



NEC HWY Y & 58 HWY • BELTON, MO

# CROSSROADS AT BELTON

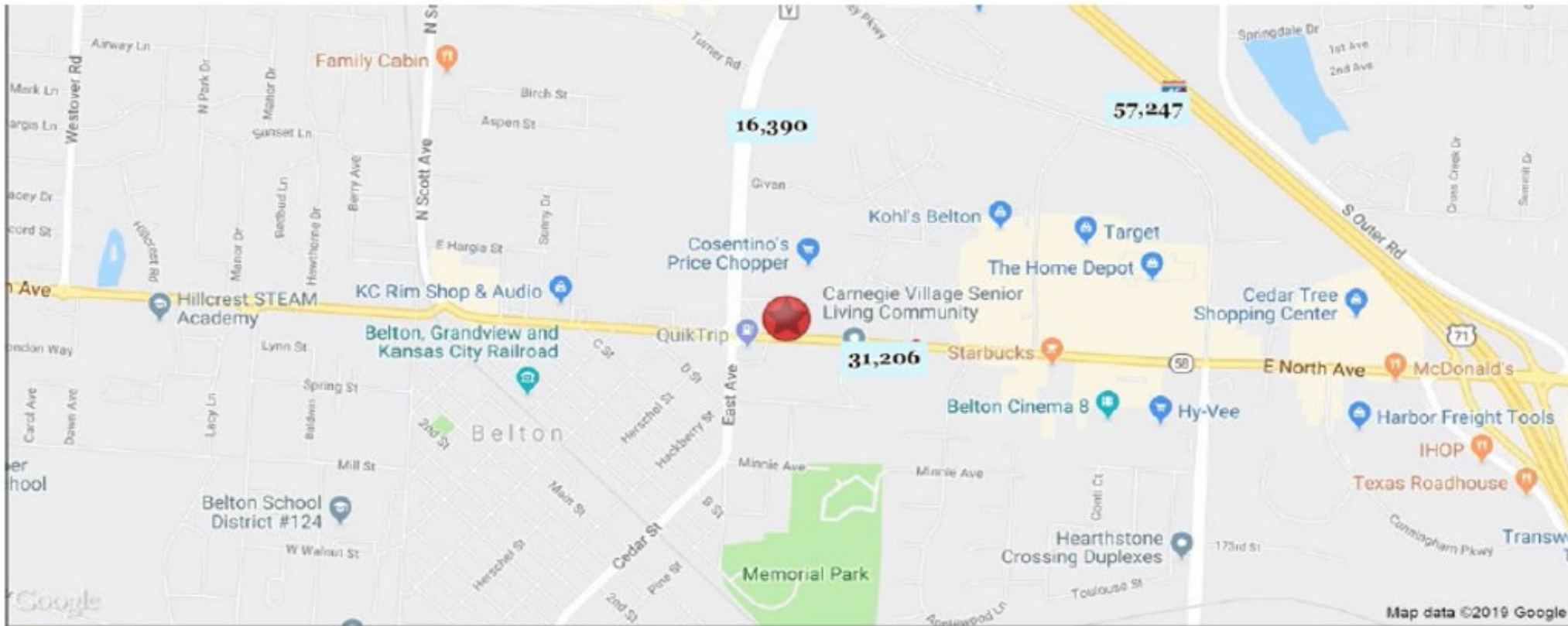
- Anchored by a 68,000 SF Cosentino's Price Chopper
- Join Arvest Bank, Great Clips, Pride Cleaners, Pizza Hut and more
- 25,000 SF junior anchor opportunity
- Small shops available: 1,400 SF and up
- Pad sites available: 0.81 AC & 0.85 AC
- Route Y improved to a 4-lane highway
- Near Academy Sports, Hobby Lobby and Menards

FOR MORE INFORMATION

Garrett Fugate  
P: 913-649-4500  
E: [garrett@christiedev.com](mailto:garrett@christiedev.com)



# Cosentino's Corner Pad Site



## Aerial View



## Demographics

	1 mi radius	5 mi radius	5 min drivetime
Population	7,387	63,463	18,662
Population Median Age	34.6	37.0	36.1
5 Yr Pop Growth (Total%)	0.4%	4.6%	5.5%

## 5 Mile Information



## Details

Build-to-suit available

Anchored by major, quality grocer

New, quality tenants moving in  
development continue to drive traffic

## Contact Information

CHRISTIE DEVELOPMENT  
ASSOCIATES, LLC

FOR MORE INFORMATION:

