



# PLAZA AT THE SPEEDWAY

## Retail Pad Building Space | NEW CONSTRUCTION!

### I-435 & Parallel Parkway, Kansas City, KS



## FIRST TIME ON THE MARKET | UP TO 13,700 SF AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,612	21,796	54,731
Avg. Household Income	\$72,291	\$80,736	\$77,432

- Excellent opportunity to lease space in a new retail pad building (to be built)
- Located in an 850,000 SF Power Retail Shopping Center anchored by Walmart Supercenter, Kohl's, and new Sam's Club
- Other tenants include Taco Bell, Olive Garden, Red Lobster, Chick-fil-A, Jack in the Box, and Wendy's
- Next to Kansas Speedway, Cabela's, Great Wolf Lodge, Nebraska Furniture Mart, Legends Kansas City Outlets, KC Monarchs Baseball Stadium, Children's Mercy Park Soccer Stadium, and Hollywood Casino
- Outstanding visibility to the more than 2 million SF of retail and entertainment space built and planned on this corner
- Located in a major tourism district drawing over 14 million visitors annually from as far as 250 miles away

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

For More Information Contact: *Exclusive Agent*  
**DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)**

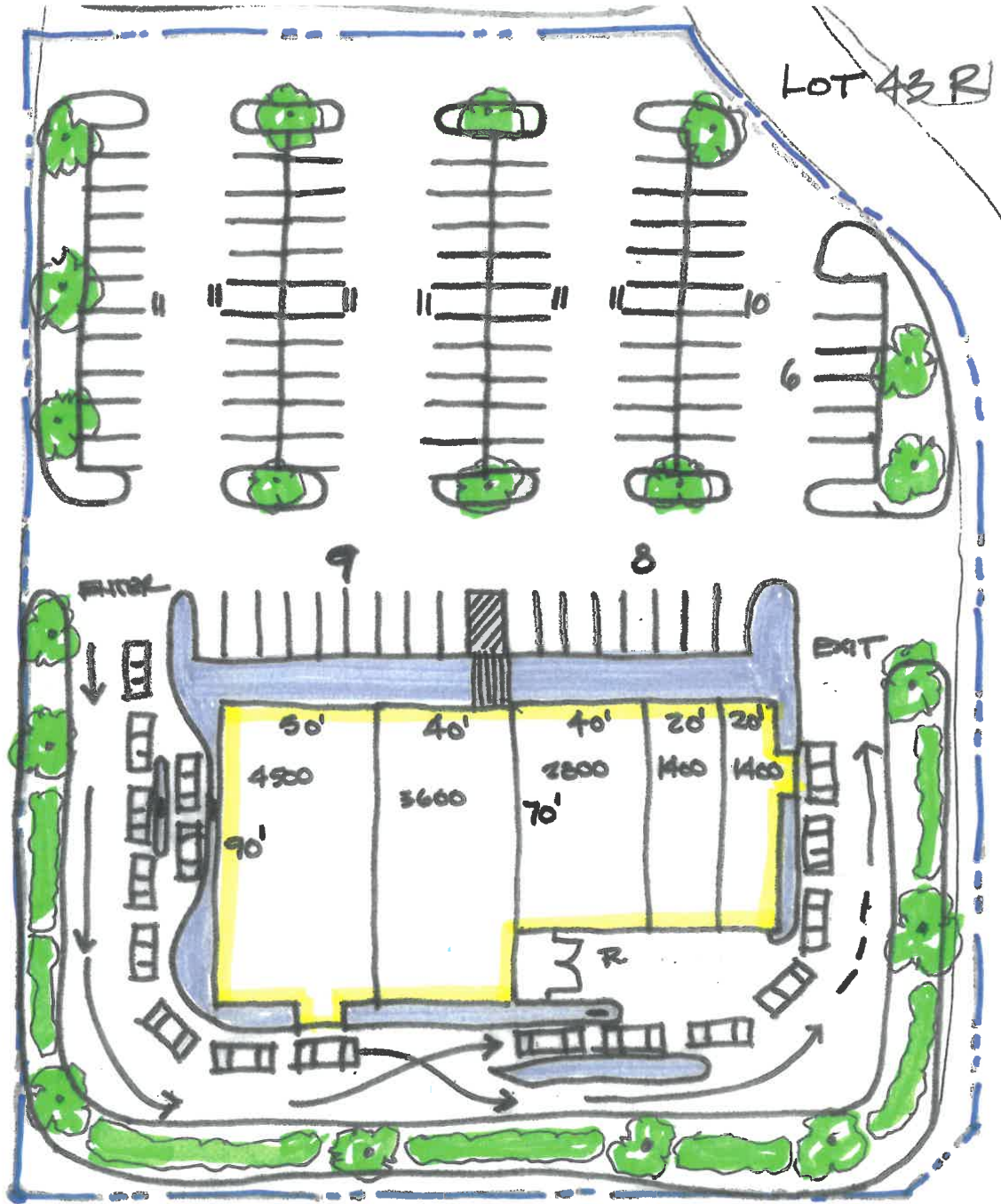


# PLAZA AT THE SPEEDWAY

Retail Pad Building Space | NEW CONSTRUCTION!

I-435 & Parallel Parkway, Kansas City, KS

## PROPOSED SITE PLAN



OPTION 1

99 PARKING SPACES

# PLAZA AT THE SPEEDWAY

Retail Pad Building Space | NEW CONSTRUCTION!  
I-435 & Parallel Parkway, Kansas City, KS

## AREA TENANT PHOTOS





# PLAZA AT THE SPEEDWAY

## Retail Pad Building Space | NEW CONSTRUCTION!

### I-435 & Parallel Parkway, Kansas City, KS

AERIAL



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.

## AREA VISITATION



**Children's Mercy Park.** The Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park, the first major league professional sports stadium in the state of Kansas, is part of a development plan that also includes a nearby tournament-quality athletics complex with 18-24 fields and associated amenities to host national, regional and local youth and adult soccer tournaments, camps, leagues, practices and games.



