

# TRUMAN'S MARKETPLACE

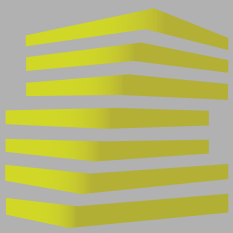
12220 S. US HIGHWAY 71

GRANDVIEW, MO



**LOCATION.**  
commercial real estate





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## NEIGHBORHOOD VIBE

JOE LODES

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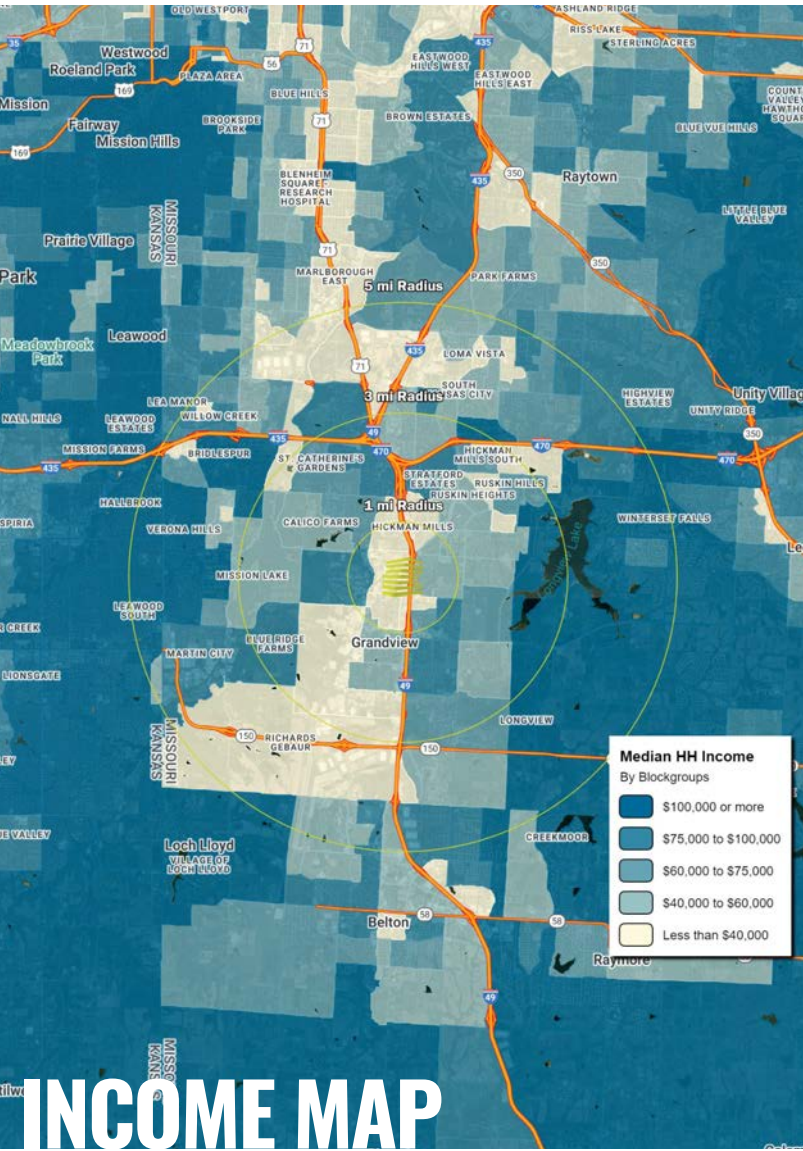
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# INCOME MAP

### TRADE AREA OVERVIEW

Grandview, Missouri, is a suburban city located just south of Kansas City. Founded in the late 19th century, originally developed as a residential community for those working in nearby Kansas City. The city's name is derived from its elevated location, which offers panoramic views of the surrounding area.

The city has a rich history, with roots dating back to the late 1800s. Today, Grandview is known for its community-oriented events, such as the annual Grandview Days festival, which celebrates local culture and provides fun for all ages. The city is also home to several parks and recreational facilities, making it a great place for outdoor activities.

Grandview is focused on sustainable growth and development, with plans for infrastructure improvements, housing developments, and commercial projects aimed at enhancing the quality of life for residents while attracting new businesses.

Overall, Grandview, Missouri, offers a balanced lifestyle with community engagement, recreational opportunities, and proximity to the vibrant Kansas City metropolitan area. It's a place where residents can enjoy a suburban lifestyle with the benefits of nearby urban amenities.

