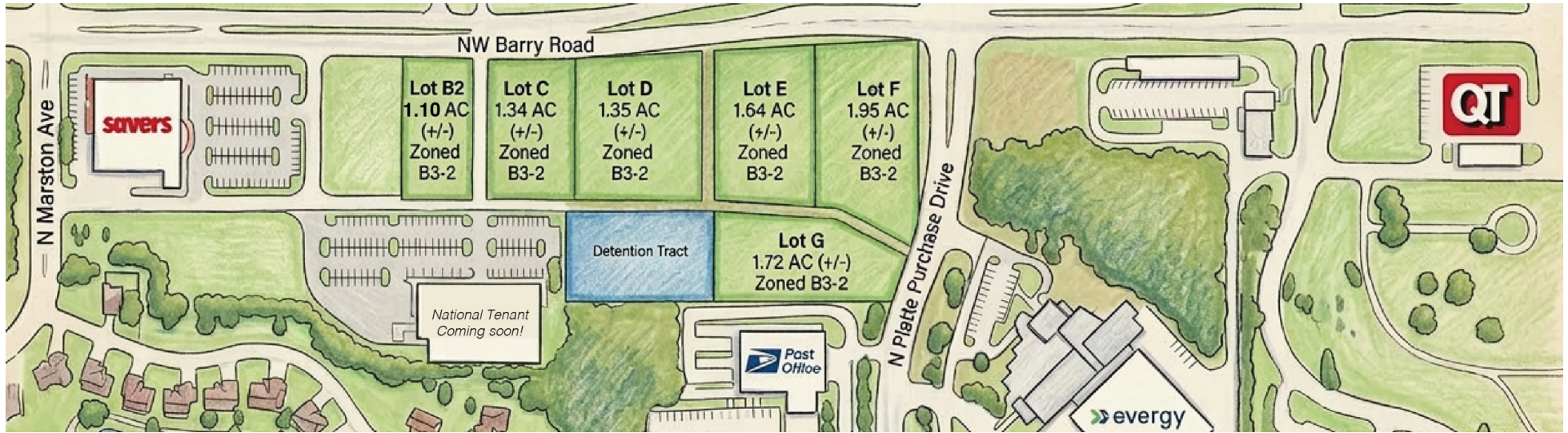


# PLATTE PURCHASE PLAZA

2231 NW BARRY RD, KANSAS CITY, MO 64151

RETAIL PAD SITES  
FOR SALE



## PROPERTY DESCRIPTION

Located at the intersection of NW Barry Road and N Platte Purchase Drive, Platte Purchase Plaza is a prime commercial destination in the heart of Kansas City's rapidly growing Twin Creeks corridor.

The project offers a high-visibility mix of national stability and flexible development potential, with pad sites available for sale or ground lease—perfect for QSR, medical, grocery, or specialty retail.

Lot D, E, F & G are shovel-ready sites uniquely divisible to accommodate custom retail footprints. Also conceptualized for a 162-unit age-restricted residential project with accessory medical space, the site's versatility makes it an ideal anchor for large-scale retail or mixed-use development.

Owner/Broker

## OFFERING SUMMARY

Lot B2:	1.10 AC (+/-) B3-2 Zoning
Lot C:	1.34 AC (+/-) B3-2 Zoning
Lot D:	1.35 AC (+/-) B3-2 Zoning
Lot E:	1.64 AC (+/-) B3-2 Zoning
Lot F:	1.95 AC (+/-) B3-2 Zoning
Lot G:	1.72 AC (+/-) B3-2 Zoning
Lot D, E, F & G	6.66 AC (+/-) Divisible - Great for Grocery or Senior Living

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# PLATTE PURCHASE PLAZA

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AVAILABLE RETAIL  
PAD SITES



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RETAIL PAD SITES  
FOR SALE



## NATIONAL BRAND MOMENTUM

The Plaza is anchored by Savers, a high-traffic destination that draws consistent shoppers to the intersection of NW Barry Road and N Platte Purchase Drive. This synergy is amplified by the adjacent Twin Creeks Shopping Center, home to national powerhouses like Target, Kohl's, Ross, and Ulta, as well as the high-volume Costco Wholesale near the Highway 152 interchange.

Further driving regional pull is the Central Bank Sporting Complex, a premier \$36 million multi-sport facility that brings significant weekend foot traffic directly to the corridor. With a new national tenant currently in the works to join this established retail lineup.

## HIGHLIGHTS

- Location: High-traffic intersection in the Northland's primary growth corridor.
- Flexibility: Shovel-ready pad sites with customizable layouts.
- Versatility: Zoned to support a wide range of commercial and retail uses.
- Massive Foot Traffic: The Central Bank Sporting Complex attracts an estimated 600,000+ visitors annually, providing a steady stream of retail and dining customers throughout the year.
- Dominant Transit Hub: Excellent visibility and easy access from Highway 152 and US-169, serving over 50,000 vehicles per day.

