

WELCOME



DOLLAR TREE



Academy
SPORTS+OUTDOORS

TIFFANY SPRINGS

MARKETCENTER

8800-9130 NW SKYVIEW AVE

KANSAS CITY, MO



TARGET

PHARMACY



LOCATION.
commercial real estate





TIFFANY SPRINGS MARKETCENTER

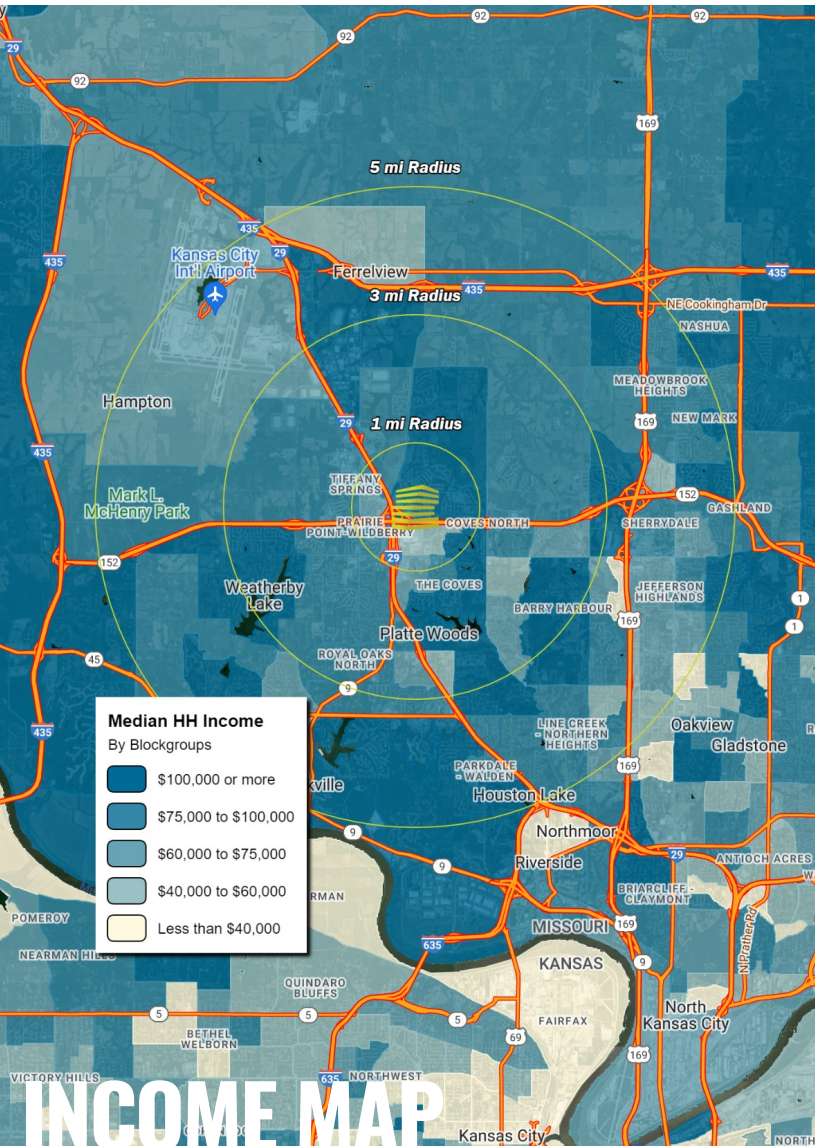
neighborhood vibe

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TRADE AREA OVERVIEW

Tiffany Springs MarketCenter, located in Platte County, is part of Kansas City's Northland trade area, and is one of the fastest growing counties in Missouri. 'The Northland' today is one of the most dynamic areas in metropolitan Kansas City. Comprised of Clay and Platte counties, the area is an unusual mixture of quiet farmland and some of the most rapidly growing real estate development in the region. These counties retain large areas of open land that are still close to downtown Kansas City. Despite the semi-rural setting, the average Northlander lives about 10-15 minutes from downtown.

