



THE LANDING SHOPPING CENTER

Retail Space & Pad Site Available For Lease
63rd Street & Troost Avenue, Kansas City, Missouri



905 SF - 35,702 SF - IMMEDIATE OCCUPANCY

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,243	106,390	242,118
Avg. Household Income	\$119,927	\$132,812	\$119,353

- Enclosed retail mall in the heart of Kansas City
- One of Kansas City's most identifiable locations
- Join Citi Trends, Kansas City Costume Co, Rainbow Fashion, Wendy's, Yummi Crab Restaurant, and many more
- Excellent Midtown Center with easy access and great parking
- High traffic intersection of 63rd Street, Troost Avenue, Meyer Boulevard and The Paseo
- Pad site available for lease or build-to-suit



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

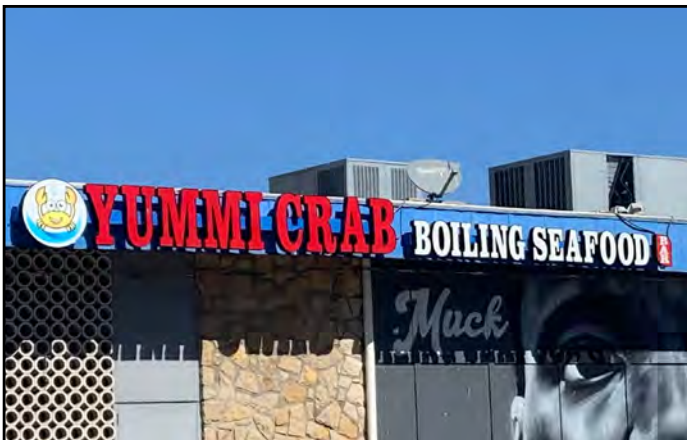
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SHOPPING CENTER PHOTOS



