



KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit



.6 & .8 Acre Pads - \$140,000/Yr Ground Lease or BTS

DRIVE TIME DEMOGRAPHICS

	5 min	10 min	15 min
Estimated Population	24,002	92,068	209,530
Avg. Household Income	\$99,812	\$98,563	\$86,194

- Located off the diamond interchange just south of Barry Road on I-29
- 104,490 SF shopping center on 12+ acres
- Prime Pad Sites available for Ground Lease or Build-to-Suit
- Great access and visibility and signage to I-29
- 84,180 SF Former Kmart Anchor Space and Small Shop Space also available for lease by Block & Company
- Intersection carries over 93,000 cars per day

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

For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

ALEX BLOCK | 816.412.7373 | ablock@blockandco.com

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agents





KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

AERIAL DRONE PHOTO



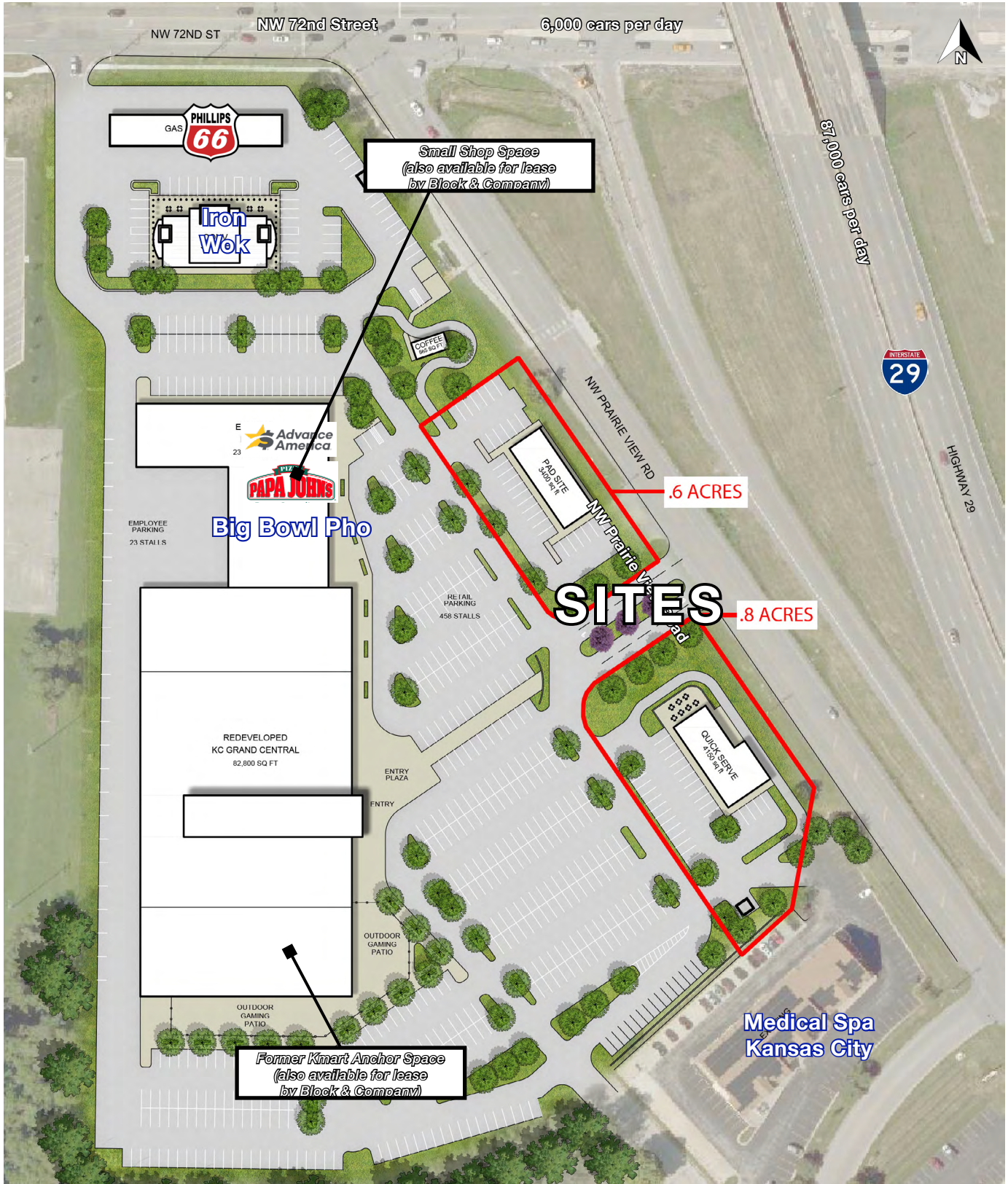


KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

PROPOSED PAD PLAN





KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

AERIAL





KC Grand Central Station | Pad Sites Available
I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)
.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