Nearby Kansas City International Airport (KCI) is building a new one million square foot terminal, which is the largest single-infrastructure project to ever happen in the city. The terminal will include 39 gates with the capability to grow to 50 and a 6,300-space parking garage. Construction is expected to be completed in 2023.

Platte County is one of the metro area's employment hubs. The KCI Corridor is home to many of the area's major employers and the which runs along I-29 from the KCI Airport to 152 Highway. Additionally, the City of Riverside and its industrial boom in the Horizons Business Park have led to 2,500 new jobs since 2011. Parkville and Platte City have also seen a growing number of companies locating in their communities in recent years as the overall number of industry establishments continues to grow.

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------------|-----------|-----------|-----------|
| POPULATION | 9,420 | 43,336 | 103,829 |
| HOUSEHOLDS | 4,069 | 18,372 | 42,605 |
| EMPLOYEES | 5,252 | 19,798 | 39,964 |
| MED HH INCOME | \$116,235 | \$125,558 | \$119,625 |

AREA RETAIL | RESTAURANTS



FIVE GUYS
BURGERS and FRIES



Marshalls



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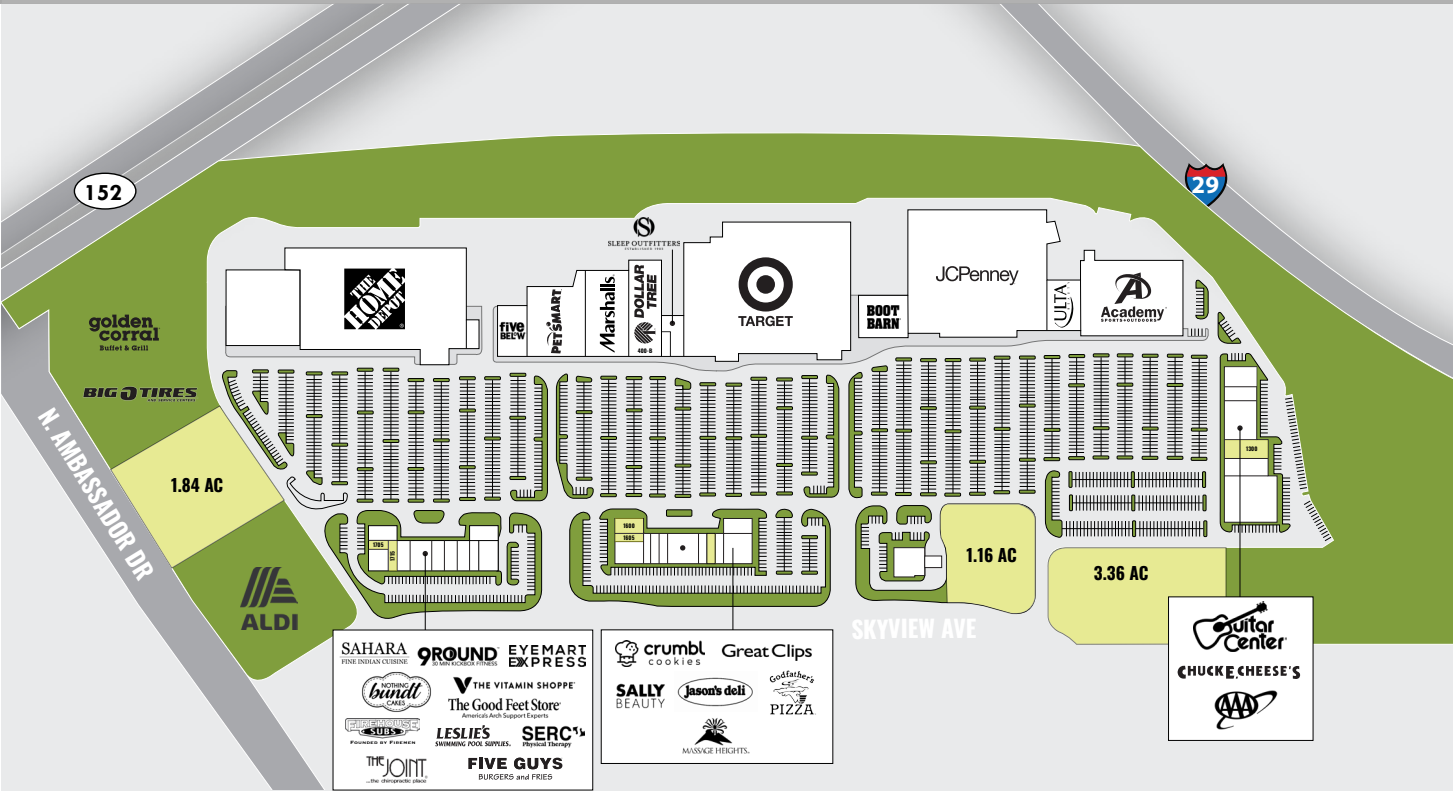
site plan