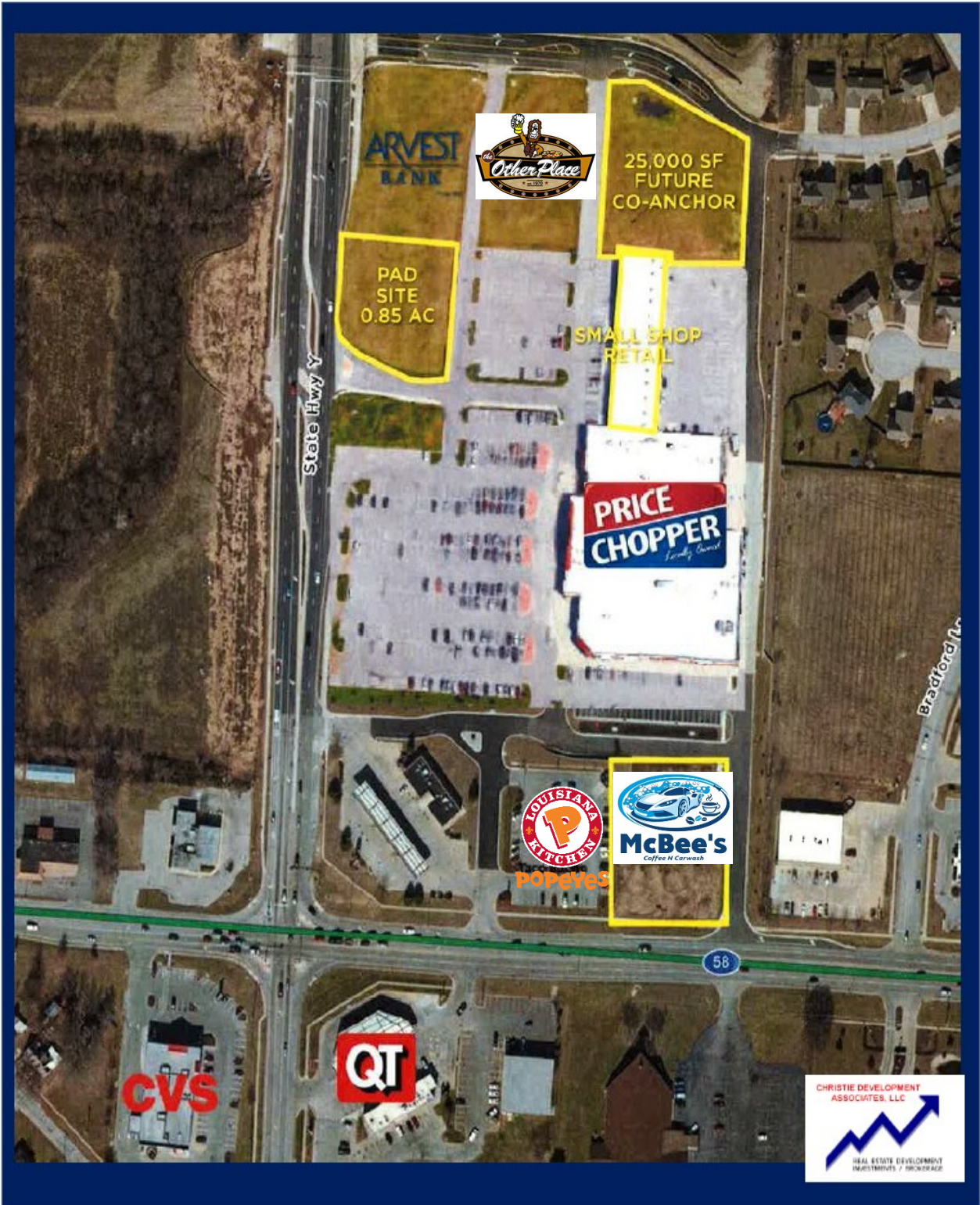
Garrett Fugate

P: 913-649-4500

E: [garrett@christiedev.com](mailto:garrett@christiedev.com)



<p>The Bloc 4,085 SF #225-221</p>	<p>College Hunks 1,460 SF #219</p>	<p>Vacant 1,455 SF #217</p>	<p>Vacant 1,400 SF #215</p>	<p>Pizza Hut 1,400 SF #213</p>	<p>Twisted Tango #211</p>	<p>Vacant 1,817 SF #209</p>	<p>Beltone 983 SF #207</p>	<p>Nail Deluxe 1,400 SF #205</p>	<p>Pride Cleaners 1,400 SF #203</p>	<p>Great Clips 1,400 SF #201</p>
---	--	-------------------------------------	-------------------------------------	--	-------------------------------	-------------------------------------	------------------------------------	--	---	--