**Hollywood Casino at Kansas Speedway,** the first phase opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



**The Kansas Speedway** is the Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches. International Speedway also has committed to asking NASCAR for a 2nd Sprint Cup Series race at Kansas Speedway and to build a new road course.



**United States Soccer Federation** National Training and Coaching Development Center on about 40 acres south-east of 98th Street and Parallel Parkway. It will include at least eight tournament soccer fields on about 130 acres nearby on the north side of 94th Street. OnGoal will try to persuade U.S. Soccer to locate a 100,000-square-foot office building on the new national training center site that OnGoal is developing for it. U.S. Soccer plans to solicit proposals for the new building, which would house 300 U.S. Soccer employees. The soccer village also may include commercial development on the south 50 acres of the Speer site.



**Dairy Farmers of America** the Kansas City area's largest private company, plans to move its headquarters to the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The 100,000 square-foot building will bring 300+ jobs, construction is expected to be finished late 2016.



**Great Wolf Lodge:** a full-service, year-round family destination resort featuring: 281 family sized suites, a 49,000 square-foot indoor entertainment area including a waterpark, themed, family restaurant, spa, arcade, meeting / conference space, confectionery café, fitness center and gift shop.



**Cabela's:** Featuring museum-quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 sf Kansas City store had over 4 million visitors in one year.



**Nebraska Furniture Mart:** a true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



**American Royal Association:** The new \$160 million dollar development of 274 Acres will include two arenas — one with 5,000 to 8,000 seats, the other with 2,000 seats — plus more than 300,000 square feet of exhibition space. The Complex will be the new home of the American Royal BBQ Competition which is held annually in October and brings around 50,000 attendees.



**KC Monarchs:** Legends Field located in Village West is the home of the Kansas City Monarchs Baseball Club, which attracts many events and family activities.