PROPOSED CONCEPTUAL PLAN



3D Model Imagery

KC Grand Central Station



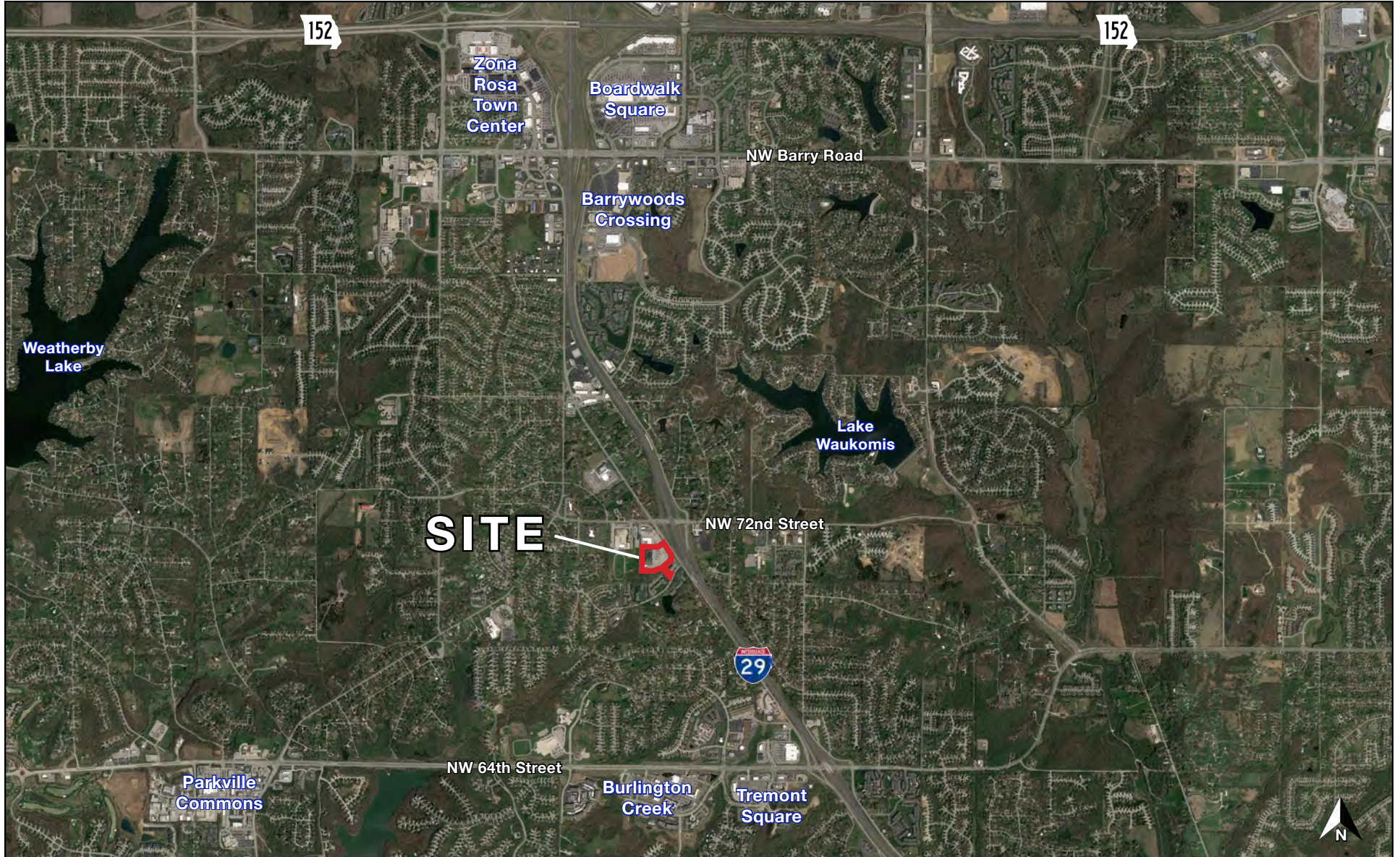


KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

AERIAL



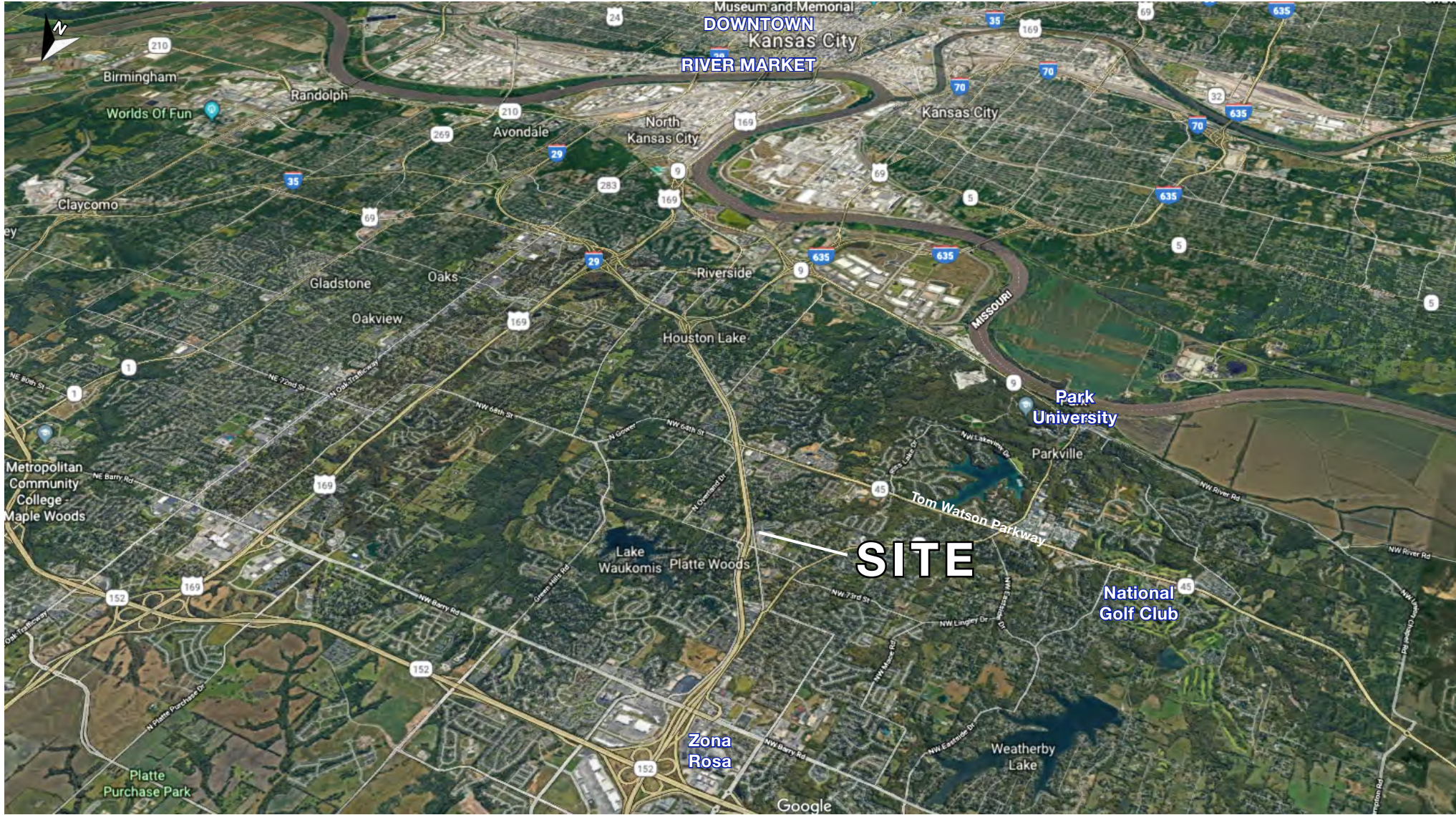


KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

AERIAL

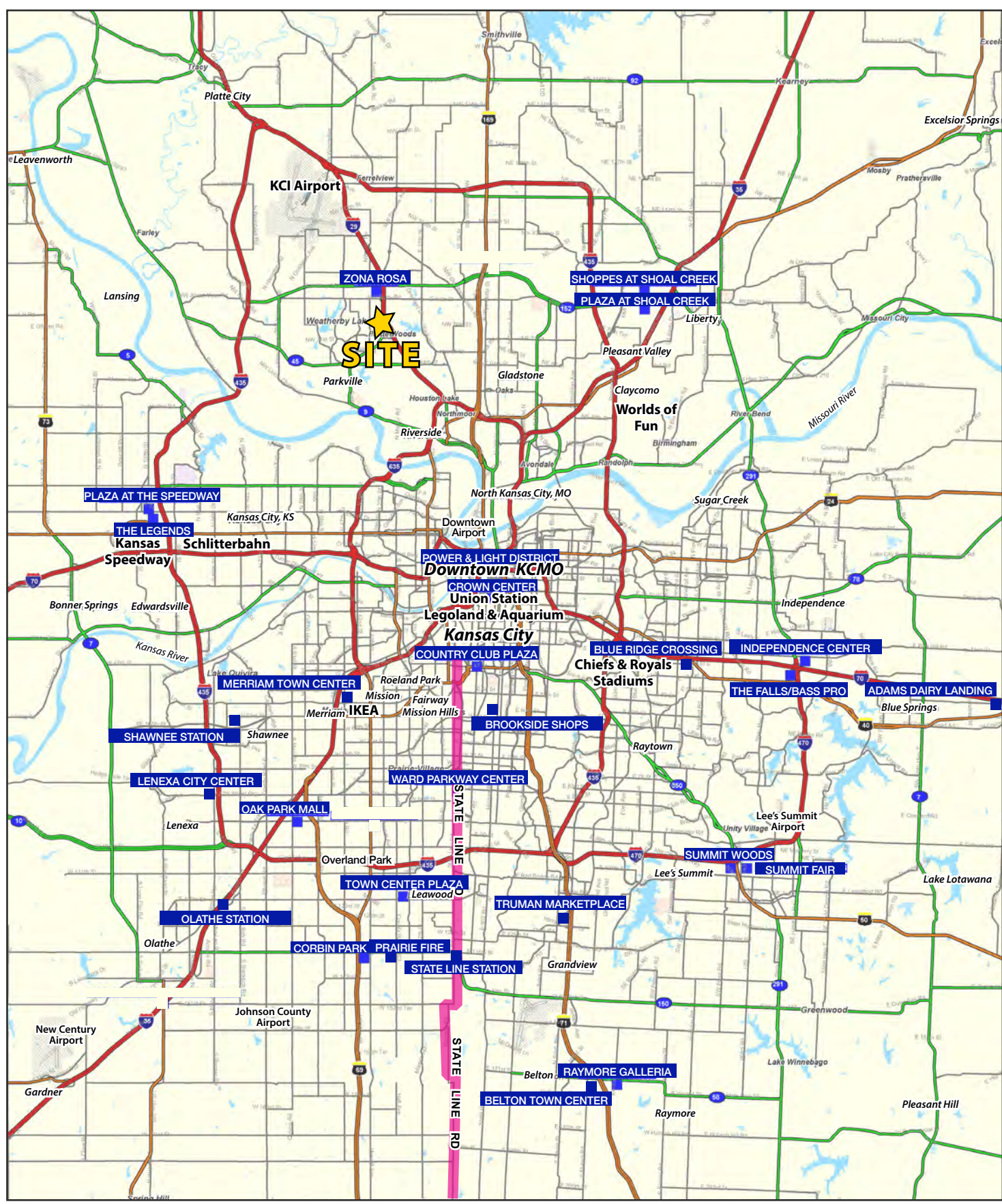




KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

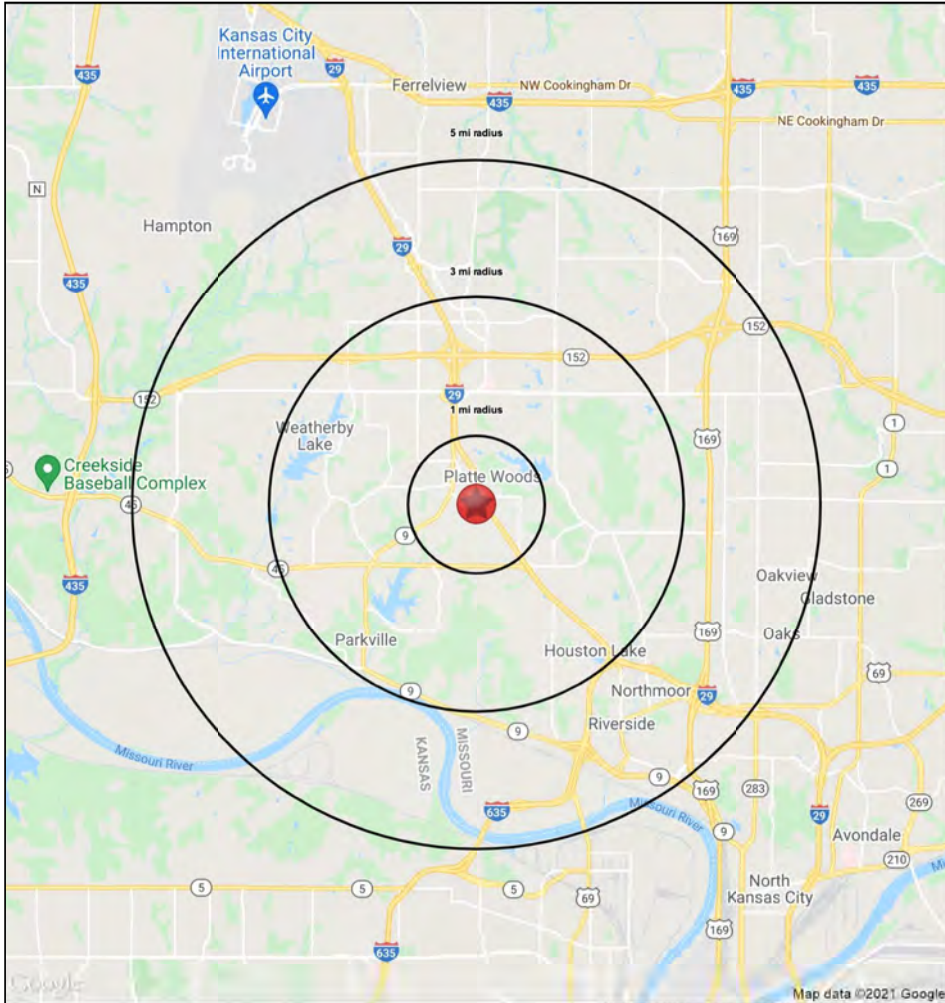


KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

1-3-5 MILE RADIUS RING MAP & DEMOS



7100 NW Prairie View Road Kansas City, MO 64151		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	9,484	60,945	113,981
