



SHOPS AT LIBERTY COMMONS

End Cap Restaurant & In-Line Retail Space For Lease
I-35 & 152 Highway (SEQ), Liberty, MO



RESTAURANT & RETAIL SPACE FOR LEASE

19,900 +/- SF RETAIL BUILDING

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Estimated Population	7,424	52,759	90,476
Avg. Household Income	\$74,228	\$96,163	\$93,912

DEMOGRAPHICS

Drive Time	5 minute	10 minute	15 minute
Estimated Population	22,221	74,221	170,888
Avg. Household Income	\$93,466	\$90,853	\$85,815

- 3,500 SF End Cap Restaurant with outdoor patio
- 1,900 SF In-Line Retail Space
- 19,900 SF +/- Retail strip center in Shops of Liberty Commons - tenants include: uBreakiFix, Claire's, Sleek Nails & Spa, Orange Theory Fitness, and McAlister's Deli
- Shops at Liberty Commons is anchored by Home Goods and Hobby Lobby
- Located in of the fastest growing areas in greater Kansas City with over one million square feet of traffic generators at this intersection including JC Penney, Kohl's, Home Depot, Walmart Supercenter, Super Target, Bed Bath & Beyond, Best Buy, Sprouts, and many others

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com
ALEX BLOCK | 816.412.7373 | ablock@blockandco.com
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com





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3,500 SF RESTAURANT SPACE PHOTOS

