

AVAILABLE: TURNKEY DENTAL OFFICE

PEAK
Real Estate Partners

LEGENDS MARKETPLACE

1703 VILLAGE WEST PKWY | KANSAS CITY, KS 66111

4,000 SF
AVAILABLE



WYATT PALMER | ASSOCIATE



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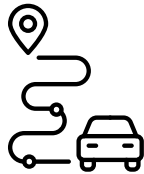
PROPERTY HIGHLIGHTS

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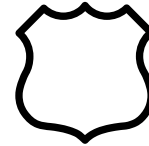
- **4,000 SF. Available for sublease**
- Beautiful turnkey dental office
- Located within Tanger Kansas City at Legends, a premier regional retail destination drawing 5.1M annual visits (Placer.ai)
- Surrounded by national retailers and high-volume dining including Target, AMC Theatres, TJ Maxx, Nike, Adidas, Yard House, Chipotle, Five Guys, and many more
- Excellent visibility at the signalized intersection of Village West Pkwy and Sporting Way, directly across from Sporting Park
- Easy access to the I-435 & I-70 interchange
- Call for pricing



AVAILABLE SF
2,800 SF



LOCATION VISIBILITY
10,910 VEHICLES PER DAY



HIGHWAY ACCESS
I-435 & I-70

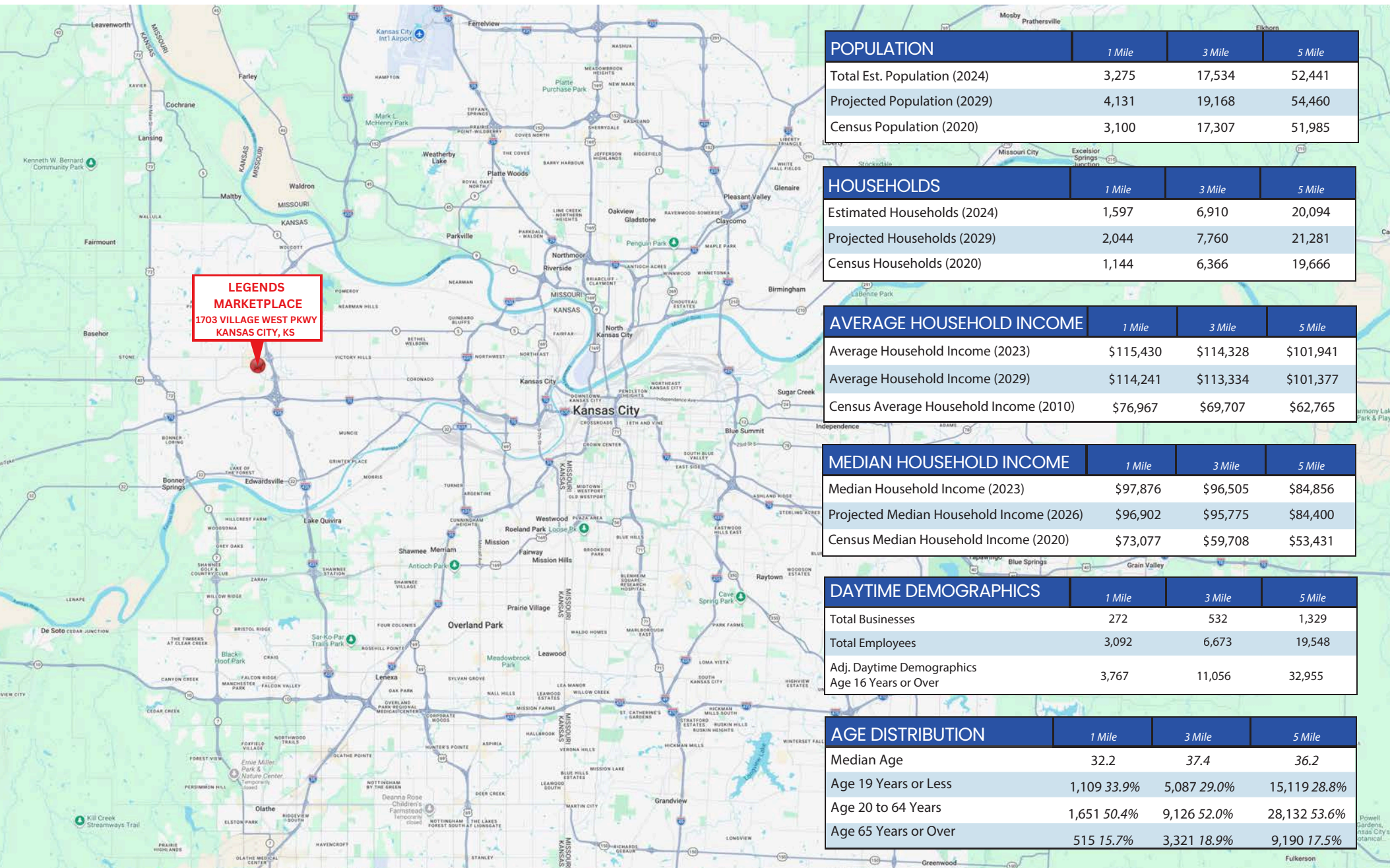


PRIME LOCATION
LOCATED WITHIN TANGER
KANSAS CITY AT LEGENDS



PROPERTY MAP & DEMOGRAPHICS

LEGENDS MARKETPLACE | 1703 VILLAGE WEST PKWY | KANSAS CITY, KS 66111



**LEGENDS
MARKETPLACE**
1703 VILLAGE WEST PKWY
KANSAS CITY, KS

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	3,275	17,534	52,441
