



PEAK
Real Estate Partners

KIMBERLY TRANBARGER

Peak Real Estate Partners

(913) 406-8875

kimberly@peakrep.com

WYATT PALMER

Peak Real Estate Partners

(913) 230-3100

wpalmer@peakrep.com

MARKET AREA OVERVIEW

EDGEWOOD FARMS

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PROPERTY HIGHLIGHTS:

- **Lot 3:**
 - 2.25 Acres
 - 98,010 SF
- **4B: HOTEL USER UNDER CONTRACT**
 - 2.31 Acres
 - 100,601 SF
- **4C:**
 - 2.27 Acres
 - 98,827 SF
- Join Main Event, Texas Roadhouse, Freddy's Frozen Custard, The Foundation Gym, and Discount Tire.
- Exceptional visibility from I-29 with over 65,000 vehicles per day.
- 23-minute drive to downtown Kansas City and a 13-minute drive to Kansas City International Airport.
- Adjacent to Barrywoods Crossing boasting over 3,900,000 visits annually according to Placer.ai.
- Less than a mile from St. Luke's North Hospital with over 160 beds. Over 595,000 visits annually according to Placer.ai.
- Park Hill High School nearby with over 1,850 students.
- Prominent monument signage and signalized intersection to the property.
- Call for pricing.



PROPERTY OVERVIEW

EDGEWOOD FARMS

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	10,098	58,276	115,610
Projected Population (2029)	10,460	61,503	122,678
Census Population (2020)	9,740	56,338	111,140

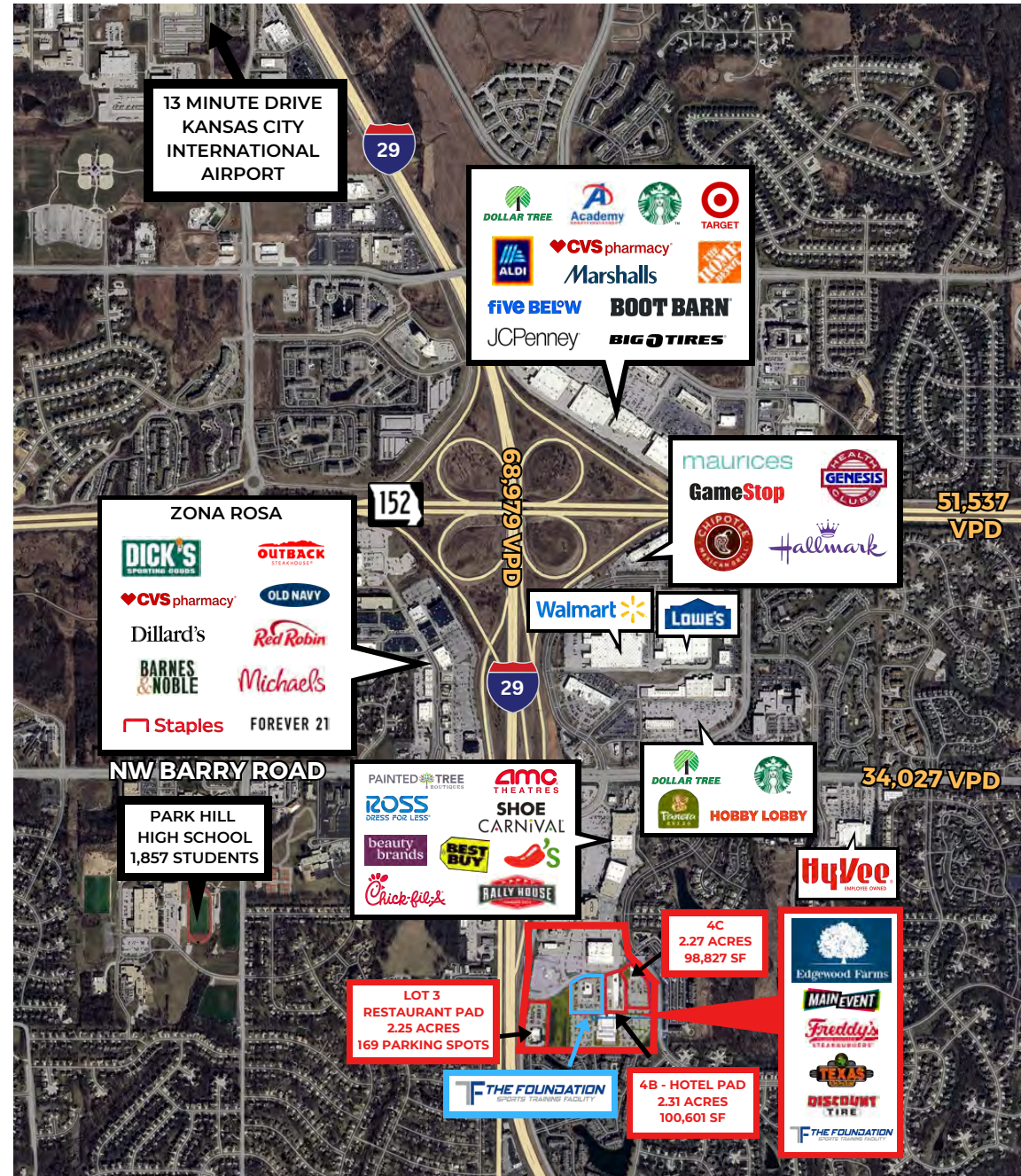
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	4,437	25,164	49,699
Projected Households (2029)	4,644	26,917	53,418
Census Households (2020)	4,159	23,219	45,670

