

Retail Space for Lease

THE
SHOPS
on Blue Parkway

- 150,104± square foot first-class shopping center anchored by 55,384 square foot Sun Fresh
- Other national tenants include Family Dollar, Footlocker, H&R Block, Simply Fashions, Shoe-Trend, Subway, & Burger King
- Available in line space 802 to 7,867± square feet
- One pad site available - 40,533 SF
- Employment base within ½ mile over 1,000 including H & R Block, Mazuma Credit Union, and Swope Health Services, Truman Medical Center, State of Missouri
- 5 mile radius residential population base 236,218 with average household income over \$55,376
- Effective trade area with residential population of 236,278 with average household income of \$55,376 based on 2010 data produced by KCUrban Market Assets, a partnership of the University of Missouri at Kansas City and the City of Kansas City, Missouri
- Very high traffic count in excess of 30,000 cars per day and excellent access east to 350 Highway and I-435 and west to U.S. 71 Highway
- Tax Increment Financing and Community Improvement District provide incentive revenue for benefits including enhanced security, very attractive design and construction, excellent lighting and landscaping, and first class maintenance
- Underserved area daytime and residential populations
- Located on the eastern edge of the dynamic Brush Creek Corridor with major centers including the Country Club Plaza, University of Missouri Kansas City, Stowers Institute, Rockhurst University, Midwest Research Institute, the Nelson Atkins Museum, among others nearby



Greg Patterson or Susan Scott
816.868.6752 | 816.668.7276
gpatterson@gpattersonassoc.com | sscott@gpattersonassoc.com
3619 Broadway, Suite 8 | Kansas City, Missouri 64111
ph 816.753.3619 | fx 816.753.4771 | www.gpattersonassoc.com