SHOPPING CENTER NEIGHBORS





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SHOPPING CENTER NEIGHBORS



63 Brookside Apartments



63 Oak Townhomes



Brookside Gardens Event Center



Ewing Marion Kauffman School



Ewing Marion Kauffman School



Ewing Marion Kauffman School

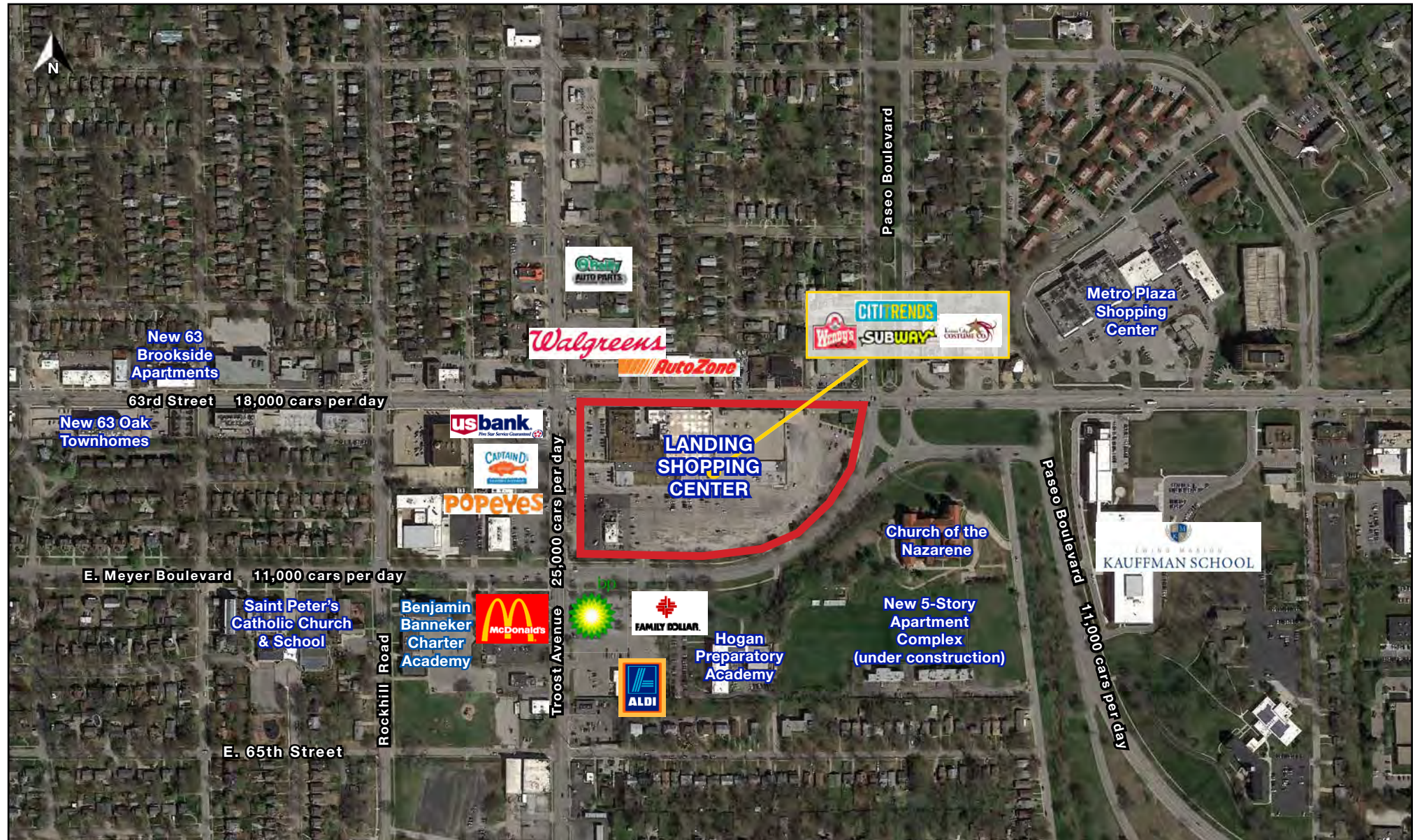


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AERIAL





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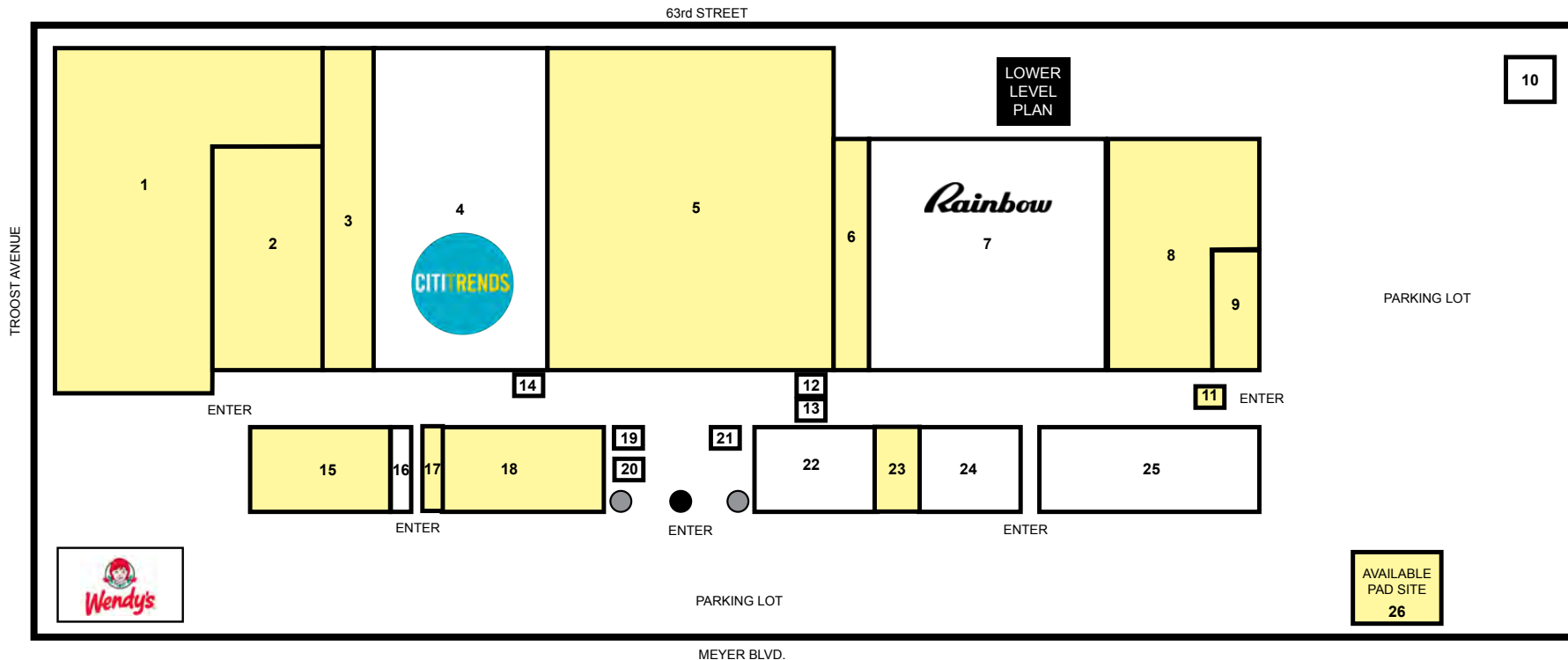
905 SF - 35,702 SF
AVAILABLE FOR LEASE
IMMEDIATE OCCUPANCY