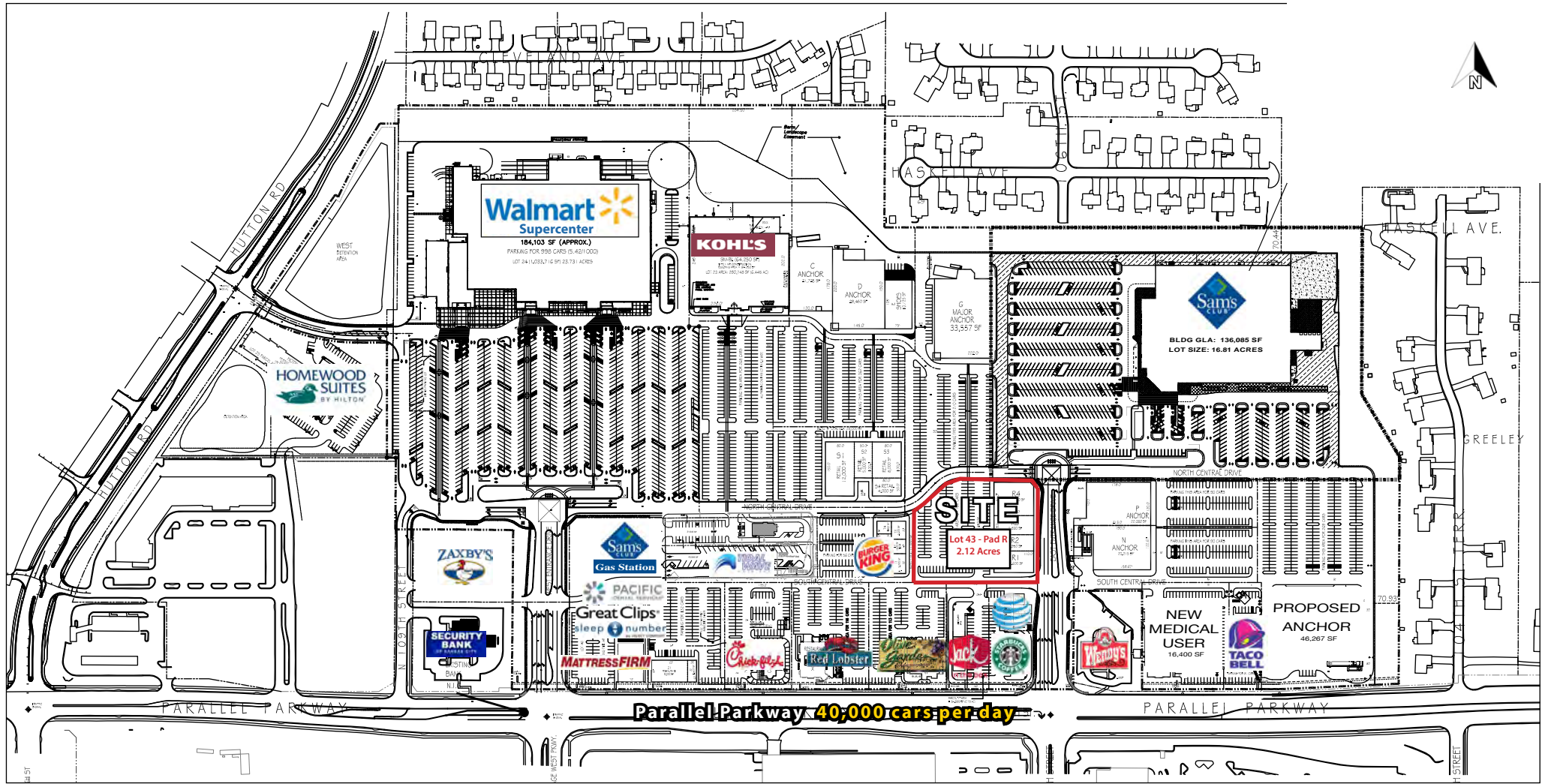


# PLAZA AT THE SPEEDWAY

## Retail Pad Building Space | NEW CONSTRUCTION!

### I-435 & Parallel Parkway, Kansas City, KS

#### SITE PLAN

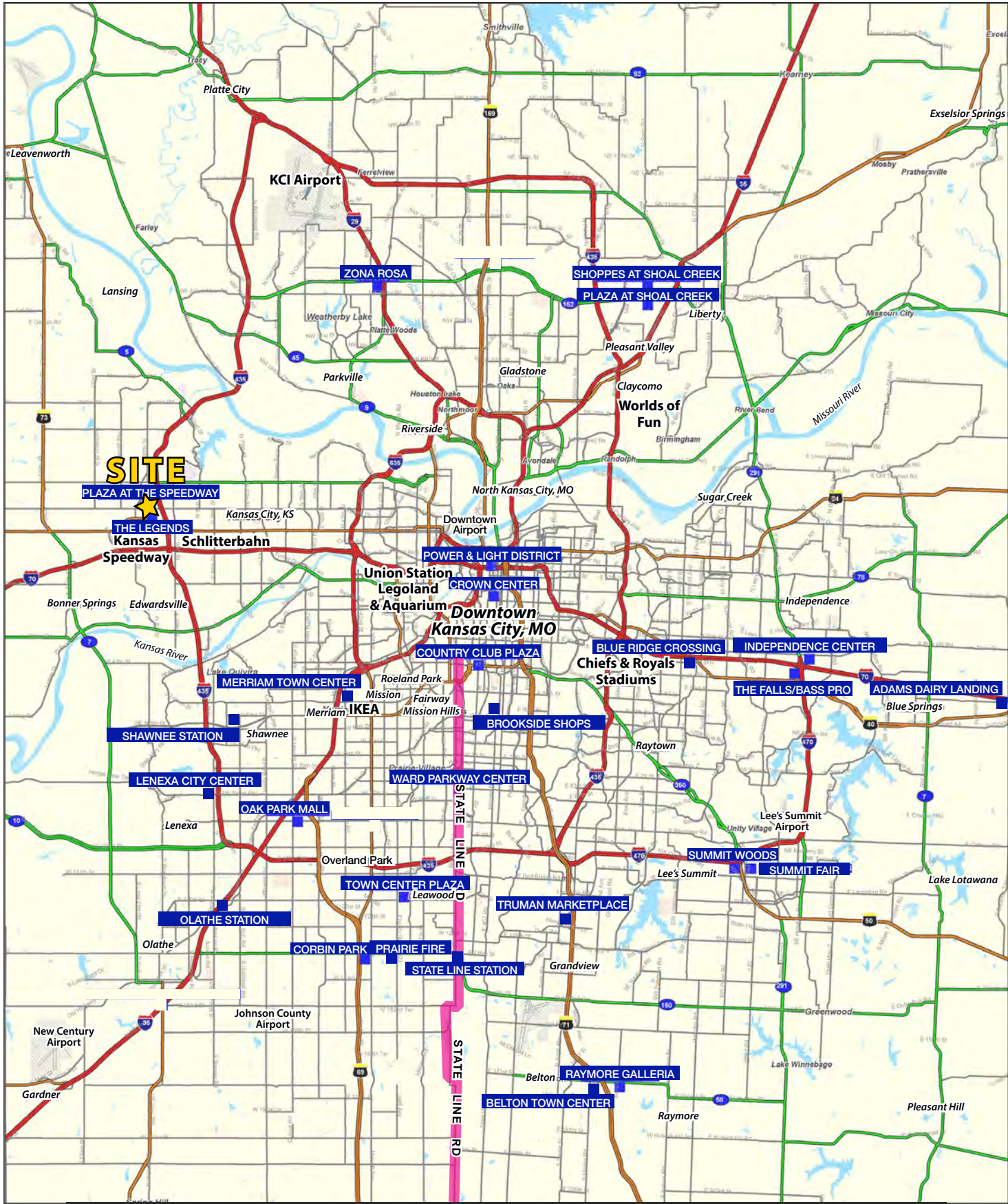




# PLAZA AT THE SPEEDWAY

## Retail Pad Building Space | NEW CONSTRUCTION!

### I-435 & Parallel Parkway, Kansas City, KS



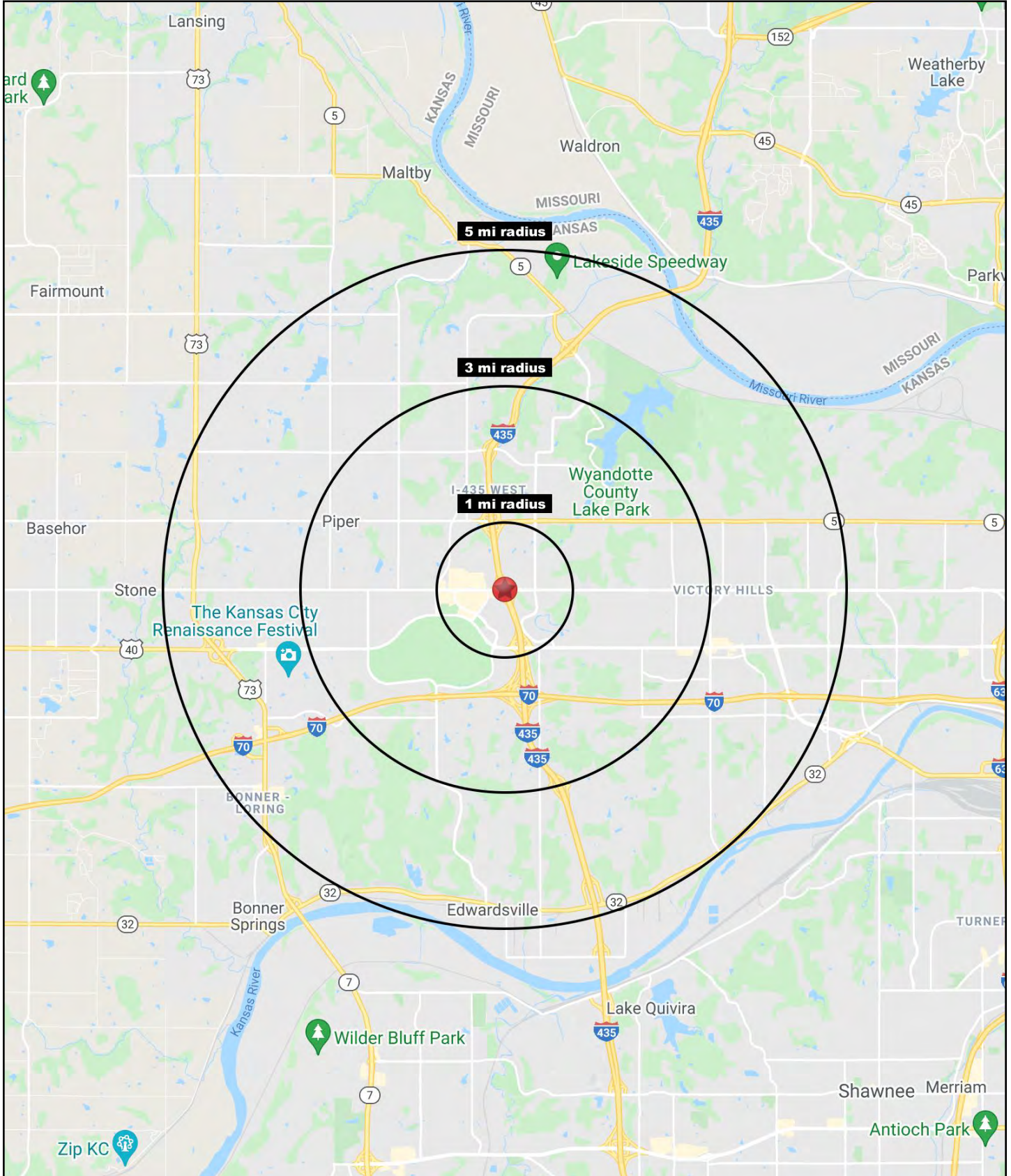
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# PLAZA AT THE SPEEDWAY

## Retail Pad Building Space | NEW CONSTRUCTION!

### I-435 & Parallel Parkway, Kansas City, KS







# PLAZA AT THE SPEEDWAY

## Retail Pad Building Space | NEW CONSTRUCTION!

### I-435 & Parallel Parkway, Kansas City, KS

Interstate 435 & Parallel Parkway Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	1,612	21,796	54,731
2026 Projected Population	1,733	22,862	56,705