Projected Population (2029)	4,131	19,168	54,460
Census Population (2020)	3,100	17,307	51,985

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	1,597	6,910	20,094
Projected Households (2029)	2,044	7,760	21,281
Census Households (2020)	1,144	6,366	19,666

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$115,430	\$114,328	\$101,941
Average Household Income (2029)	\$114,241	\$113,334	\$101,377
Census Average Household Income (2010)	\$76,967	\$69,707	\$62,765

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$97,876	\$96,505	\$84,856
Projected Median Household Income (2026)	\$96,902	\$95,775	\$84,400
Census Median Household Income (2020)	\$73,077	\$59,708	\$53,431

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	272	532	1,329
Total Employees	3,092	6,673	19,548
Adj. Daytime Demographics Age 16 Years or Over	3,767	11,056	32,955

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	32.2	37.4	36.2
Age 19 Years or Less	1,109 33.9%	5,087 29.0%	15,119 28.8%
Age 20 to 64 Years	1,651 50.4%	9,126 52.0%	28,132 53.6%
Age 65 Years or Over	515 15.7%	3,321 18.9%	9,190 17.5%

PROPERTY MAP

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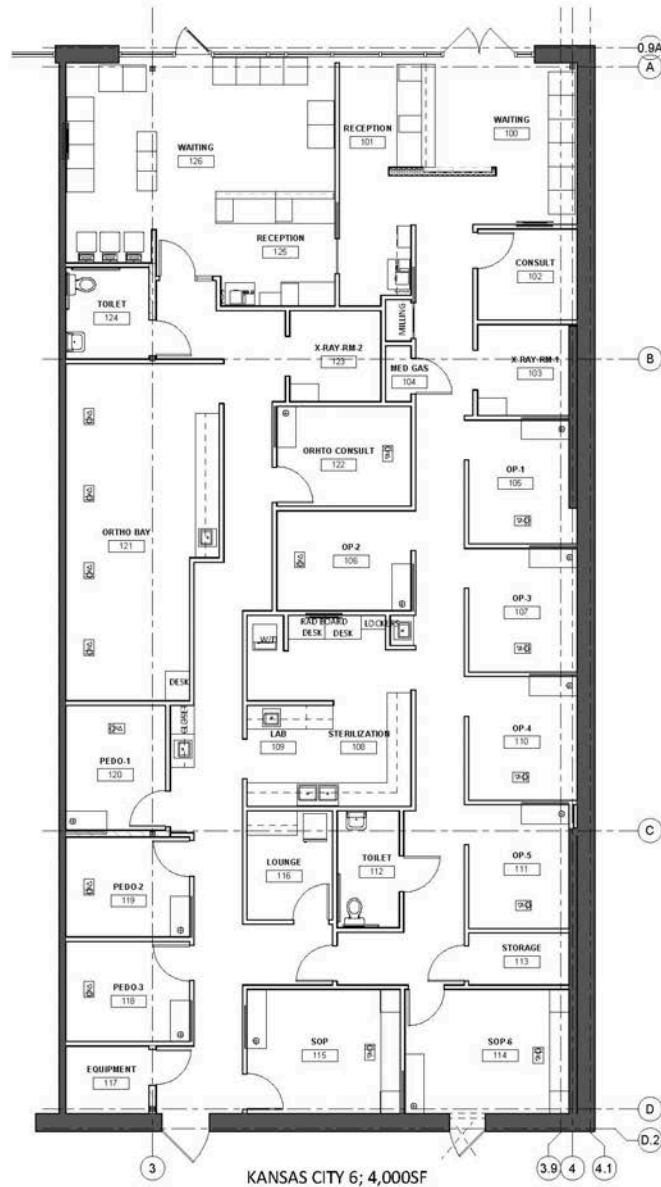
PROPERTY MAP

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FLOOR PLAN

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KANSAS CITY 6; 4,000SF

PROPERTY PHOTOS

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