SITE PLAN



1	AVAILABLE - 23,790 SF	23	AVAILABLE - 1,596 SF
2	AVAILABLE - 6,254 SF	24	160 Driving Academy
3	AVAILABLE - 2,737 SF	25	Yummi Crab Restaurant
4	Citi Trends	26	AVAILABLE PAD SITE - Build-to-Suit
5	AVAILABLE ANCHOR - 35,702 SF	27	AVAILABLE - 5,697 SF
6	AVAILABLE - 5,261 sq ft	28	AVAILABLE - 1,630 SF
7	Rainbow Fashion Clothing	29	AVAILABLE - 10,157 SF
8	AVAILABLE - 12,000 SF	30	Mo Turf Paint
9	AVAILABLE - 2,400SF	31	Publicity Providers
10	Speedy Cash	32	Kansas City Costume Company
11	AVAILABLE - (Kiosk)		
12	Kustom Wireless Cellular Kiosk		
13	Gold Italya (Kiosk)		
14	Jewel Time (Kiosk)		
15	AVAILABLE - 4,075 SF		
16	Worldwide Video		
17	AVAILABLE - 905 SF		
18	AVAILABLE - 4,312 SF		
19	Sky Box T's (Kiosk)		
20	Fitting Room (Kiosk)		
21	Noir Blanc (Kiosk)		
22	Good Nails Spa		

● = Restrooms ● = Security Office





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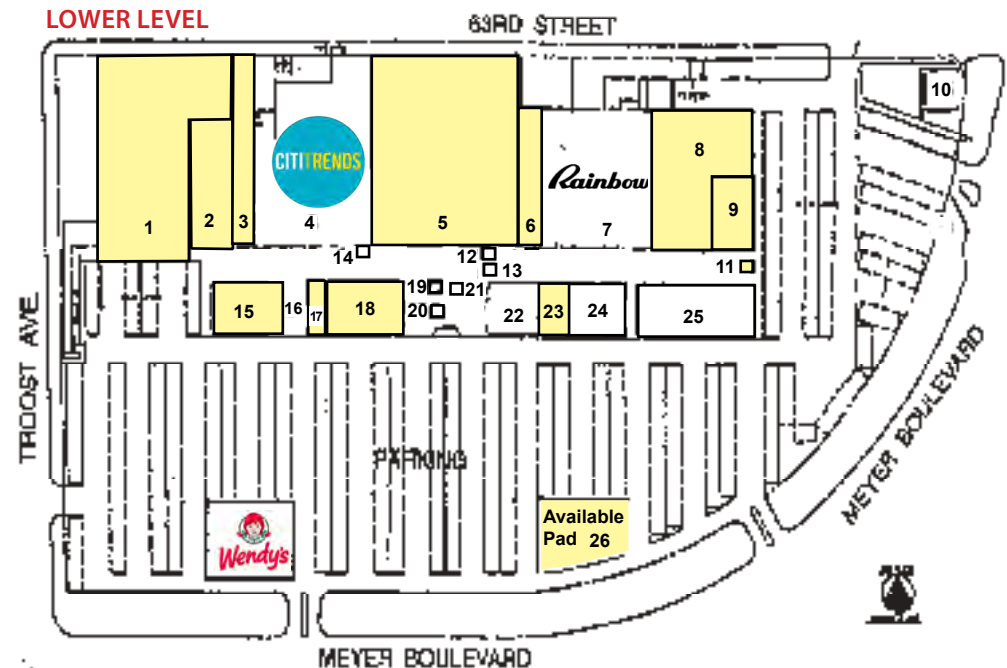
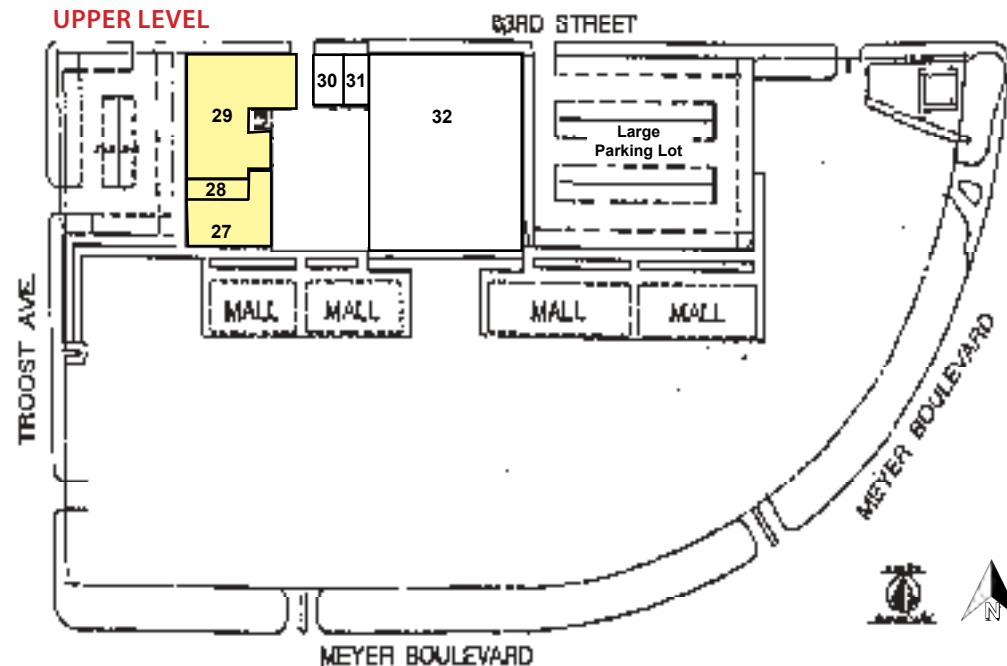
SITE PLAN