2020 Census Population	2,695	21,903	54,671
2010 Census Population	1,476	17,184	46,677
Projected Annual Growth 2021 to 2026	1.5%	1.0%	0.7%
Historical Annual Growth 2010 to 2021	0.8%	2.4%	1.6%
2021 Median Age	39.8	38.3	36.7
<b>Households</b>			
2021 Estimated Households	601	8,168	20,819
2026 Projected Households	649	8,619	21,693
2020 Census Households	969	8,154	20,731
2010 Census Households	547	6,485	17,938
Projected Annual Growth 2021 to 2026	1.6%	1.1%	0.8%
Historical Annual Growth 2010 to 2021	0.9%	2.4%	1.5%
<b>Race and Ethnicity</b>			
2021 Estimated White	64.1%	57.5%	56.0%
2021 Estimated Black or African American	16.5%	20.4%	21.0%
2021 Estimated Asian or Pacific Islander	5.1%	3.8%	3.9%
2021 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.9%
2021 Estimated Other Races	13.9%	17.5%	18.2%
2021 Estimated Hispanic	14.4%	17.8%	19.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$72,291	\$80,736	\$77,432
2021 Estimated Median Household Income	\$87,828	\$76,659	\$69,461
2021 Estimated Per Capita Income	\$27,067	\$30,372	\$29,556
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.0%	4.3%	3.7%
2021 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.3%	7.0%
2021 Estimated High School Graduate	26.2%	29.4%	29.9%
2021 Estimated Some College	16.6%	19.9%	22.2%
2021 Estimated Associates Degree Only	10.6%	10.0%	10.1%
2021 Estimated Bachelors Degree Only	23.5%	20.1%	17.8%
2021 Estimated Graduate Degree	16.8%	10.9%	9.2%
<b>Business</b>			
2021 Estimated Total Businesses	251	648	1,325
2021 Estimated Total Employees	3,775	8,750	17,533
2021 Estimated Employee Population per Business	15.0	13.5	13.2
2021 Estimated Residential Population per Business	6.4	33.6	41.3

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1