	2026 Projected Population	9,893	65,021	122,303
	2010 Census Population	8,536	53,235	97,689
	2000 Census Population	8,528	45,695	84,211
	Projected Annual Growth 2021 to 2026	0.9%	1.3%	1.5%
	Historical Annual Growth 2000 to 2021	0.5%	1.6%	1.7%
	2021 Median Age	41.9	38.1	37.5
HOUSEHOLDS	2021 Estimated Households	4,053	24,759	46,286
	2026 Projected Households	4,147	25,899	48,624
	2010 Census Households	3,737	22,166	40,641
	2000 Census Households	3,658	18,772	34,519
	Projected Annual Growth 2021 to 2026	0.5%	0.9%	1.0%
Historical Annual Growth 2000 to 2021	0.5%	1.5%	1.6%	
RACE AND ETHNICITY	2021 Estimated White	82.2%	79.6%	78.6%
	2021 Estimated Black or African American	8.8%	10.4%	10.7%
	2021 Estimated Asian or Pacific Islander	3.9%	4.2%	4.0%
	2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
	2021 Estimated Other Races	4.6%	5.3%	6.1%
	2021 Estimated Hispanic	7.0%	7.7%	8.4%
INCOME	2021 Estimated Average Household Income	\$102,427	\$105,489	\$96,808
	2021 Estimated Median Household Income	\$75,320	\$82,791	\$78,015
	2021 Estimated Per Capita Income	\$43,783	\$42,899	\$39,350
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.4%	1.9%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.7%	3.3%
	2021 Estimated High School Graduate	20.5%	19.4%	22.6%
	2021 Estimated Some College	22.9%	21.6%	22.0%
	2021 Estimated Associates Degree Only	9.1%	9.1%	8.6%
	2021 Estimated Bachelors Degree Only	28.6%	28.2%	25.8%
BUSINESS	2021 Estimated Graduate Degree	15.0%	17.7%	15.8%
	2021 Estimated Total Businesses	258	1,672	3,684
	2021 Estimated Total Employees	1,995	20,575	48,032
	2021 Estimated Employee Population per Business	7.7	12.3	13.0
	2021 Estimated Residential Population per Business	36.8	36.4	30.9