UPPER LEVEL

26	AVAILABLE PAD SITE - Build-to-Suit
27	AVAILABLE - 5,697 SF
28	AVAILABLE - 1,630 SF
29	AVAILABLE - 10,157 SF
30	Mo Turf Paint
31	Publicity Providers
32	Kansas City Costume Company

LOWER LEVEL

1	AVAILABLE - 23,790 SF	14	Jewel Time (Kiosk)
2	AVAILABLE - 6,254 SF	15	AVAILABLE - 4,075 SF
3	AVAILABLE - 2,737 SF	16	Worldwide Video
4	Citi Trends	17	AVAILABLE - 905 SF
5	AVAILABLE ANCHOR - 35,702 SF	18	AVAILABLE - 4,312 SF
6	AVAILABLE - 5,261 SF	19	Sky Box T's (Kiosk)
7	Rainbow Fashion Clothing	20	Fitting Room (Kiosk)
8	AVAILABLE - 12,000 SF	21	Noir Blanc (Kiosk)
9	AVAILABLE - 2,400 SF	22	Good Nails Spa
10	Speedy Cash	23	AVAILABLE - 1,596 SF
11	AVAILABLE - (Kiosk)	24	160 Driving Academy
12	Kustom Wireless Cellular Kiosk	25	Yummi Crab
13	Gold Italya (Kiosk)		