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- SPACES AVAILABLE FOR LEASE AT 500,000 SF POWER CENTER IN NORTHWEST KANSAS CITY TRADE AREA
- MAJOR TENANTS INCLUDE TARGET, MARSHALLS, FIVE BELOW, PETSMART, THE HOME DEPOT, JC PENNEY, ULTA, AND MORE
- IDEAL LOCATION AND EXCELLENT VISIBILITY TO NEARLY 115,000 VPD ON I-29 & HIGHWAY 152
- 950-5,459 SF AVAILABLE
- OUTPARCELS FOR LEASE
- CALL BROKER FOR MORE DETAILS

360 VIRTUAL TOURS
AVAILABLE SUITES

| SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF |
|---------|------------------|--------|-------|----------------------------|-------|-------|-------------------------------|-------|-------|------------------------|--------|
| 100 | HOME DEPOT | -- | 1700 | SAHARA FINE INDIAN CUISINE | 1,941 | 1600 | AVAILABLE (FORMER RESTAURANT) | 2,710 | 1200 | NAILS AND BEYOND | 1,915 |
| 300 | PETSMART | 25,464 | 1705 | AVAILABLE | 1,487 | 1605 | AVAILABLE | 950 | 1210 | GUITAR CENTER | 7,000 |
| 400-A | MARSHALLS | 23,773 | 1710 | EYEMART EXPRESS | 3,200 | 1610 | GODFATHER'S PIZZA | 4,000 | 1300 | AVAILABLE | 5,459 |
| 400-B | DOLLAR TREE | 16,530 | 1715 | AVAILABLE | 966 | 1615 | MAYSY'S NAILS AND SPA | 1,248 | 1400 | AAA MISSOURI | 4,263 |
| 500 | YUM TEA | 985 | 1720 | SERC | 1,500 | 1620 | CRUMBL COOKIES | 1,651 | 1500 | CHUCK E. CHEESE'S | 15,000 |
| 550 | SLEEP OUTFITTERS | 4,450 | 1725 | NOTHING BUNDT CAKES | 2,474 | 1625 | GREAT CLIPS | 1,077 | | | |
| 600 | TARGET | -- | 1735 | FIREHOUSE SUBS | 1,704 | 1645 | PACIFIC DENTAL | 6,158 | | | |
| 700-750 | BOOT BARN | 15,000 | 1740 | LESLIE'S POOL SUPPLIES | 2,982 | 1650 | HEISER CHIROPRACTIC | 1,278 | GRDLS | BIG O TIRES | -- |
| 800 | JC PENNEY | -- | 1750 | THE GOOD FEET STORE | 2,634 | 1655 | AVAILABLE | 1,349 | GRD | GOLDEN CORRAL | -- |
| 900 | ULTA | 10,047 | 1760 | 9 ROUND | 1,491 | 1660 | SALLY BEAUTY SUPPLY | 1,491 | CACU | COMMUNITY AMERICA C.U. | -- |
| 1000 | ACADEMY SPORTS | 45,676 | 1765 | THE JOINT | 1,210 | 1665 | JASON'S DELI | 4,996 | | | |
| ALDI | ALDI | 18,533 | 1770 | VITAMIN SHOPPE | 3,764 | 1670 | MASSAGE HEIGHTS | 2,793 | | | |
| FB | FIVE BELOW | 8,037 | 1780 | FIVE GUYS BURGERS & FRIES | 2,645 | 1100 | MARKET ADVISORY GROUP | 5,100 | | | |