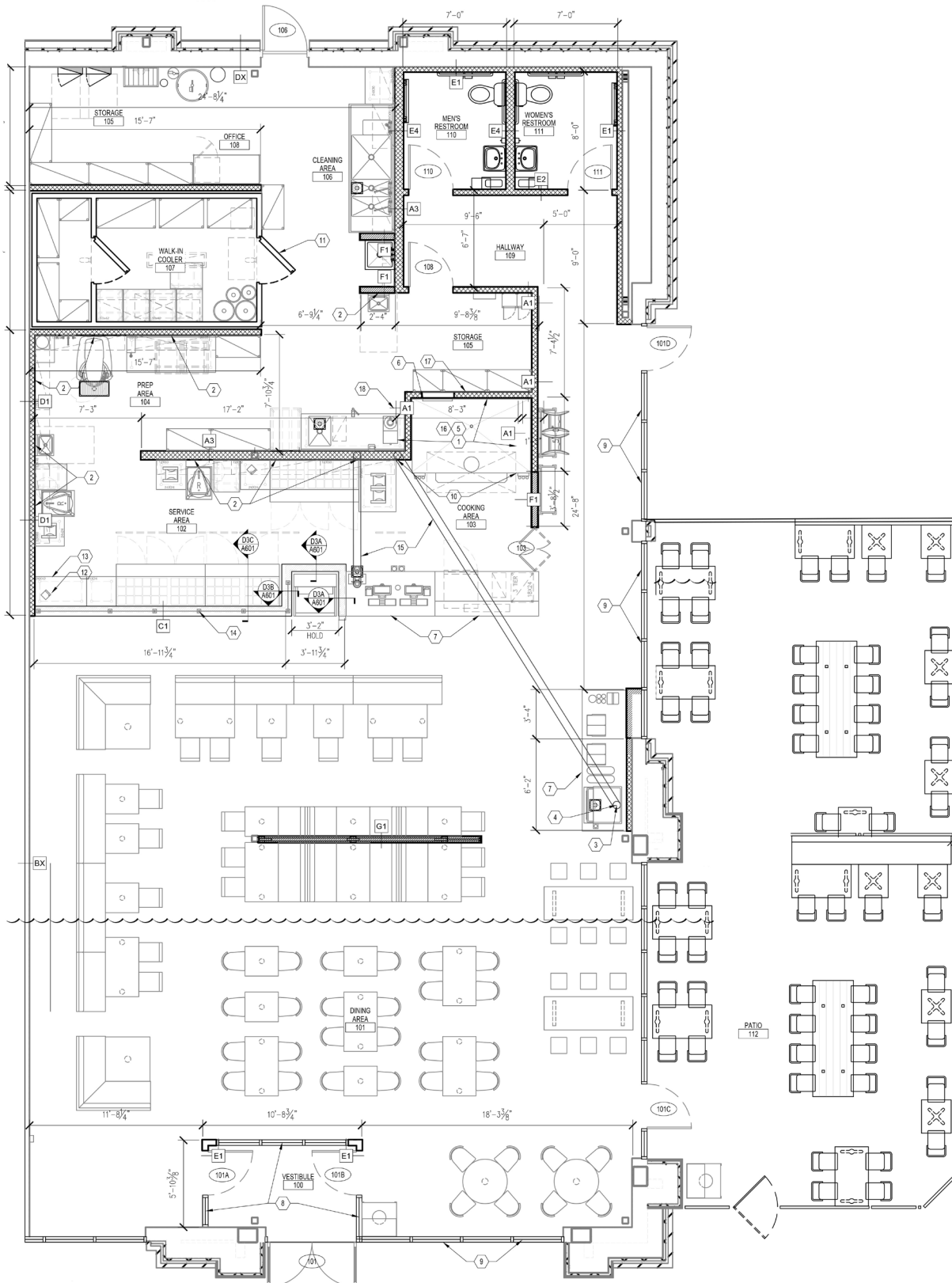




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3,500 SF SPACE PLAN

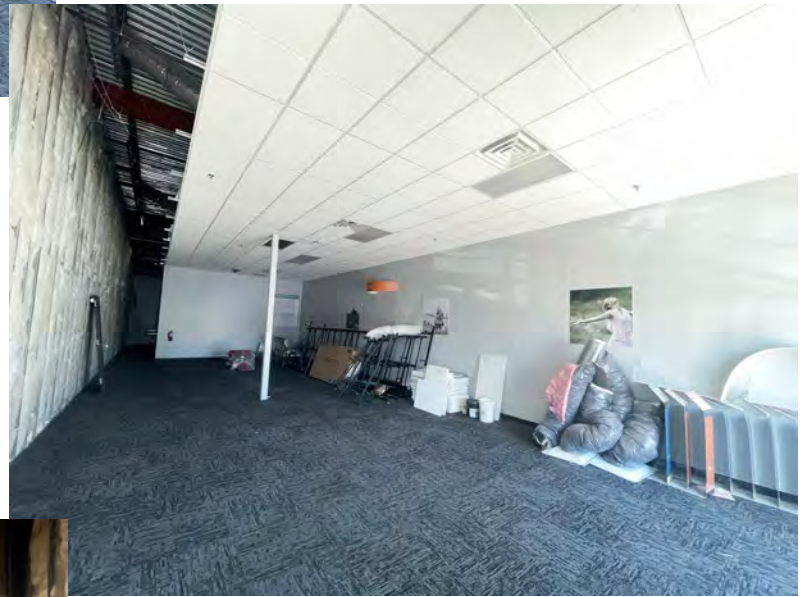




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1,900 SF RETAIL SPACE PHOTOS