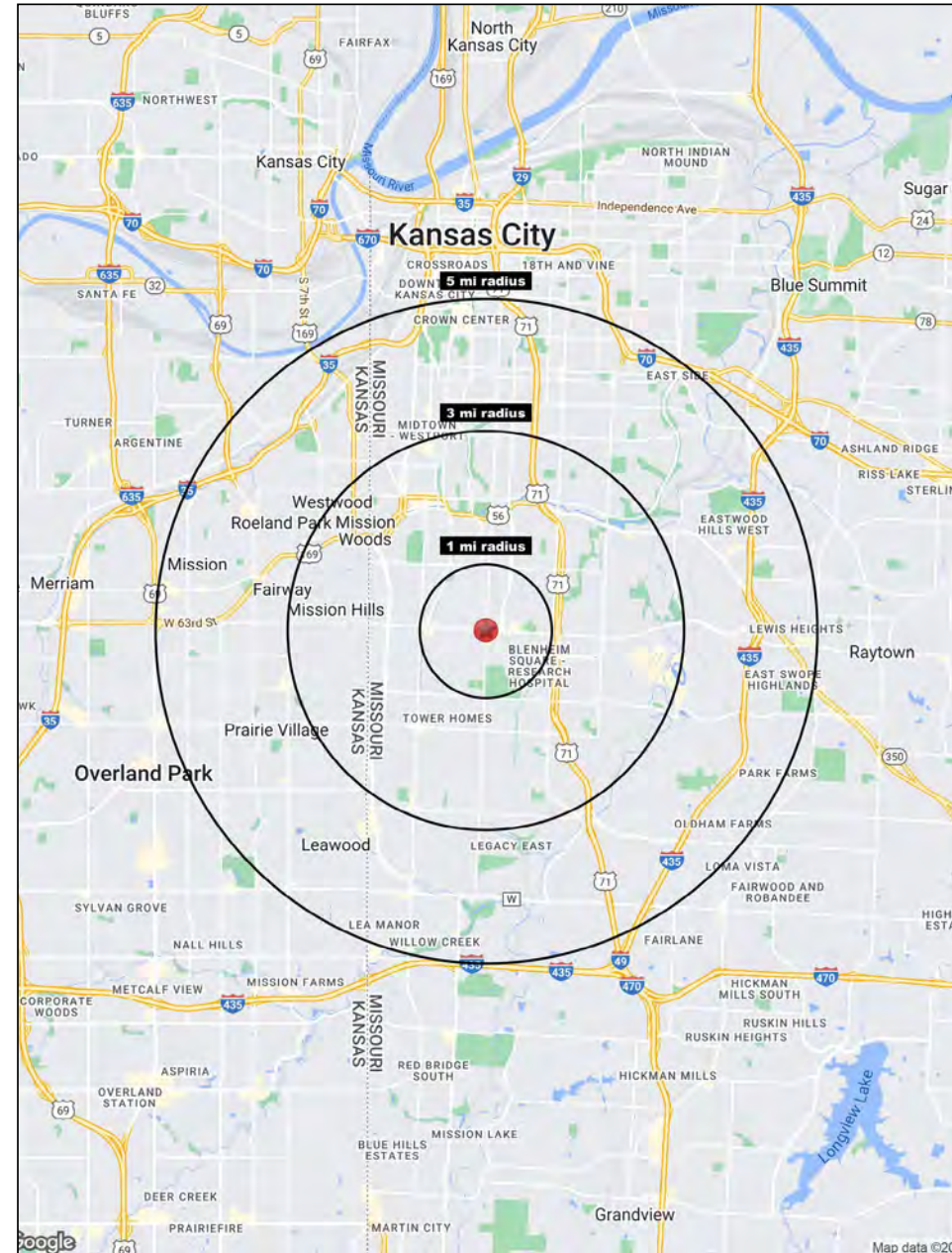
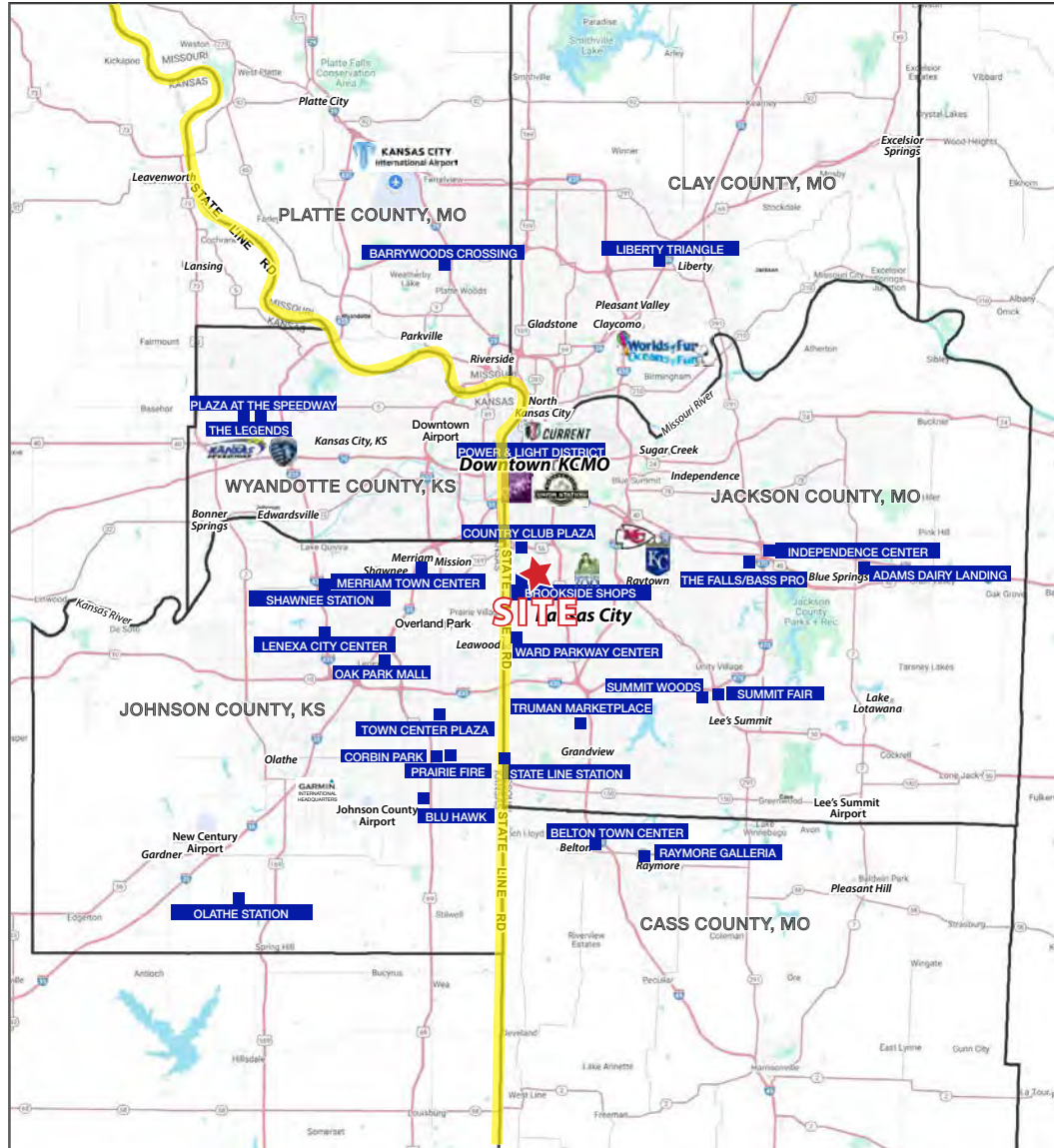