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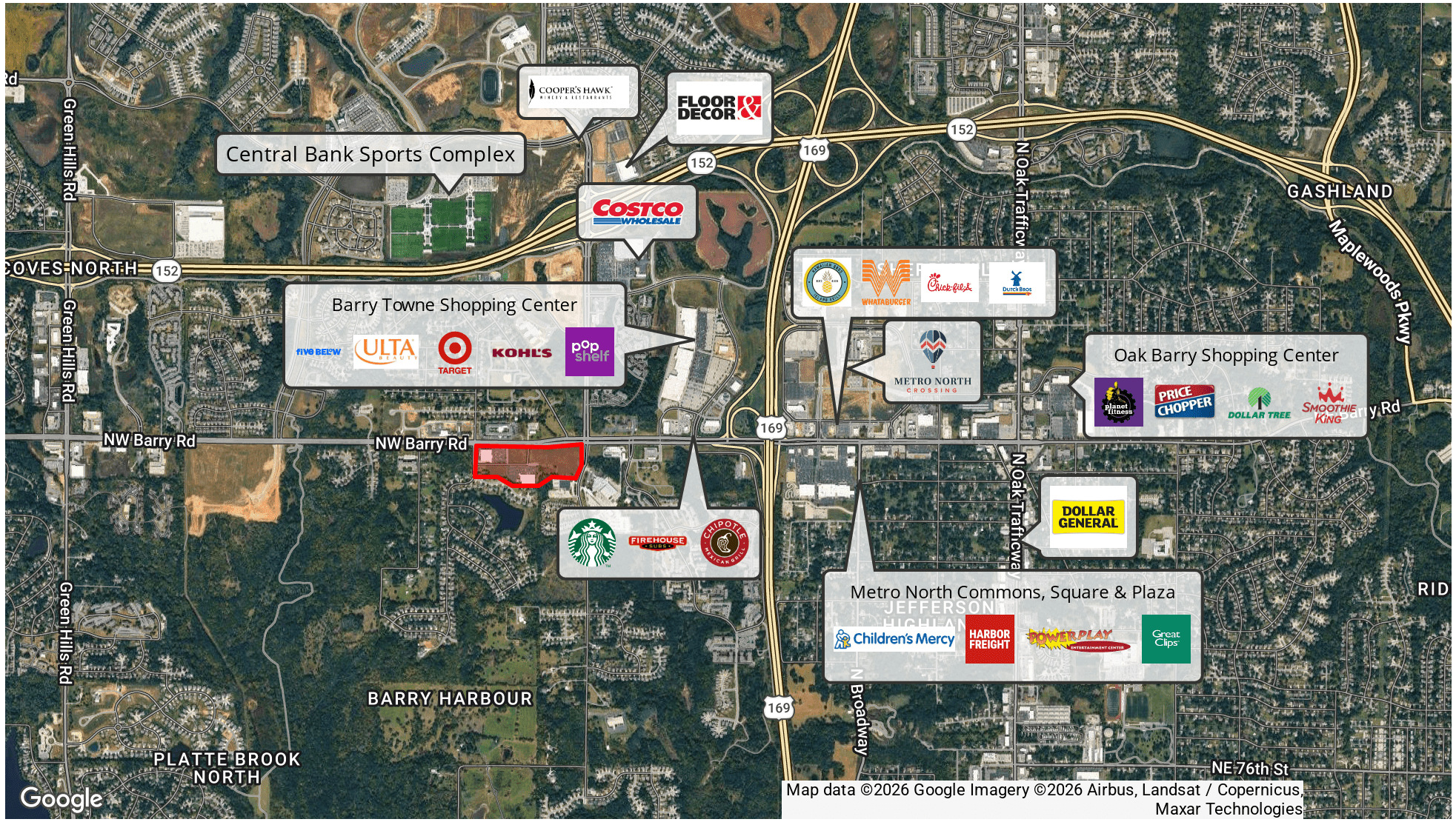
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# PLATTE PURCHASE PLAZA

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## LOCATION MAP



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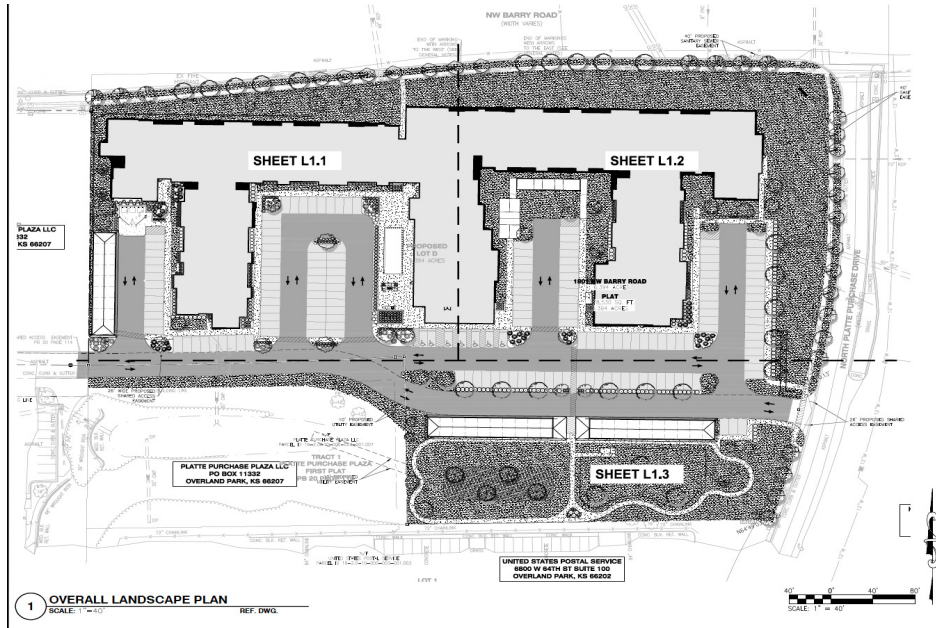