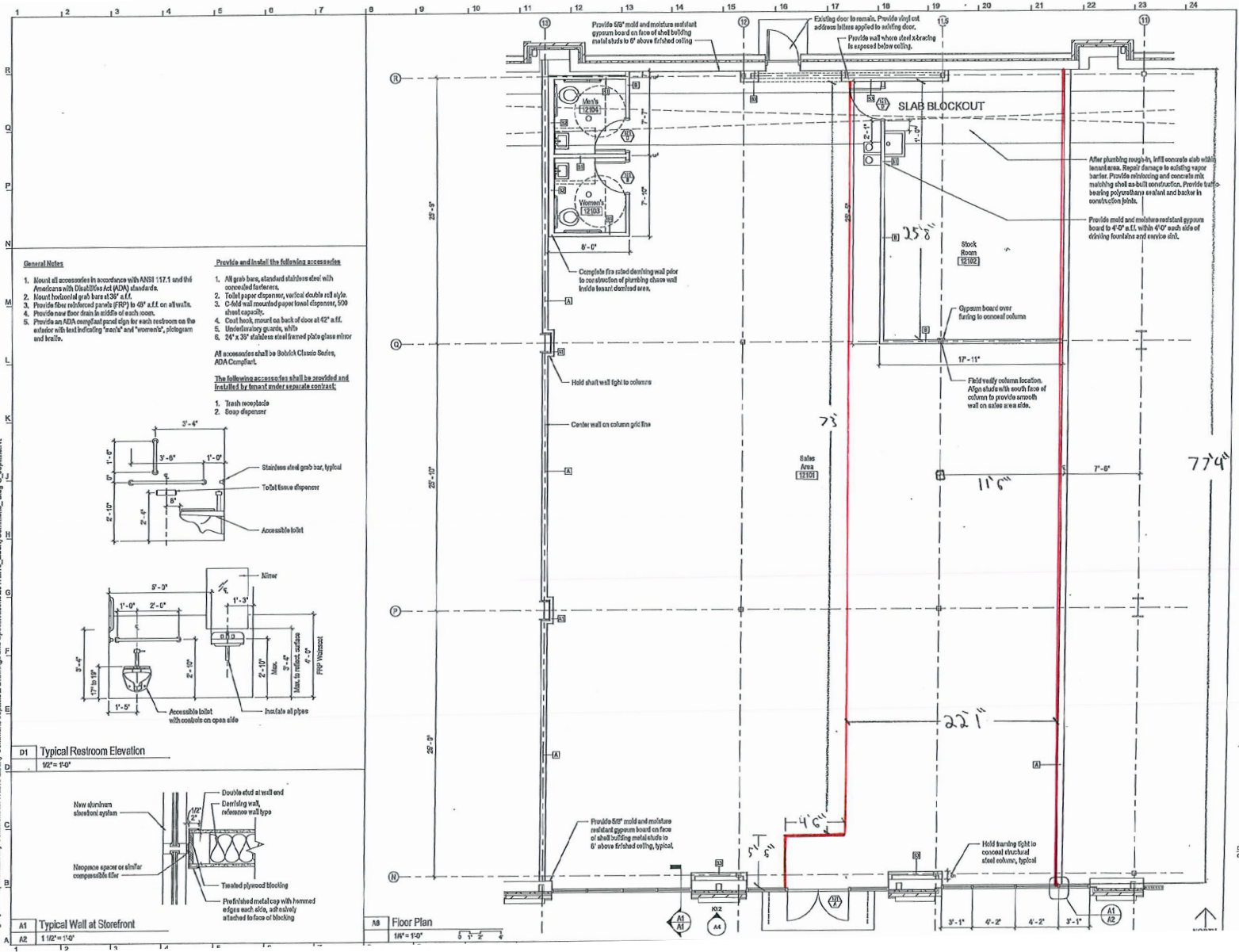


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1,900 SF AS BUILT SKETCH



GastingerWalker &

MEP
PWSA Engineers, LLC
13000 W. 96th St.
Lenexa, KS 66215
913.432.2400

Joplimo

Landlord Whitebox
Liberty Commons
121 S. Steward Road
Liberty, Clay County, Mo. 64088

Legacy Development
4717 Central Street
Kansas City, Mo 64112
816.977.0000

ISSUED FOR:
FINAL REVIEW 21 APRIL 2017

Master/Civil/Arch/Interior: RAR003344

NOT FOR CONSTRUCTION

Any Mechanical/Structural/Interior/Exterior
Drawn by: [Signature] NE

Floor Plan, Details

A2





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PROPERTY PHOTOS





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AERIAL

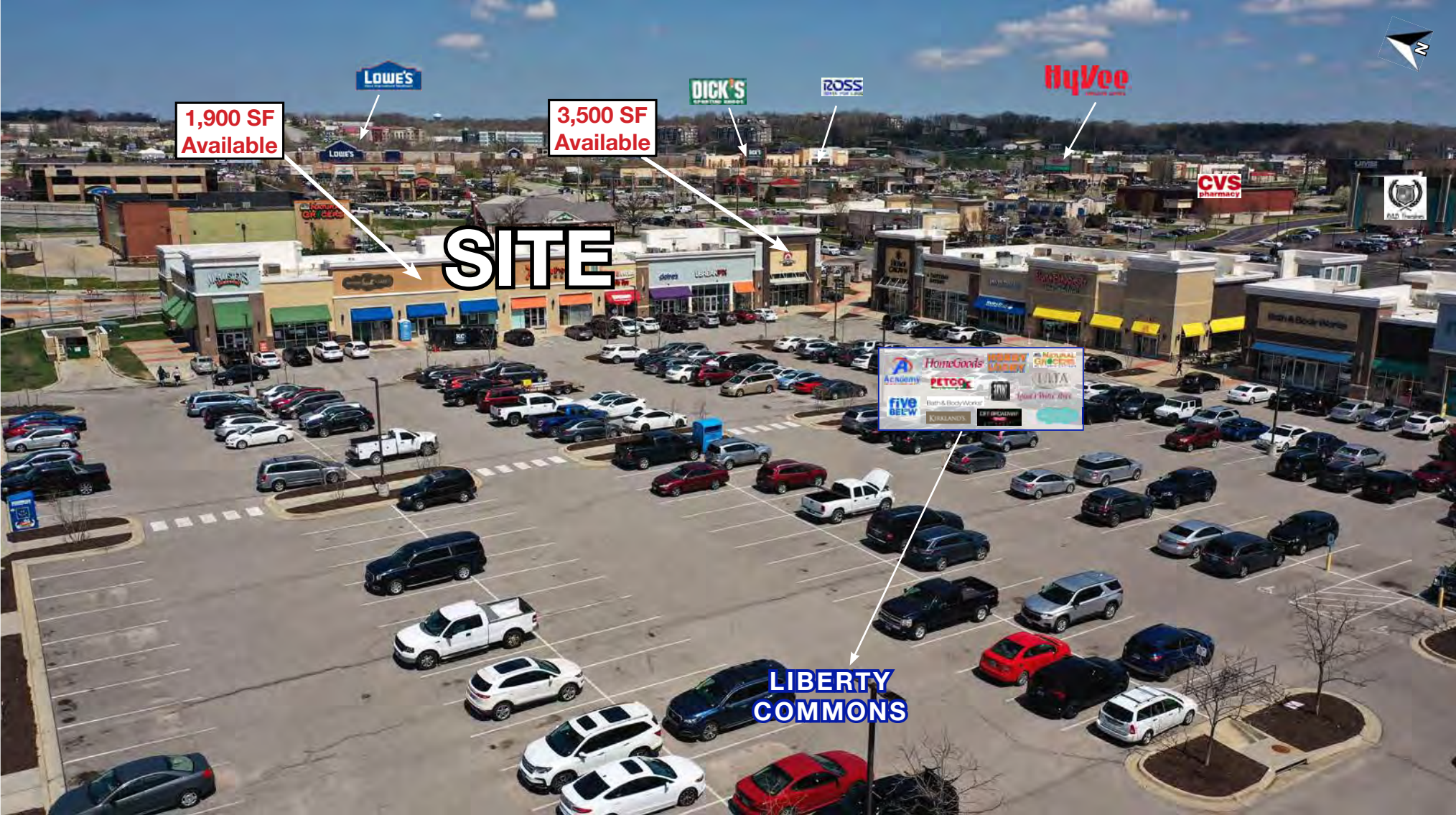




SHOPS AT LIBERTY COMMONS

End Cap Restaurant & In-Line Retail Space For Lease
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO





