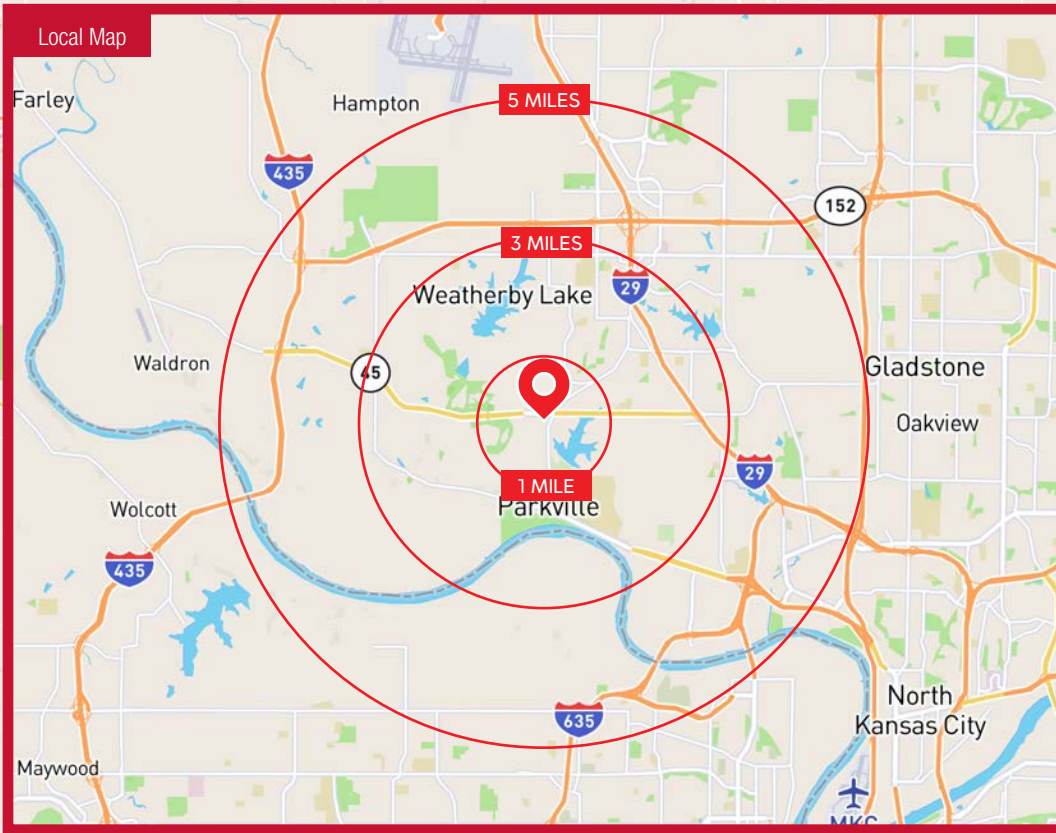
- 1.5%** Population growth since 2000
- 5.9%** Home appreciation in the last 10 years
- 38** Median Age
- 36%** Predicted job growth over the next 10 years
- 88,184** Estimated population
- 20** Minutes average commute time



Regional Map



Local Map





# PROPERTY DESCRIPTION



## LOCATION

9107, 8807 MO-45,  
6325, 6328, 6265 Lewis St.,  
6270 Jefferson Ave.,  
8835 NW 63rd St.,  
Parkville, Mo 64152



## BUILT

Property was built in 2 phases  
starting 2004



## RENTABLE AREA

133,410 SF



## PARKING

499 spaces (3.7 per 1,000 SF)



## LAND AREA

11.4 AC (498,326 SF)



## TRAFFIC COUNTS

MO-45	±16,961 VPD
Missouri 9	±10,193 VPD



## OWNERSHIP

Fee Simple (Land & Building)



