



FOR LEASE

5400A NE ANTIOCH ROAD, KANSAS CITY, MO

ANTIOCH ANNEX SHOPPING CENTER



GROUND LEASE • ATM PAD SITES



6,258 sq ft
\$1,550 per month

Tenant Responsible for Utilities

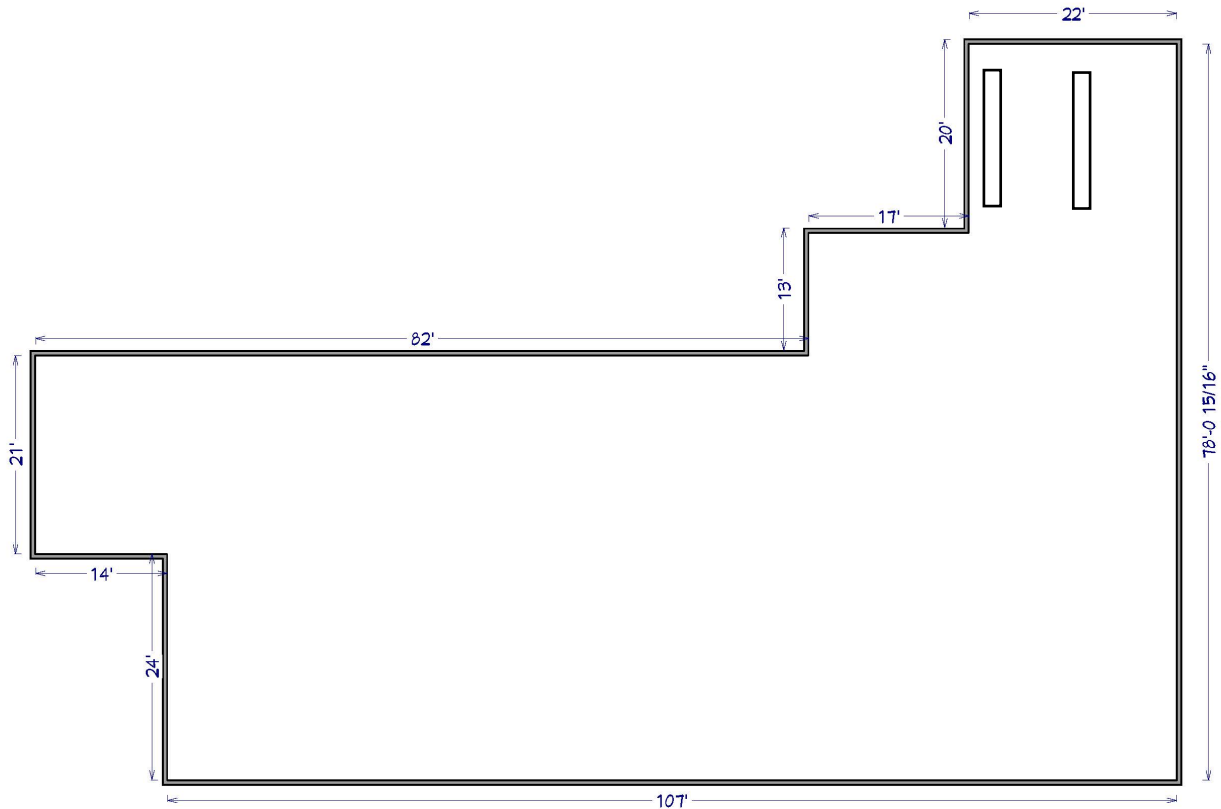
Broker Incentive of 5%



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www.curryre.com



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Household Income (Avg.)



1-mile: \$74,965
 3-mile: \$78,387
 5-mile: \$83,345

Total Population



1-mile: 10,954
 3-mile: 83,475
 5-mile: 148,910

Median Home Value



1-mile: \$166,973
 3-mile: \$179,936
 5-mile: \$199,621

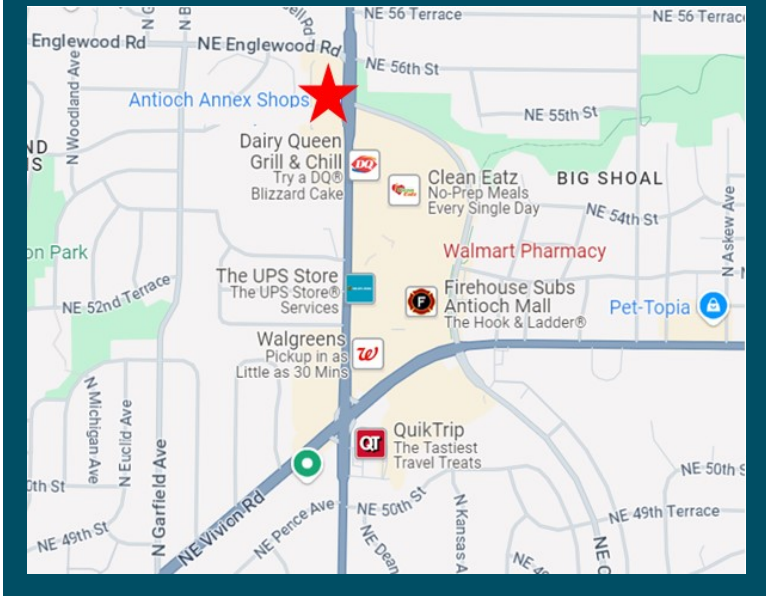
Developments are bringing new resources and amenities to the area. Projects include mixed-use developments with retail, senior housing and office spaces, enhancing the overall appeal and functionality of the neighborhood.

Property Highlights

- Located directly West of Antioch Crossing where the Walmart Neighborhood Market is anchored.
- Excellent location near two interstates (I-29 & I-35).
- Northland trade area has over 180,000 people in close proximity to the shopping center.
- Traffic counts in excess of 38,000 (Antioch & Vivion Road).
- Strong, stable demographics - Proven.



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Increased Foot Traffic:
Shopping centers naturally attract a steady stream of visitors, which can lead to more potential customers discovering your business.

Community Support:
Locating your business in a shopping center can foster a sense of community, as local shoppers often prefer to support nearby businesses.

Economic Boost:
Small businesses contribute significantly to the local economy by creating jobs and increasing property values.

Networking Opportunities:
Being in a shopping center allows you to connect with other business owners.

Current Tenants

2,940 sf
Godfathers Pizza
ARC Physical Therapy
Red Wing Shoes
Antioch Bar & Grill
Level Up
Animal Clinic
Dental Office
Sherwin Williams
Big Biscuit
Elwood Staffing
True Balance
American Hear
Penmac NKC
JiuJitsu
Fantastic Sam's
DOLLAR TREE
Democrats
Twisted Scissor
Duck Donuts

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