SHOPS AT LIBERTY COMMONS

End Cap Restaurant & In-Line Retail Space For Lease
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO





SHOPS AT LIBERTY COMMONS

End Cap Restaurant & In-Line Retail Space For Lease
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO





SHOPS AT LIBERTY COMMONS

End Cap Restaurant & In-Line Retail Space For Lease
I-35 & 152 Highway (SEQ), Liberty, MO

AERIAL DRONE PHOTO



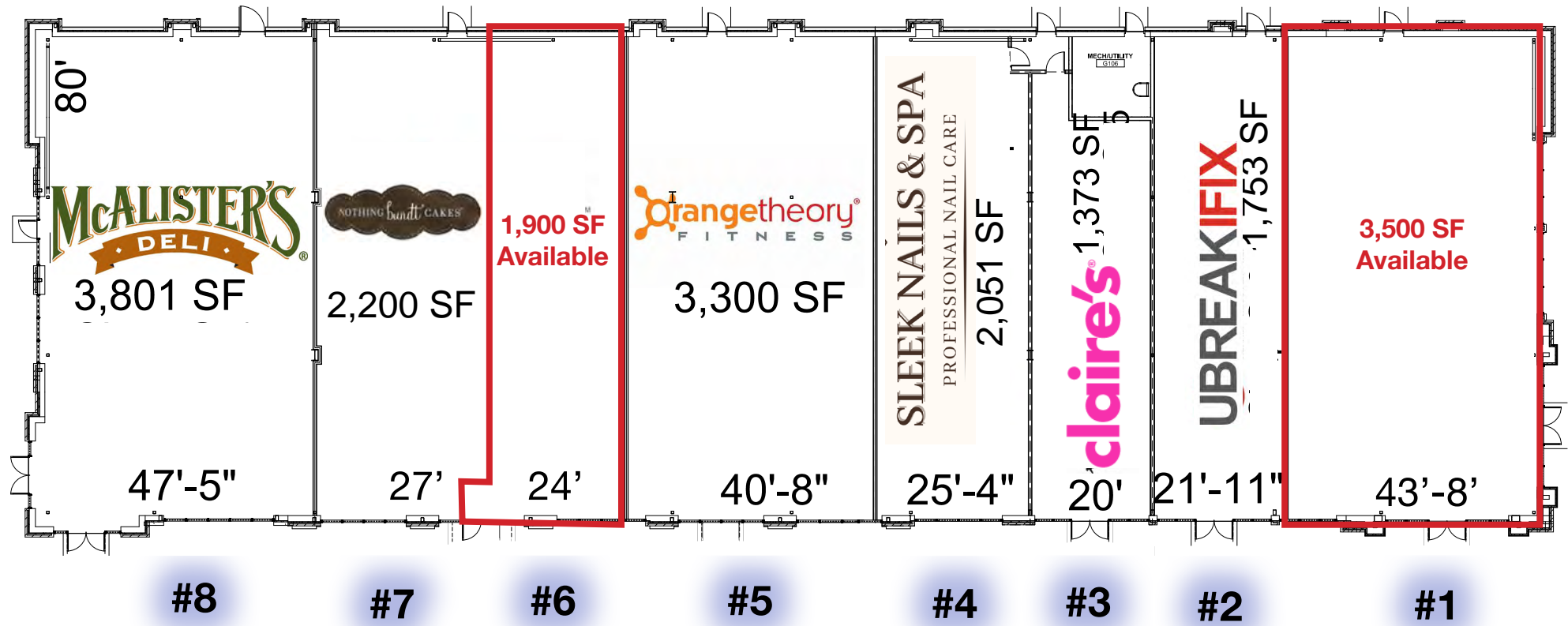


SHOPS AT LIBERTY COMMONS

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SITE PLAN

#	Name	SF	Address
1	AVAILABLE	3,500 SF	103 S. Stewart Road
2	uBreakiFix	1,753 SF	107 S. Stewart Road
3	Claire's	1,373 SF	109 S. Stewart Road
4	Sleek Nails & Spa	2,051 SF	113 S. Stewart Road
5	Orange Theory Fitness	3,300 SF	117 S. Stewart Road
6	AVAILABLE	1,900 SF	121a S. Stewart Road
7	Nothing Bundt Cakes	2,200	121b S. Stewart Road
8	McAlister's Deli	3,801 SF	127 S. Stewart Road