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63rd & Troost Ave. Kansas City, MO	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	14,243	106,390	242,118
2031 Projected Population	14,177	105,376	242,917
2020 Census Population	14,830	106,022	236,469
2010 Census Population	13,866	102,668	227,844
Projected Annual Growth 2026 to 2031	-	-0.2%	-
Historical Annual Growth 2010 to 2026	0.2%	0.2%	0.4%
2026 Median Age	38.1	36.8	36.5
Households			
2026 Estimated Households	6,577	49,892	114,687
2031 Projected Households	6,545	49,481	115,476
2020 Census Households	6,648	48,310	108,527
2010 Census Households	6,126	46,429	104,007
Projected Annual Growth 2026 to 2031	-	-0.2%	0.1%
Historical Annual Growth 2010 to 2026	0.5%	0.5%	0.6%
Race and Ethnicity			
2026 Estimated White	61.0%	58.1%	58.7%
2026 Estimated Black or African American	30.9%	32.2%	29.0%
2026 Estimated Asian or Pacific Islander	1.4%	2.0%	2.3%
2026 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
2026 Estimated Other Races	6.4%	7.3%	9.6%
2026 Estimated Hispanic	6.1%	7.0%	9.9%
Income			
2026 Estimated Average Household Income	\$119,927	\$132,812	\$119,353
2026 Estimated Median Household Income	\$92,223	\$95,430	\$87,296
2026 Estimated Per Capita Income	\$55,444	\$62,435	\$56,683
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.2%	2.5%
2026 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.8%	4.0%
2026 Estimated High School Graduate	16.3%	18.8%	20.3%
2026 Estimated Some College	17.3%	17.3%	18.8%
2026 Estimated Associates Degree Only	4.0%	4.8%	5.8%
2026 Estimated Bachelors Degree Only	29.6%	29.1%	27.9%
2026 Estimated Graduate Degree	28.2%	23.9%	20.6%
Business			
2026 Estimated Total Businesses	979	5,975	12,676
2026 Estimated Total Employees	8,501	64,365	154,280
2026 Estimated Employee Population per Business	8.7	10.8	12.2
2026 Estimated Residential Population per Business	14.5	17.8	19.1

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