- ▶ SUITE 1600
- ▶ SUITE 1300
- ▶ SUITE 1605
- ▶ SUITE 1705
- ▶ SUITE 1655
- ▶ SUITE 1715



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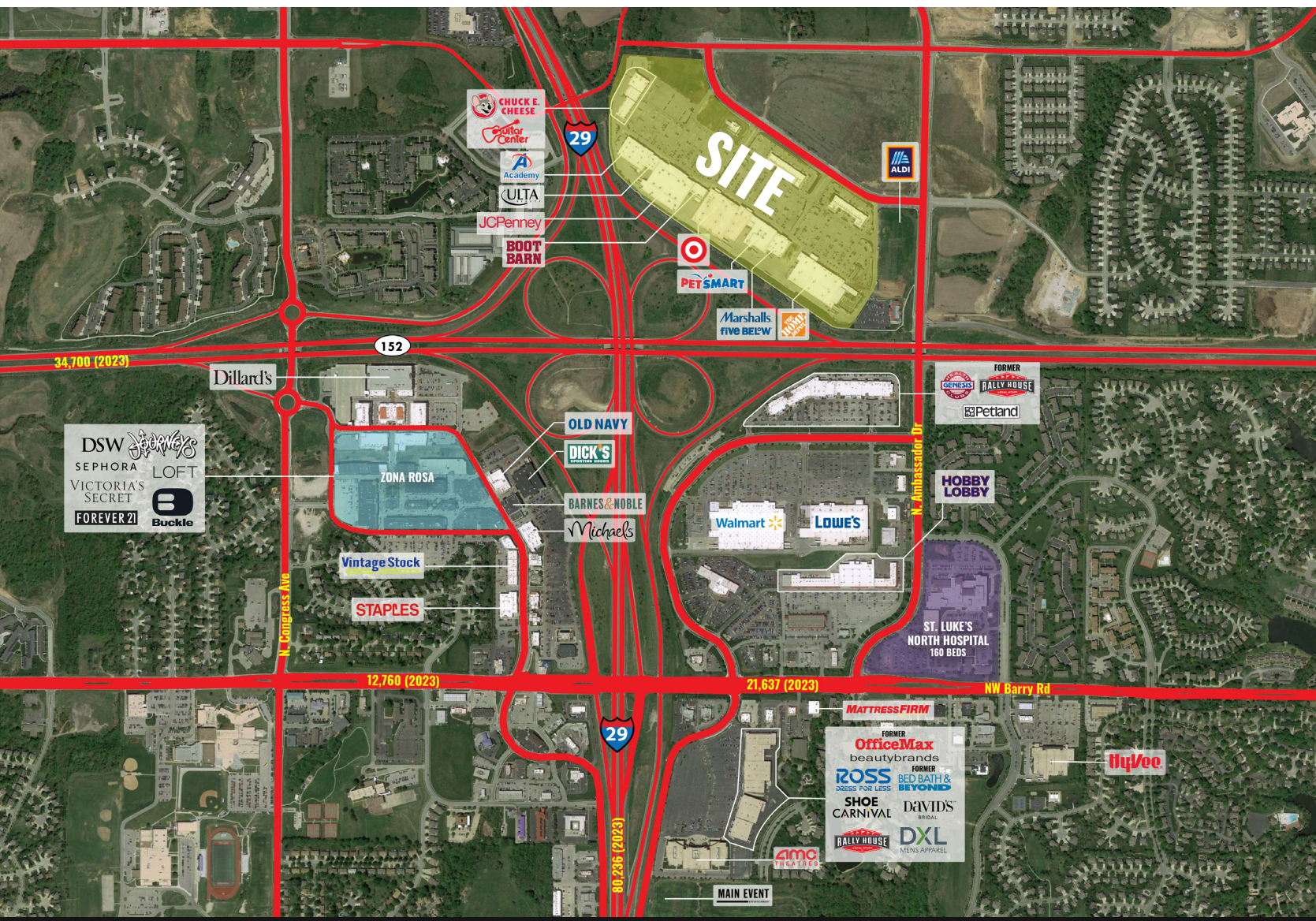
market aerial

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