# PLATTE PURCHASE PLAZA

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LOT D, E, F & G  
CONCEPTUAL - SENIOR  
LIVING



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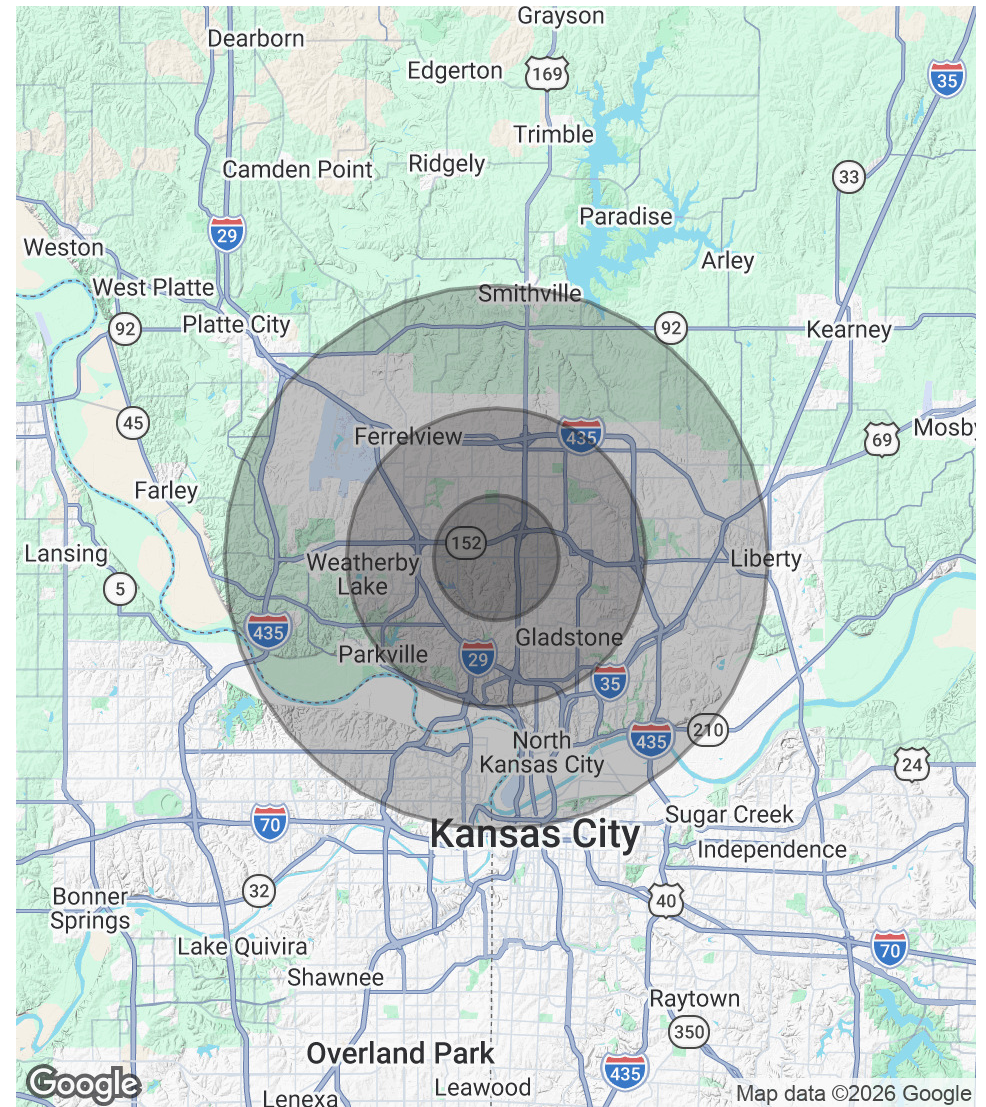
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## DEMOGRAPHICS

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	37,599	172,461	325,966
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	16,035	70,992	129,060
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$95,543	\$105,402	\$105,978
Average House Value	\$303,112	\$340,289	\$324,025

Demographics data derived from AlphaMap



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