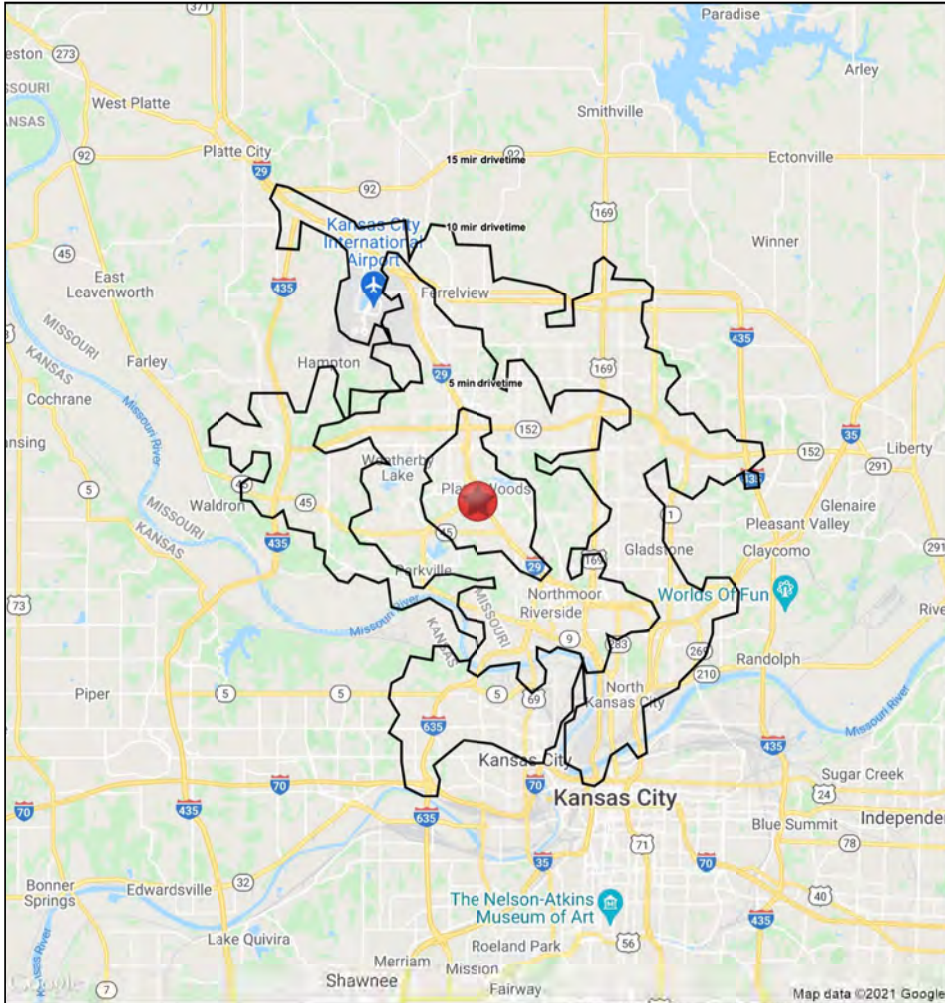


KC Grand Central Station | Pad Sites Available

I-29 Full Diamond Interchange | I-29 & NW 72nd St. (SWC)

.6 & .8 Acre Pad Sites for Ground Lease or Build-to-Suit

5-10-15 MINUTE DRIVE TIME MAP & DEMOS



7100 NW Prairie View Road Kansas City, MO 64151		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2021 Estimated Population	24,002	92,068	209,530
	2026 Projected Population	25,361	98,545	221,835
	2010 Census Population	21,599	77,876	185,391
	2000 Census Population	20,776	67,006	167,082
	Projected Annual Growth 2021 to 2026	1.1%	1.4%	1.2%
	Historical Annual Growth 2000 to 2021	0.7%	1.8%	1.2%
	2021 Median Age	38.6	37.0	36.7
HOUSEHOLDS	2021 Estimated Households	9,993	37,781	84,942
	2026 Projected Households	10,346	39,654	88,545
	2010 Census Households	9,187	32,543	76,445
	2000 Census Households	8,691	27,609	68,528
	Projected Annual Growth 2021 to 2026	0.7%	1.0%	0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	0.7%	1.8%	1.1%
	2021 Estimated White	78.9%	77.7%	71.7%
	2021 Estimated Black or African American	10.8%	11.2%	15.2%
	2021 Estimated Asian or Pacific Islander	4.4%	4.6%	4.5%
	2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
	2021 Estimated Other Races	5.4%	5.9%	8.0%
INCOME	2021 Estimated Hispanic	7.8%	8.4%	10.9%
	2021 Estimated Average Household Income	\$99,812	\$98,563	\$86,194
	2021 Estimated Median Household Income	\$74,859	\$78,600	\$71,001
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$41,562	\$40,488	\$34,985
	2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.9%	3.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.4%	5.0%
	2021 Estimated High School Graduate	20.1%	21.0%	25.7%
	2021 Estimated Some College	24.0%	21.4%	22.0%
	2021 Estimated Associates Degree Only	9.1%	9.3%	8.9%
	2021 Estimated Bachelors Degree Only	26.8%	26.7%	22.7%
BUSINESS	2021 Estimated Graduate Degree	16.1%	16.4%	12.8%
	2021 Estimated Total Businesses	844	3,155	6,956
	2021 Estimated Total Employees	9,161	46,330	100,050
	2021 Estimated Employee Population per Business	10.9	14.7	14.4
	2021 Estimated Residential Population per Business	28.4	29.2	30.1