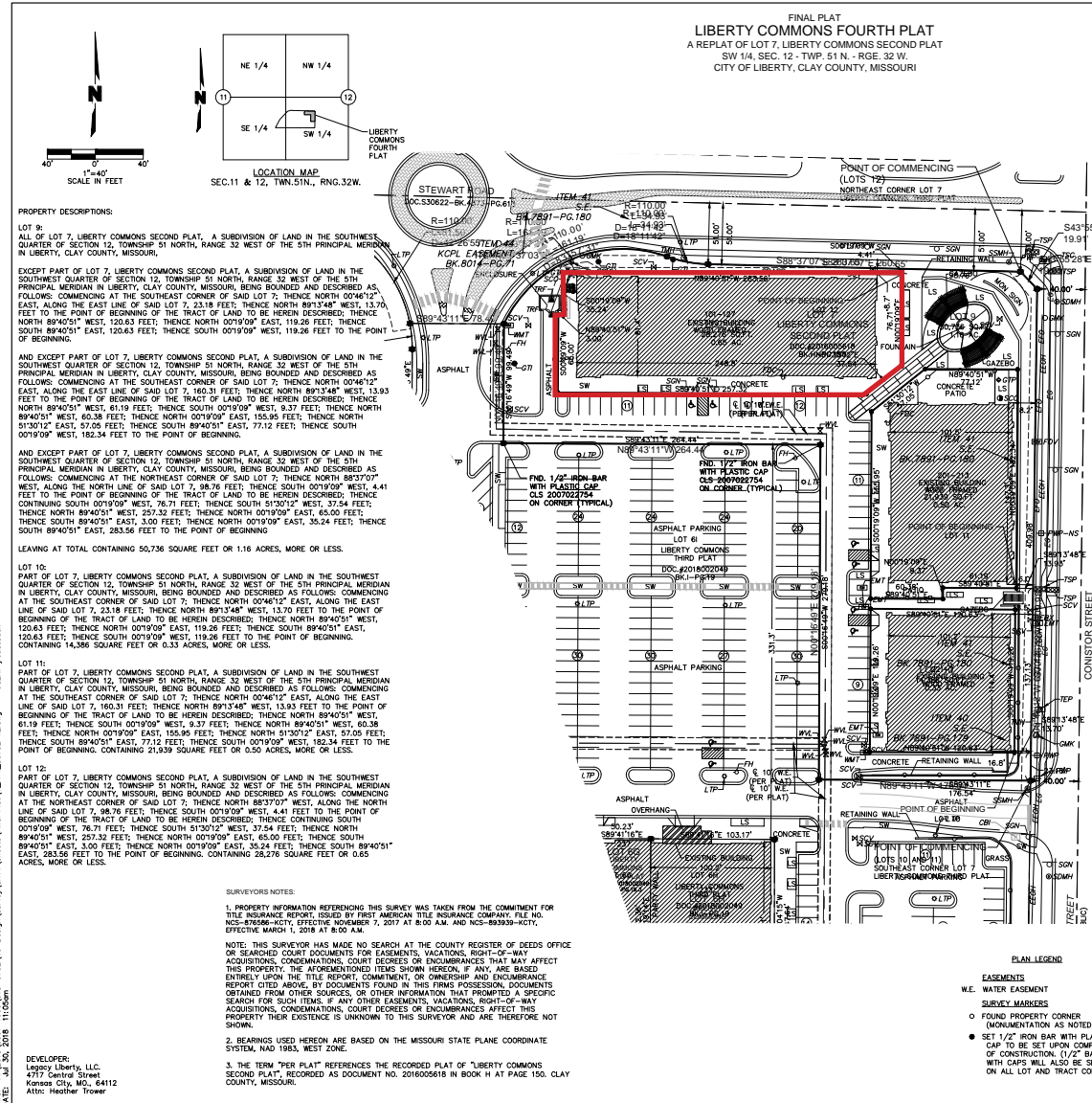


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SURVEY



CITY PLAN COMMISSION AND ZONING COMMISSION:
 Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this _____ day of _____ 2018.

Dee Rosebrans
 City Planning and Zoning Commission Chairman

CITY COUNCIL:
 Approved by the City Council of the City of Liberty, Missouri, this _____ day of _____ 2018.

Lyndell Brenton
 Mayor

Joel Pittman
 Deputy City Clerk

Andy Noll, P.E.
 Public Works Director

IN WITNESS WHEREOF:
 Don Lowe, President of LEGACY LIBERTY COMMONS, INC., a Kansas corporation on behalf of LEGACY LIBERTY LLC, a Delaware limited liability company has caused these presents to be executed this _____ day of _____ 2018.

LEGACY LIBERTY, LLC,
 a Delaware limited liability company
 By: LEGACY LIBERTY COMMONS INC.,
 a Kansas corporation

Don Lowe, President

STATE OF _____ SS
 COUNTY OF _____

Be it remembered that on this _____ day of _____ 2018, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Don Lowe to me personally known, who being by me duly sworn, did say that he is President of LEGACY LIBERTY COMMONS INC., a Kansas corporation on behalf of LEGACY LIBERTY, LLC, a Delaware limited liability company and that said instrument to be the fee act and deed of said corporation and limited liability company.