## ZONING

Per the city of Parkville, the subject  
site is currently zoned as B4



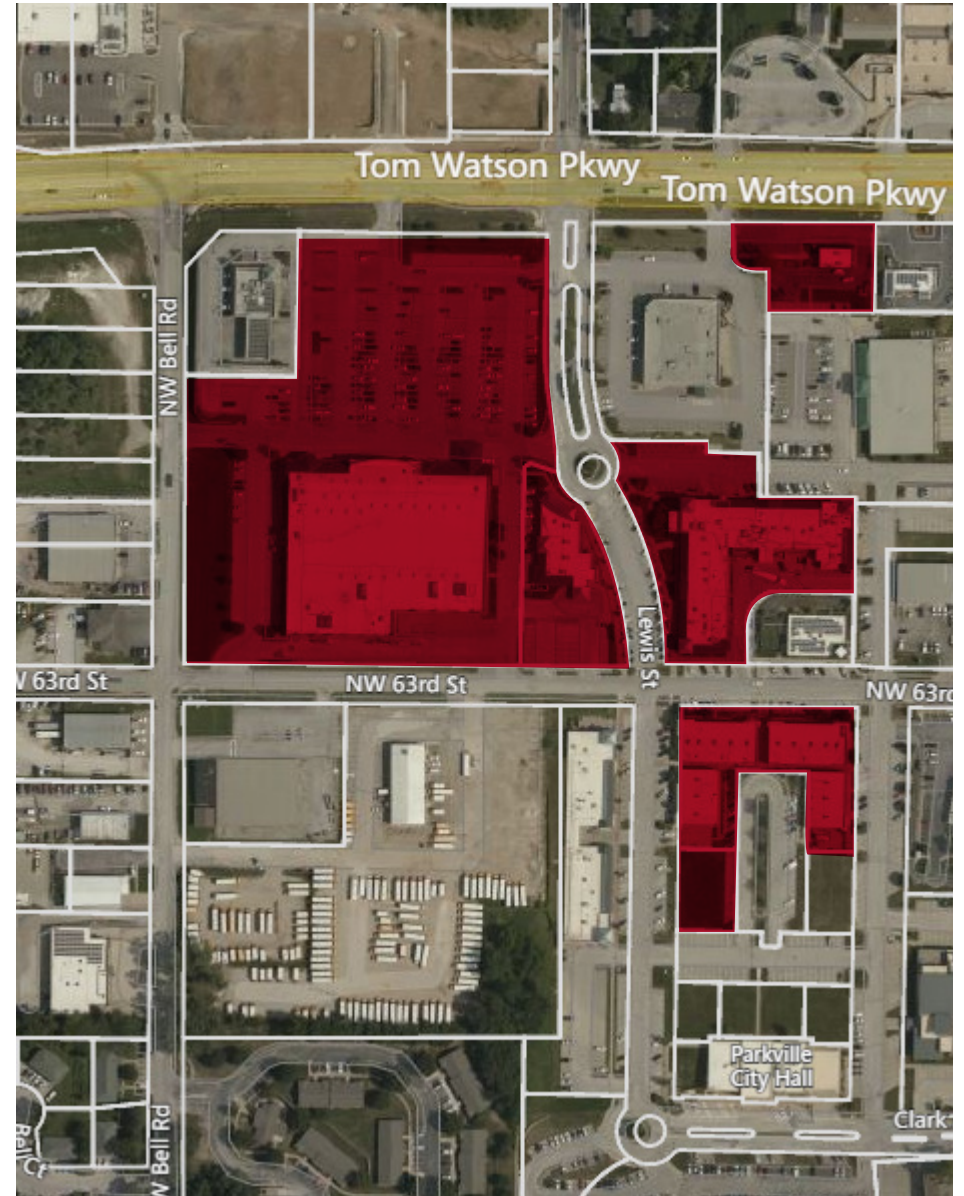
## ACCESS

There are 21 access points.  
4 via MO-45, 4 via Lewis St.,  
8 via NW 63 St., 2 via NW Bell  
Rd. and 3 via Jefferson



## PARCEL MAP

APN: 20-7.0-26-100-006-005-000  
20-7.0-26-100-002-043-000  
20-7.0-26-100-002-044-000  
20-7.0-26-100-006-004-000  
20-7.0-26-100-007-003-000