### DEMOGRAPHICS

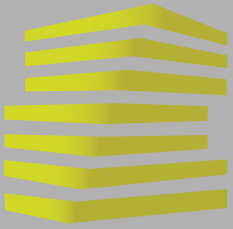
	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>7,669</b>	<b>48,744</b>	<b>108,793</b>
<b>HOUSEHOLDS</b>	<b>3,505</b>	<b>19,933</b>	<b>46,160</b>
<b>EMPLOYEES</b>	<b>4,968</b>	<b>16,797</b>	<b>46,347</b>
<b>AVG HH INCOME</b>	<b>\$64,392</b>	<b>\$75,396</b>	<b>\$91,976</b>

### AREA RETAIL | RESTAURANTS



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## SITE PLAN

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NOT A PART

### Truman's Marketplace Tenant Roster

Unit	Tenant	SF
12020	Advanced Auto Parts	10,675
12109	CitiTrends	12,076
12110	Dollar Tree	12,800
121230-100	America's Best Contacts	4,496
12120-104	Arona Home Essentials	6,000
12120-108	AVAILABLE	6,000
12120-110	Rainbow	7,500
12122	AVAILABLE	4,691
12124	Petco	12,500
5500-104	Armed Forces America	5,457
5500-100	AVAILABLE	1,506
5501-100	Topsy's Popcorn	1,234
5501-104	AVAILABLE	1,595
5501-108	Anna's Nails	1,725
5501-112	AVAILABLE	1,500
12200-100	Metro PCS	1,519
12200-102	Cricket Wireless	1,498
12200-106	Comfort Dental	3,200
12200-110	Domino's Pizza	1,725
12200-114	H&R Block	2,909
12200-118	AVAILABLE	1,855
12220	Price Chopper	65,309
12230	TJMaxx	21,186
12240	Shoe Carnival	8,060
12250	Five Below	9,000
12300	Ross Dress For Less	25,000
12340	Aarons Rent to Own	7,000
12400	Burlington	64,930
12130	Care Now Urgent Care	4,954
Pad	AVAILABLE	40,000



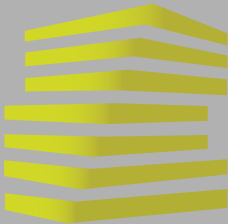
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## PHOTOS + DETAILS

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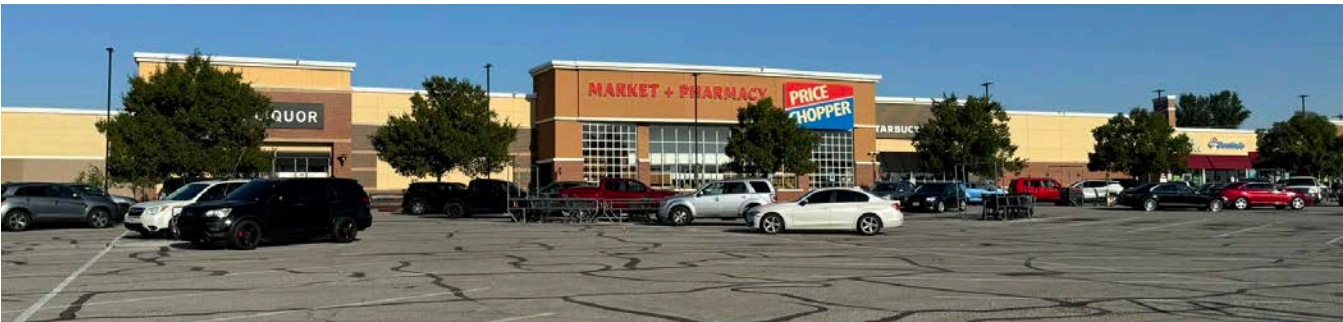
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- JUNIOR BOX AND SMALL SHOP OPPORTUNITIES AVAILABLE AT DOMINANT POWER CENTER IN GRANDVIEW, MO WITH APPROXIMATELY 3 MILLION VISITS ANNUALLY
- REGIONAL DRAW AND EXCELLENT VISIBILITY TO OVER 100,000 VPD ON MO-71
- UP TO 50,000 SF JUNIOR BOX AVAILABLE
- 1,500-4,691 SF OF SMALL SHOP SPACE AVAILABLE
- JOIN PRICE CHOPPER, BURLINGTON, ROSS, TJ MAXX, FIVE BELOW, PETCO
- PLEASE CALL BROKER FOR PRICING AND ADDITIONAL INFORMATION

\* VISITOR DATA PROVIDED BY PLACER.AI



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## ZOOM AERIAL

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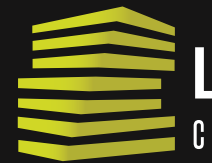
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