IN WITNESS WHEREOF:
 I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public

DATE OF SURVEY
 03/08/2018
 02/08/2018-07/10/2018

drawn by _____
 checked by _____
 plotted by _____
 018-0272



THIS PLAT AND SURVEY OF LIBERTY COMMONS FOURTH PLAT WERE EXECUTED BY OLSSON ASSOCIATES, INC., 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF LIBERTY COMMONS FOURTH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON ASSOCIATES, INC. NO. CLS 366
 JASON S. FOLEBERG, MO. PLS 2002014092
 JULY 10, 2018
 JFO@OLSSONASSOCIATES.COM

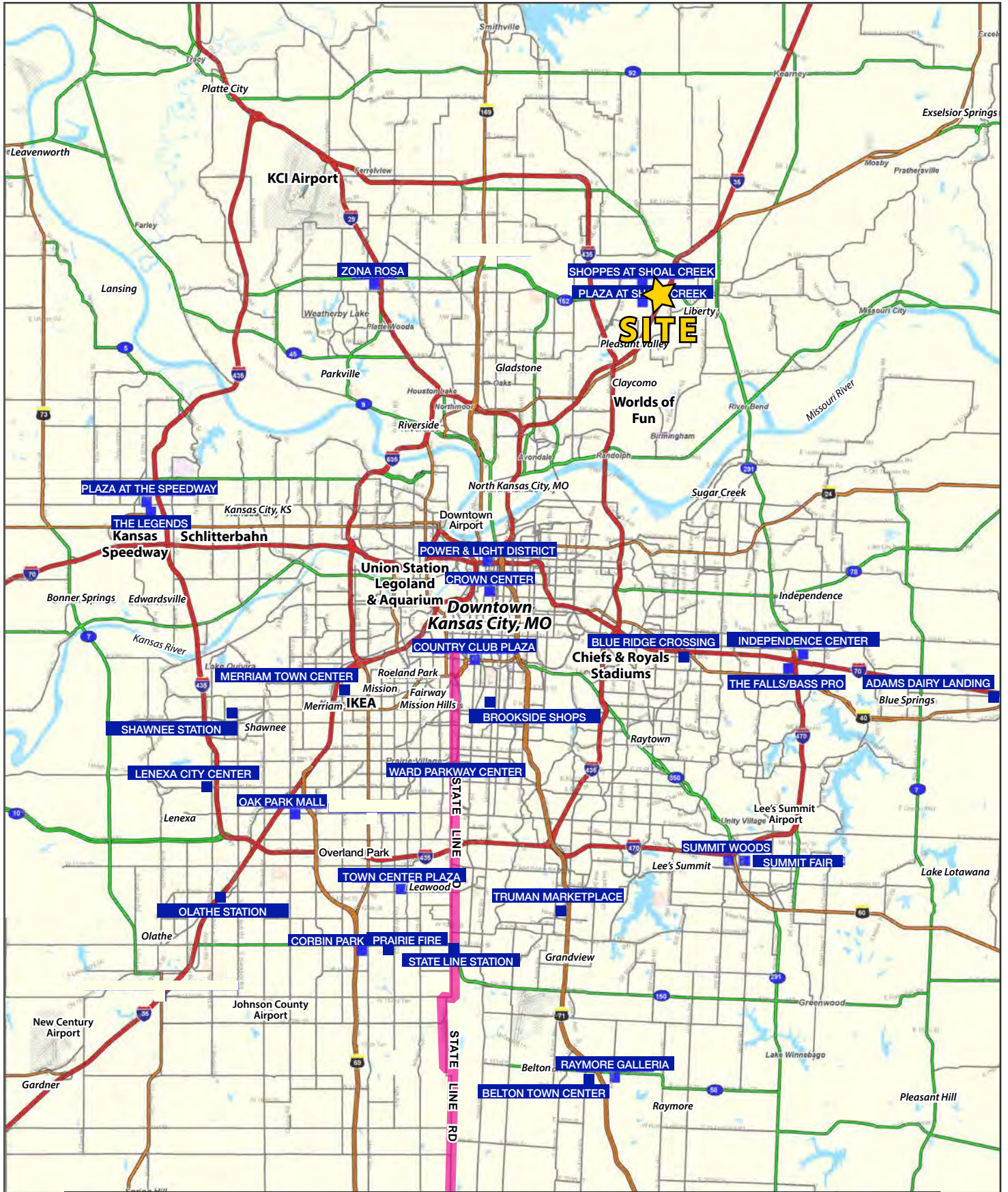
SHEET
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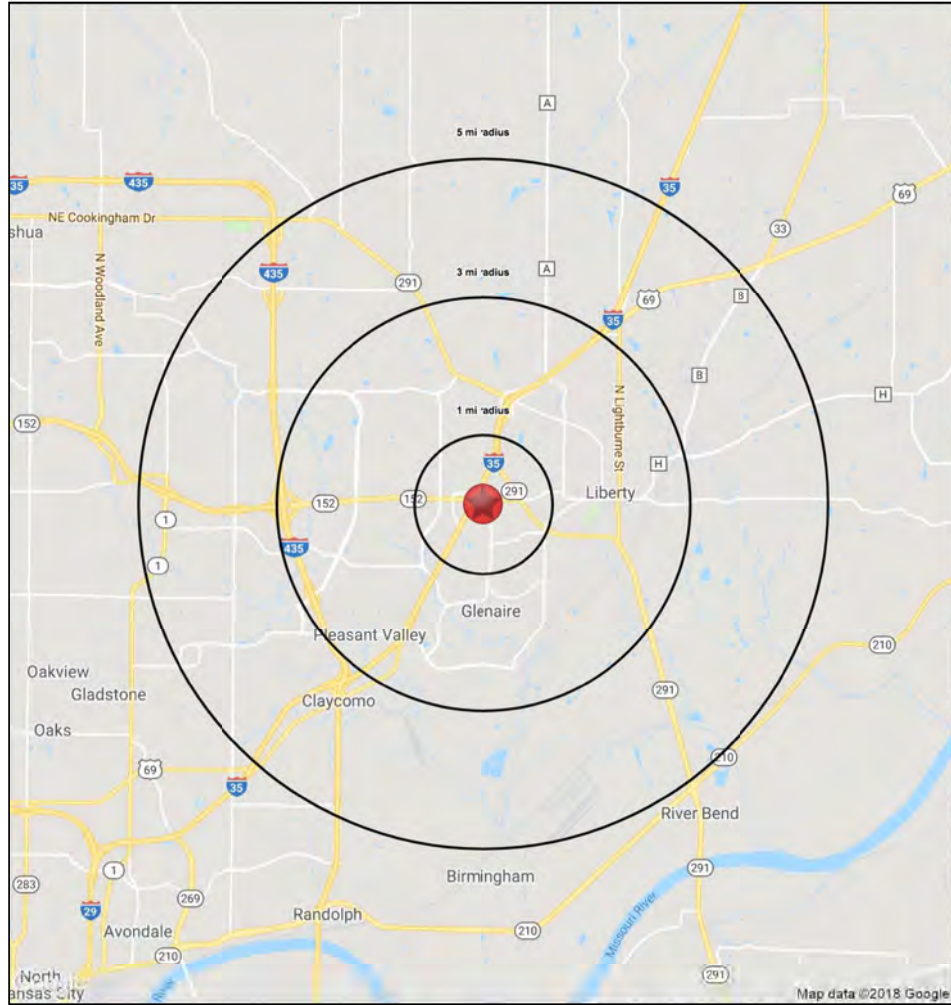