Tenant	SF
<b>Building A</b>	
100 Price Chopper	73,000
A Scooter's	675
<b>Building B</b>	
300 Cycle City	5,900
320 Pride Cleaners	2,100
<b>Building D</b>	
119 Acre Restaurant	3,500
118 Acre Expansion	1,105
116 Frame Expansion	1,747
115 The Frame Shop	1,500
112 Eye Center of Parkville	4,100
110 Nick & Jake's	6,914
106 GNC Store	1,400
105 Twill (Expansion)	1,400
104 Twill	1,400
103 Royal Nail Spa	1,400
102 Pizza Hut	1,568
101 Karen Search (Barber)	865
100 Sakae Sushi	1,569
<b>Building F</b>	
Jimmy John's	1,339
<b>Building G3B</b>	
101 Lean Kitchen	2,410
103 Golf Academy of the Northland	1,925
<b>Building G3A</b>	
101 Medevac Medical Response	3,000
103 Bower Law Firm	850
102 Parkville Chamber	457
104 RIO Salon	2,470
<b>Building G4A</b>	
101 Country Financial	1,619
102 Shelter Insurance	930
103 AVAILABLE	3,400
104 Parkville Nutrition	1,000
<b>Building G4B</b>	
101-103 Pattersson Pet (Go Pet Go)	4,807
<b>AVAILABLE SF: 0</b>	
<b>TOTAL SF: 132,658</b>	



## TENANT PROFILE



Tenant:	<b>Price Chopper</b>
Website:	<b><a href="http://www.mypricechopper.com">www.mypricechopper.com</a></b>
Company Type:	<b>Private</b>
Locations:	<b>130+</b>
Employees:	<b>20,000+</b>
2021 Revenue:	<b>\$5.5 B</b>

Price Chopper is a group of five separate family-owned chains of grocery stores formed in 1979 in the Kansas City and Des Moines metropolitan areas that share a common brand name and unified marketing campaigns. The owners are the Ball, Cosentino, McKeever, and Queen families in Kansas City, Crestline Capital a Bass Family of Texas entity, and DGS Foods in Des Moines. All ownership groups are members of Associated Wholesale Grocers (AWG), which allows Price Chopper to have the buying power of large chains and to share marketing costs. The five ownership groups own and operate 55 stores across Kansas, Missouri, and Iowa. Slogans for the chain include “Just Right” and “Fresher Ways to Save”. In 2015 it was the largest grocery store chain in the Kansas City metropolitan area in terms of both sales and number of stores. Its biggest competitor in both Kansas City and Des Moines is Hy-Vee.







On March 28, 2015, Price Chopper moved into the Des Moines, Iowa, area after acquiring five former Dahl’s stores. Price Chopper has no connection to chains of the same name in Canada (which now operates under the name FreshCo), New Zealand, and in New York and New England.

Associated Wholesale Grocers, Inc. is the United States’s largest cooperative food wholesaler to independently owned supermarkets and grocery stores. It serves more than 4,000 locations in 36 states and from 8 full-line wholesale divisions. The consolidated run-rate sales for AWG is close to \$10 billion.