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$106,628	\$132,802	\$119,379
Average Household Income (2029)	\$110,809	\$138,095	\$123,920
Census Average Household Income (2010)	\$68,725	\$80,283	\$74,158

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$89,058	\$103,229	\$92,881
Projected Median Household Income (2026)	\$91,314	\$105,412	\$94,859
Census Median Household Income (2020)	\$56,350	\$64,085	\$59,909

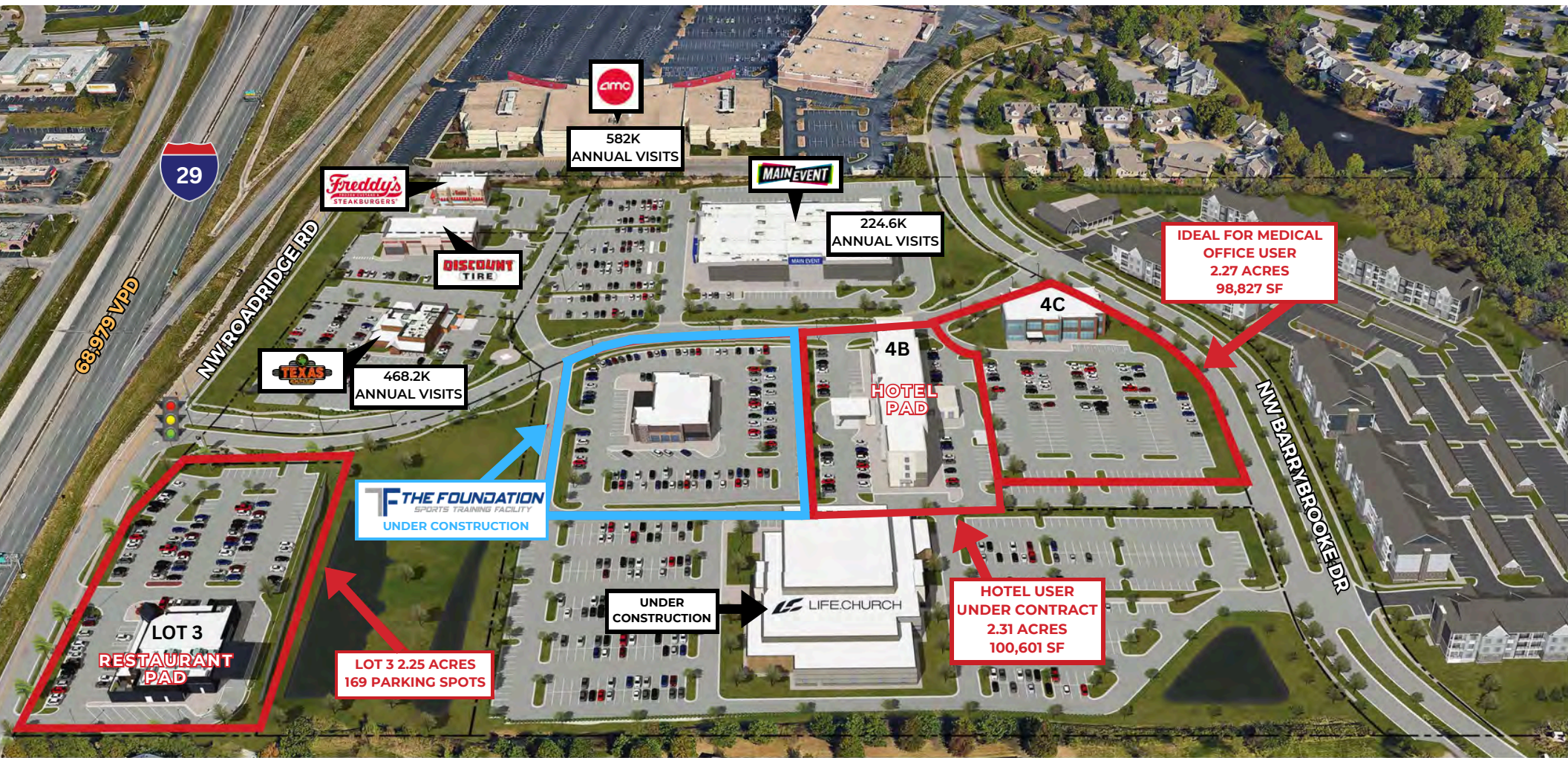
DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	599	1,896	3,817
Total Employees	5,898	15,863	42,187
Adj. Daytime Demographics Age 16 Years or Over	8,286	29,180	68,349

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	36.4	38.1	37.0
Age 19 Years or Less	2,348 23.3%	13,826 23.7%	28,431 24.6%
Age 20 to 64 Years	6,202 61.4%	34,716 59.6%	69,202 59.9%
Age 65 Years or Over	1,548 15.3%	9,735 16.7%	17,977 15.5%



SITE PLAN

EDGEWOOD FARM



FOR SALE:

EDGEWOOD FARMS

KANSAS CITY, MO

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