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1-3-5 MILE RADIUS RING MAP & DEMOS



103 S Stewart Rd Liberty, MO 64068	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	7,424	52,759	90,476
2027 Projected Population	7,603	54,538	94,846
2020 Census Population	7,300	52,127	89,211
2010 Census Population	5,753	45,028	75,140
Projected Annual Growth 2022 to 2027	0.5%	0.7%	1.0%
Historical Annual Growth 2010 to 2022	2.4%	1.4%	1.7%
2022 Median Age	41.0	36.3	35.8
Households			
2022 Estimated Households	3,152	19,569	33,768
2027 Projected Households	3,293	20,613	36,022
2020 Census Households	3,076	19,197	33,061
2010 Census Households	2,366	16,330	27,556
Projected Annual Growth 2022 to 2027	0.9%	1.1%	1.3%
Historical Annual Growth 2010 to 2022	2.8%	1.7%	1.9%
Race and Ethnicity			
2022 Estimated White	83.9%	83.1%	82.1%
2022 Estimated Black or African American	7.0%	6.1%	6.7%
2022 Estimated Asian or Pacific Islander	1.8%	3.6%	3.4%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2022 Estimated Other Races	7.1%	6.9%	7.5%
2022 Estimated Hispanic	6.4%	6.2%	7.0%
Income			
2022 Estimated Average Household Income	\$74,228	\$96,163	\$93,912
2022 Estimated Median Household Income	\$65,885	\$91,253	\$91,132
2022 Estimated Per Capita Income	\$31,590	\$35,859	\$35,172
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.4%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.5%	3.1%
2022 Estimated High School Graduate	25.7%	24.6%	25.7%
2022 Estimated Some College	23.0%	20.2%	21.0%
2022 Estimated Associates Degree Only	10.0%	8.7%	8.7%
2022 Estimated Bachelors Degree Only	25.4%	27.5%	25.4%
2022 Estimated Graduate Degree	13.4%	14.1%	14.2%
Business			
2022 Estimated Total Businesses	648	1,582	2,092
2022 Estimated Total Employees	7,596	18,134	23,273
2022 Estimated Employee Population per Business	11.7	11.5	11.1
2022 Estimated Residential Population per Business	11.5	33.4	43.3