# TENANT PROFILE

	TENANT	# OF LOCATIONS	DESCRIPTION (COMPANY LEVEL)
	<b>Cycle City</b> www.gocyclecity.com	2	Cycle City provides professional bike repair service and sells top of the line bicycles at exceptional prices. The company opened in 2004 in the Parkville area and moved to Parkville Commons in 2009, where they have found a lot of success as a bike shop. They opened a second location in River Market in late 2021. Cycle City sponsors local events in the Kansas City area.
	<b>Pride Cleaners</b> www.pridecleaners.com	42	Pride Cleaners has 42 locations that are spread throughout Kansas and Missouri. This is a go-to place for a wide array of services such as dry cleaning, laundry, wash and fold, and alterations. Since 2021, the dry-cleaning industry has seen an increase in demand and revenue has increased on average.
	<b>Acre Restaurant</b> www.acrekc.com	1	Launching in the Summer of 2022, Acre Restaurant is known for its live-fire cooking style. Acre places an emphasis on producing locally raised meats, seafoods, and drinks that highlight the Midwest.
	<b>United Studios of Self Defense</b>	57	United Studios of Self Defense is one of the largest martial arts schools in North America. With 57 locations, they are located in 7 different states.
	<b>FiveStar Lifestyles</b>	2	FiveStar Lifestyles offers real estate development services which involve building, constructing, and developing communities, villages, and golf courses. It currently manages the development of The Village of Loch Lloyd and its golf course, The Country Club at Loch Lloyd.
	<b>Parkville Frame Gallery</b> www.parkvilleframegallery.com	1	Parkville Frame Gallery is a custom framing business that operates on the retail and commercial side of the craft.
	<b>Eye Center of Parkville</b> www.theeyecenterofparkville.com	1	The Eye Center of Parkville provides comprehensive exams, quality eyewear, and additional optometry services.
	<b>Nick &amp; Jake's</b> www.nickandjakes.com	3	With operations in 3 different locations in the states of Missouri and Kansas, Nick and Jake's is a favored Parkville restaurant that serves a wide array of foods ranging from pasta to burgers.
	<b>GNC Store</b> www.gnc.com	4,800+	GNC Holdings, Inc. Operates a chain of health and wellness stores worldwide that include products such as vitamins, minerals, and herbal supplements. GNC has approximately 8,400 stores with about 6,200 located in the United States.
	<b>twill.</b> www.twillboutique.com	1	twill. is a women's high fashion clothing boutique store with one location in Parkville. The company sells shirts, dresses, bottoms, shoes, and accessories.
	<b>Royal Nail Spa</b>	1	Royal Nail Spa is a nail salon that provides services including manicures, pedicures and stylish nails models.
	<b>Pizza Hut</b> www.pizzahut.com	16,000+	Pizza hut is the largest pizza restaurant chain in the world more than 16,000 locations and 350,000 team members. The brand is operated by Yum! Brands (NYSE: YUM), which also owns Taco Bell, KFC, The Habit Burger Grill, and WingStreet. Pizza Hut continues to expand with locations in over 100 countries throughout the world.



# TENANT PROFILE

TENANT	# OF LOCATIONS	DESCRIPTION (COMPANY LEVEL)
	1	Sakae Sushi is one of the top-rated Sushi restaurants in KC. The Japanese restaurant has a wide array of items to choose from including specialty rolls and protein bowls.
 <b>Lean Kitchen</b> <a href="http://www.leankitchenco.com">www.leankitchenco.com</a>	38	Lean Kitchen is the fastest growing meal prep franchise in the country. The company offers chef driven meals that are made from scratch, packed with protein and have nutrition facts.
 <b>Imperial Golf</b> <a href="http://www.imperialgolfkc.com">www.imperialgolfkc.com</a>	1	Imperial golf was started in 2013 as a stand alone golf facility in Parkville. The company was able to grow the business through its well known instruction program. With professional instructors, the company's vision is to impact the world of golf on a major scale.
 <b>Medevac Medical - AMR</b> <a href="http://www.amr.net">www.amr.net</a>	260+	AMR is a leader in the emergency medical services sector which is known for implementing and providing the industry's best practices. AMR is the nations leading medical transportation company.
 <b>RIO Salon</b> <a href="http://www.riosalonkc.com">www.riosalonkc.com</a>	1	RIO Salon is a beauty salon that provides hair styling, customized color & look, and haircuts.
 <b>Country Financial</b> <a href="http://www.countryfinancial.com">www.countryfinancial.com</a>	500+	Country Financial is a group of US insurance and financial services that offers a range of products and services including auto, home, life, farm, commercial insurance, retirement planning and investment management. The company serves nearly one million households and businesses in over 20 states.
 <b>Shelter Insurance</b> <a href="http://www.shelterinsurance.com">www.shelterinsurance.com</a>	400+	Formed in 1946, Shelter Insurance is a mutual insurance company which focuses on auto, property, business and life insurance. The company operates in fifteen states and has headquarters in Columbia, Missouri.
 <b>Laz Fit</b> <a href="http://www.lazfitkc.com">www.lazfitkc.com</a>	1	Laz Fit is a gym that offers equipment and classes in Parkville. The company focuses on creating a culture and community through a variety of training styles that challenge the body.
<b>Parkville Nutrition</b>	3	Parkville Nutrition is a specialty restaurant providing healthy food alternatives offering Herbalife products in the form of shakes and teas.
 <b>Pettersson Pet (Go Pet Go)</b> <a href="http://www.petterssonpet.com">www.petterssonpet.com</a>	4	Pettersson Pet and Go Pet Go offers the widest variety of healthy pet food in Kansas City. The company provides pet food brands consistently rated top in the world, and free of recalls.
 <b>Jimmy John's</b> <a href="http://www.jimmyjohns.com">www.jimmyjohns.com</a>	2,700+	Jimmy John's is an American sandwich chain that was founded in 1983. With over 2,700 locations and 45,000 employees, the company has established itself as one of the most powerful sandwich chains in the country. Jimmy John's prides itself on its from-scratch food with excellent ingredients with locally purchased produce hand sliced daily.