ARVEST BANK



25,000 SF FUTURE CO-ANCHOR

PAD SITE 0.85 AC

SMALL SHOP RETAIL

PRICE CHOPPER

State Hwy Y

Bradford Rd



POPEYES



58

CVS

QT



REAL ESTATE DEVELOPMENT INVESTMENTS / PROPOSAL



49

MENARDS

THE HOME DEPOT

TARGET

KOHL'S

Site

Under Construction  
336 Market Rate Apts.  
NorthPoint

Pad Sites  
Build-to-Suit

Academy  
SPORTS+OUTDOORS

HOBBY  
LOBBY

FAZOLI'S

ROSS

Marshalls

petco

Party City

five BELOW

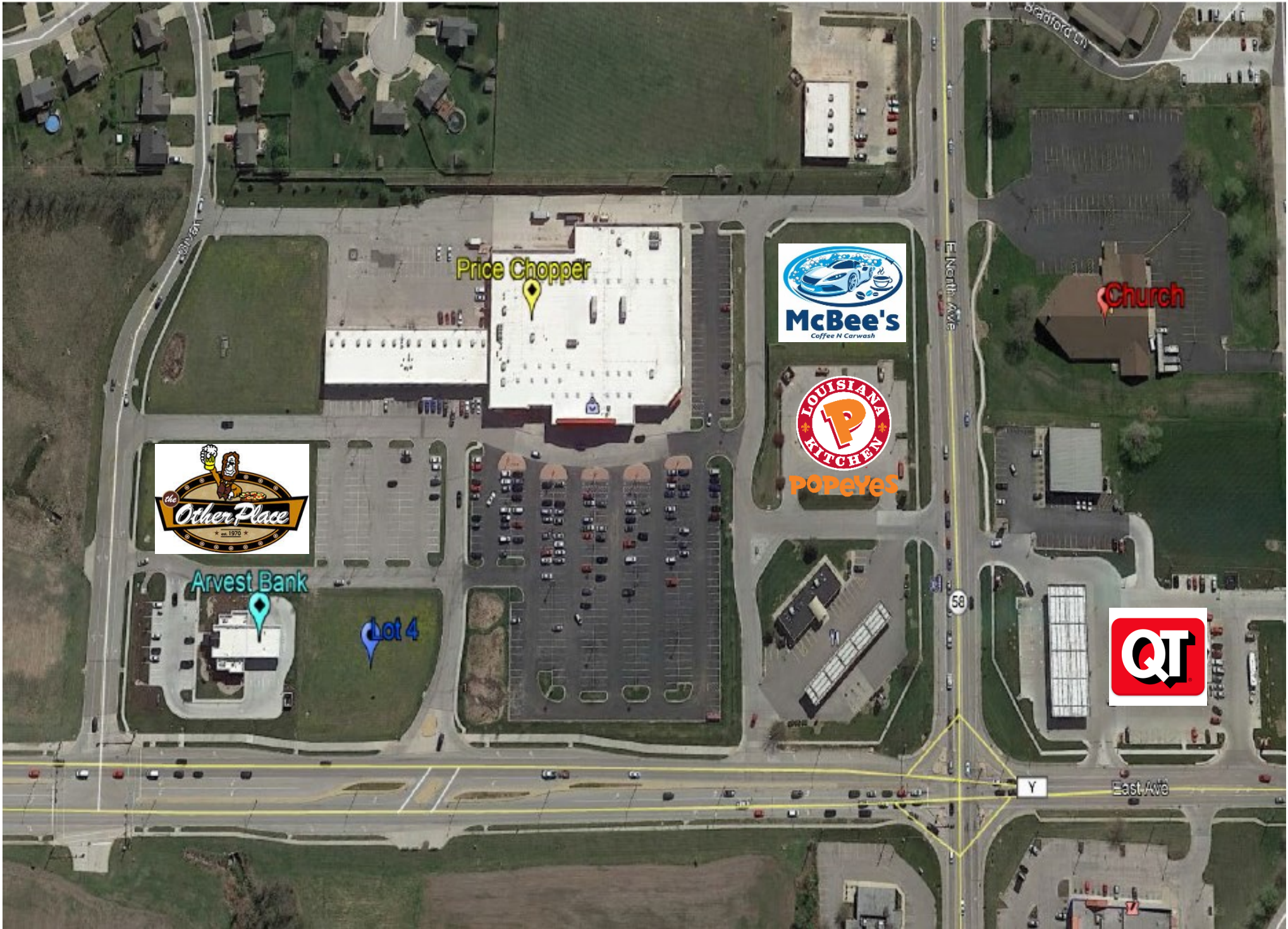
ULTA

OLD NAVY

# The Crossroads at Belton, MO

## Y HWY & 58 HWY





Price Chopper



Church



Arvest Bank

Lot 4



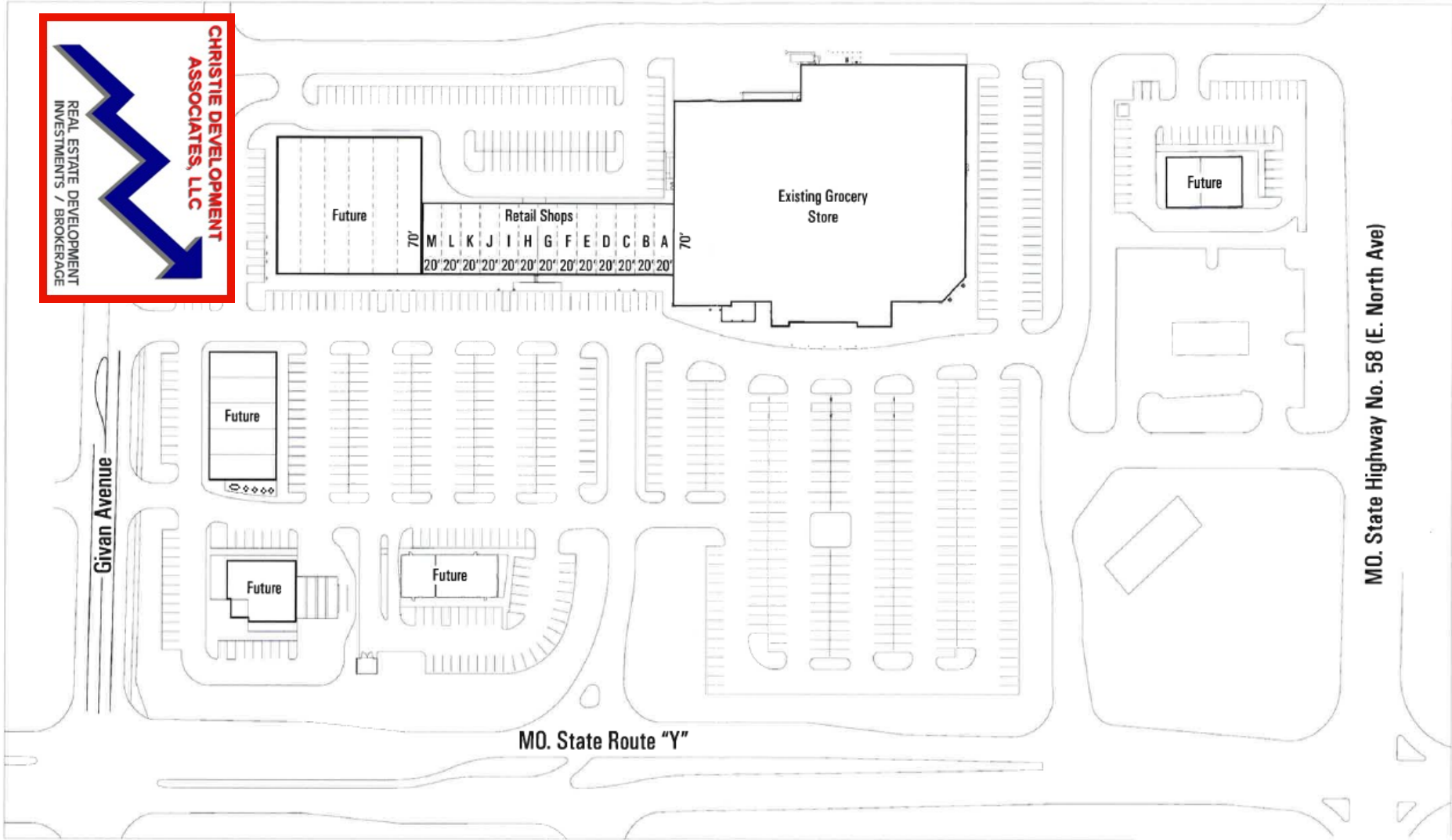
POPEYES



58

Y

East Ave



**CHRISTIE DEVELOPMENT ASSOCIATES, LLC**  
 REAL ESTATE DEVELOPMENT INVESTMENTS / BROKERAGE

Note: Refer to civil engineering site plan for final parking and drive layouts.



**Crossroads at Belton Retail Building**