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



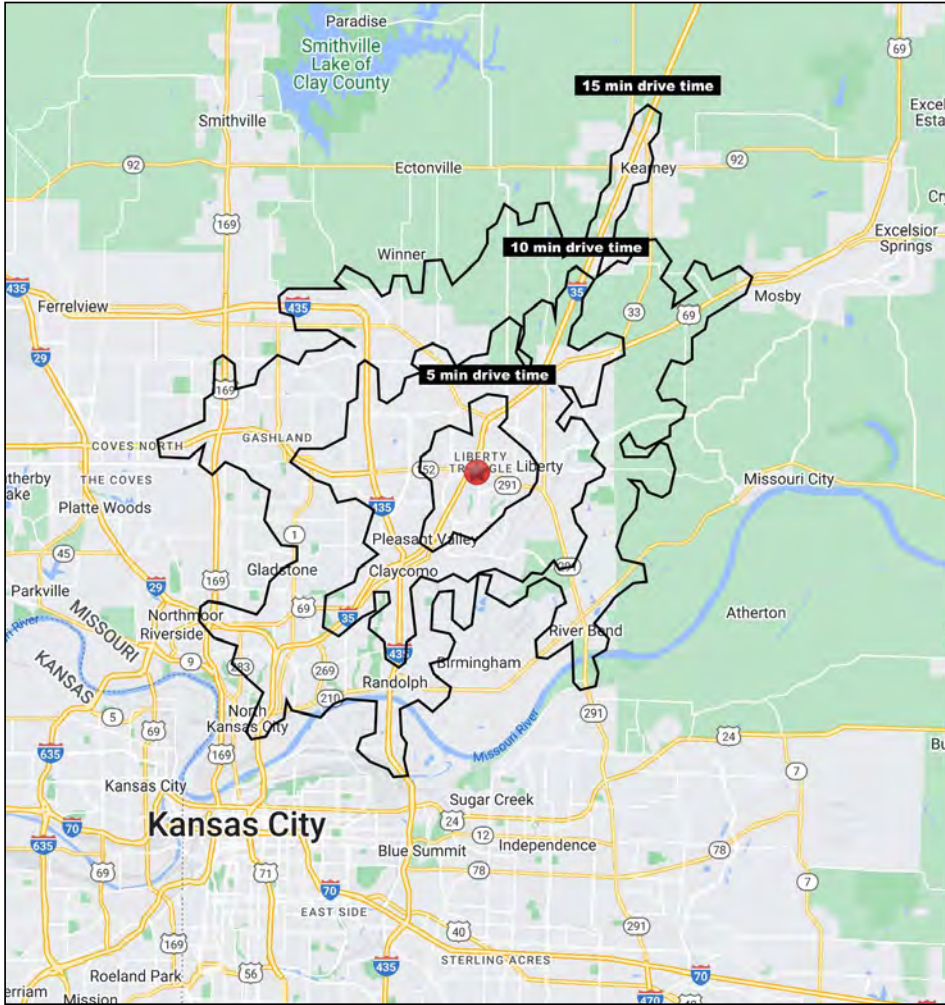


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



	5 min drive time	10 min drive time	15 min drive time
103 S Stewart Rd			
Liberty, MO 64068			
Population			
2022 Estimated Population	22,221	74,221	170,888
2027 Projected Population	22,858	77,066	180,911
2020 Census Population	21,595	73,326	167,931
2010 Census Population	18,326	62,367	145,094
Projected Annual Growth 2022 to 2027	0.6%	0.8%	1.2%
Historical Annual Growth 2010 to 2022	1.8%	1.6%	1.5%
2022 Median Age	38.5	35.9	37.1
Households			
2022 Estimated Households	8,820	28,009	67,498
2027 Projected Households	9,243	29,614	72,804
2020 Census Households	8,526	27,462	65,808
2010 Census Households	7,085	22,975	56,781
Projected Annual Growth 2022 to 2027	1.0%	1.1%	1.6%
Historical Annual Growth 2010 to 2022	2.0%	1.8%	1.6%
Race and Ethnicity			
2022 Estimated White	84.0%	82.1%	79.1%
2022 Estimated Black or African American	6.3%	6.8%	8.8%
2022 Estimated Asian or Pacific Islander	2.6%	3.3%	3.6%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2022 Estimated Other Races	6.8%	7.5%	8.2%
2022 Estimated Hispanic	6.1%	6.9%	7.8%
Income			
2022 Estimated Average Household Income	\$93,466	\$90,853	\$85,815
2022 Estimated Median Household Income	\$79,978	\$87,989	\$81,098
2022 Estimated Per Capita Income	\$37,210	\$34,429	\$33,977
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.3%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.1%	4.3%
2022 Estimated High School Graduate	25.9%	26.0%	26.7%
2022 Estimated Some College	21.2%	21.4%	21.9%
2022 Estimated Associates Degree Only	8.4%	8.6%	8.6%
2022 Estimated Bachelors Degree Only	27.1%	25.3%	23.7%
2022 Estimated Graduate Degree	13.6%	13.2%	12.7%
Business			
2022 Estimated Total Businesses	1,117	1,934	4,332
2022 Estimated Total Employees	12,402	22,785	51,501
2022 Estimated Employee Population per Business	11.1	11.8	11.9
2022 Estimated Residential Population per Business	19.9	38.4	39.5

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