KANSAS CITY INTERNATIONAL AIRPORT

CLASS A LOGISTICS PARK DEVELOPMENT  
18M SF • 3,300 AC • 27 BUILDINGS

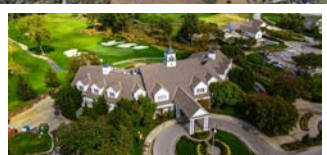
RIVERSTONE DEVELOPMENT  
72 AC MIXED-USE COMMUNITY  
284 HOMES  
COMMERCIAL DEVELOPMENT

SAINT LUKE'S  
NORTHLAND HOSPITAL

METRO NORTH CROSSING  
93 AC MIXED-USE COMMUNITY  
249 APARTMENT AND TOWN HOMES  
FALL 2024 PLANNED OPENING

AVERAGE HHI  
\$115,000

WEATHERBY LAKE



ESTABLISHED: 1998  
DESIGNER: TOM WATSON  
HOLES: 18  
YARDS: 7,000  
SOURCE: [HTTPS://WWW.INITEDCLUBS.COM/CLUBS/THE-NATIONAL-GOLF-CLUB](https://www.initedclubs.com/clubs/the-national-golf-club)

AVERAGE HHI  
\$147,000

DEUCE AT NATIONAL  
GOLF CLUB



GRADEN  
ELEMENTARY SCHOOL

MISSOURI 9 (≈10,193 VPD)

MO-45 (≈16,961 VPD)

NORTHWEST BELL ROAD

RISS LAKE

DOWNTOWN  
PARKVILLE

N

NOT TO SCALE



**2** TIFFANY SPRINGS MARKETCENTER

THE HOME DEPOT BEST BUY TARGET Marshalls

sam's club five BELOW Guitar Center JCPenney

ULTA BEAUTY ALDI PETSMART

**3** BARRYWOODS CROSSING

MAIN EVENT amc BED BATH & BEYOND OfficeMax

DAVIDS BRIDAL PartyCity ROSS DRESS FOR LESS beauty brands

ARGOSY CASINO HOTEL&SPA

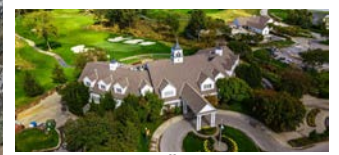
ADIENT

**1** ZONA ROSA

BARNES & NOBLE Dillard's DSW DESIGNER SHOE WAREHOUSE

DICK'S SPORTING GOODS OLD NAVY Michaels Where Creativity Happens

MEN'S WEARHOUSE Staples EXPRESS



**THE NATIONAL**  
THE CLUB OF KANSAS CITY

ESTABLISHED: 1998  
 DESIGNER: TOM WATSON  
 HOLES: 18  
 YARDS: 7,000

SOURCE: [HTTPS://WWW.INITEDCLUBS.COM/CLUBS/THE-NATIONAL-GOLF-CLUB](https://www.initedclubs.com/clubs/the-national-golf-club)

PARKVILLE COMMONS  
WHERE COMMUNITY GATHERS

PARK UNIVERSITY  
 11,500 STUDENTS

DOWNTOWN  
 PARKVILLE

Yanfeng

AVERAGE HHI  
 ±\$115,000

DEUCE AT NATIONAL  
 GOLF CLUB

AVERAGE HHI  
 ±\$153,000

AVERAGE HHI  
 ±\$147,000

THOUSAND OAKS

MO-45 (±16,961 VPD)



NOT TO SCALE











