

STALEY CORNERS SHOPPING CENTER

N INDIANA AVENUE & BARRY ROAD, KANSAS CITY, MO 64156



*Conceptual Only

PROPERTY DESCRIPTION

Pre-leasing a 17,300 SF (+/-) ground-up retail strip center split across two multi-tenant buildings. The development delivers flexible, high-visibility storefronts positioned in a high-growth Northland residential corridor.

PROPERTY HIGHLIGHTS

- Ground-up new construction
- Building A: 5,400 SF (+/-) across 3 suites (~1,800 SF average)
- Building B: 11,900 SF (+/-) across 7 suites (~1,700 SF average)
- Customizable inline and end cap bays; contiguous floorplates available for larger footprints
- Clean shell condition ready for tenant buildout
- High-traffic corridor exposure, direct highway access, and dedicated surface parking

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RETAIL PROPERTY FOR
LEASE



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OFFERING SUMMARY

Number of Buildings:	2
Available SF:	1,400 - 3,500 SF (+/-)
Lot Size:	1.61 AC (+/-)
Total Building Size:	17,300 SF (+/-)
Building A:	5,400 SF (+/-)
Building B:	11,900 SF (+/-)

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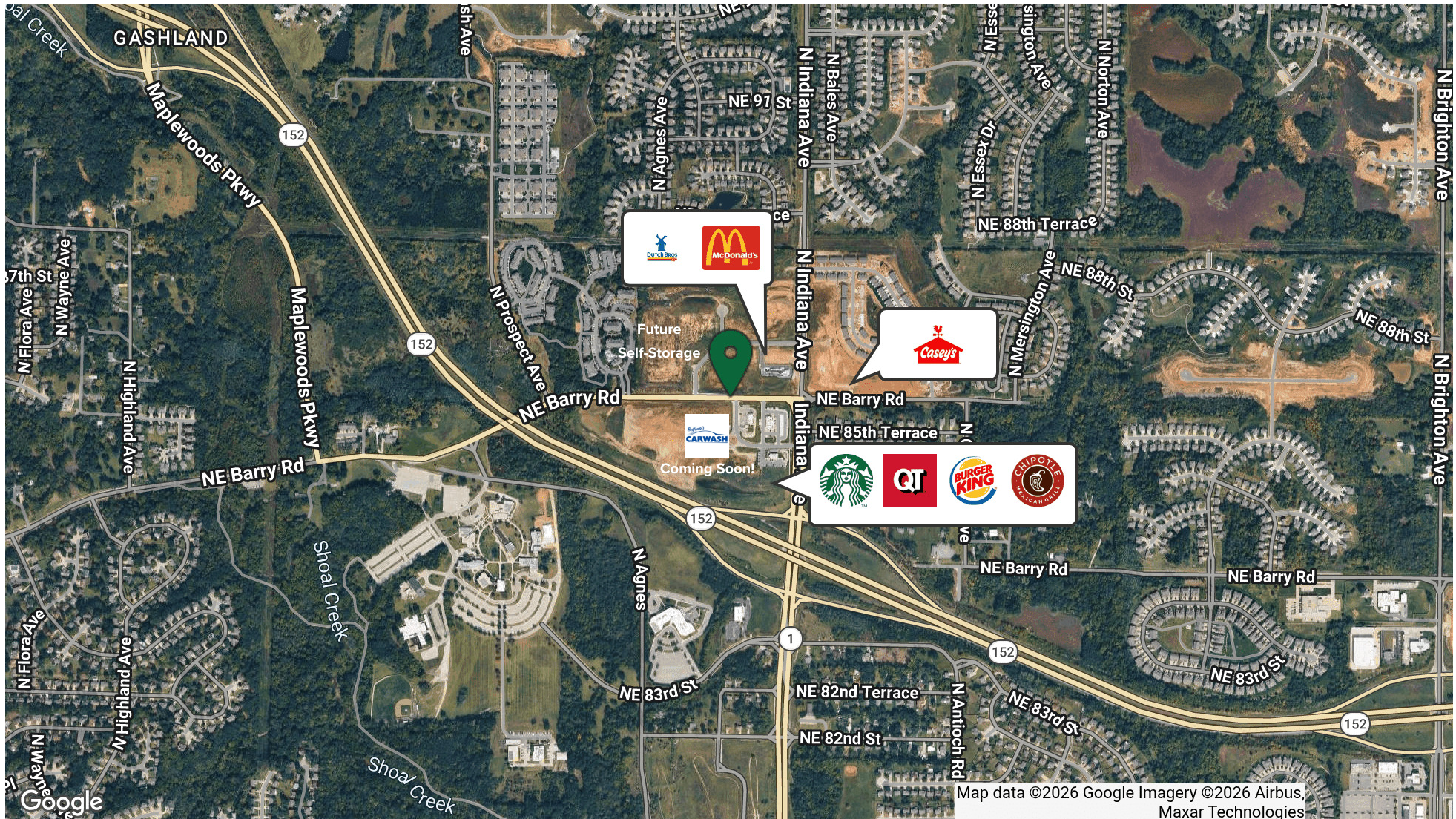
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LOCATION MAP



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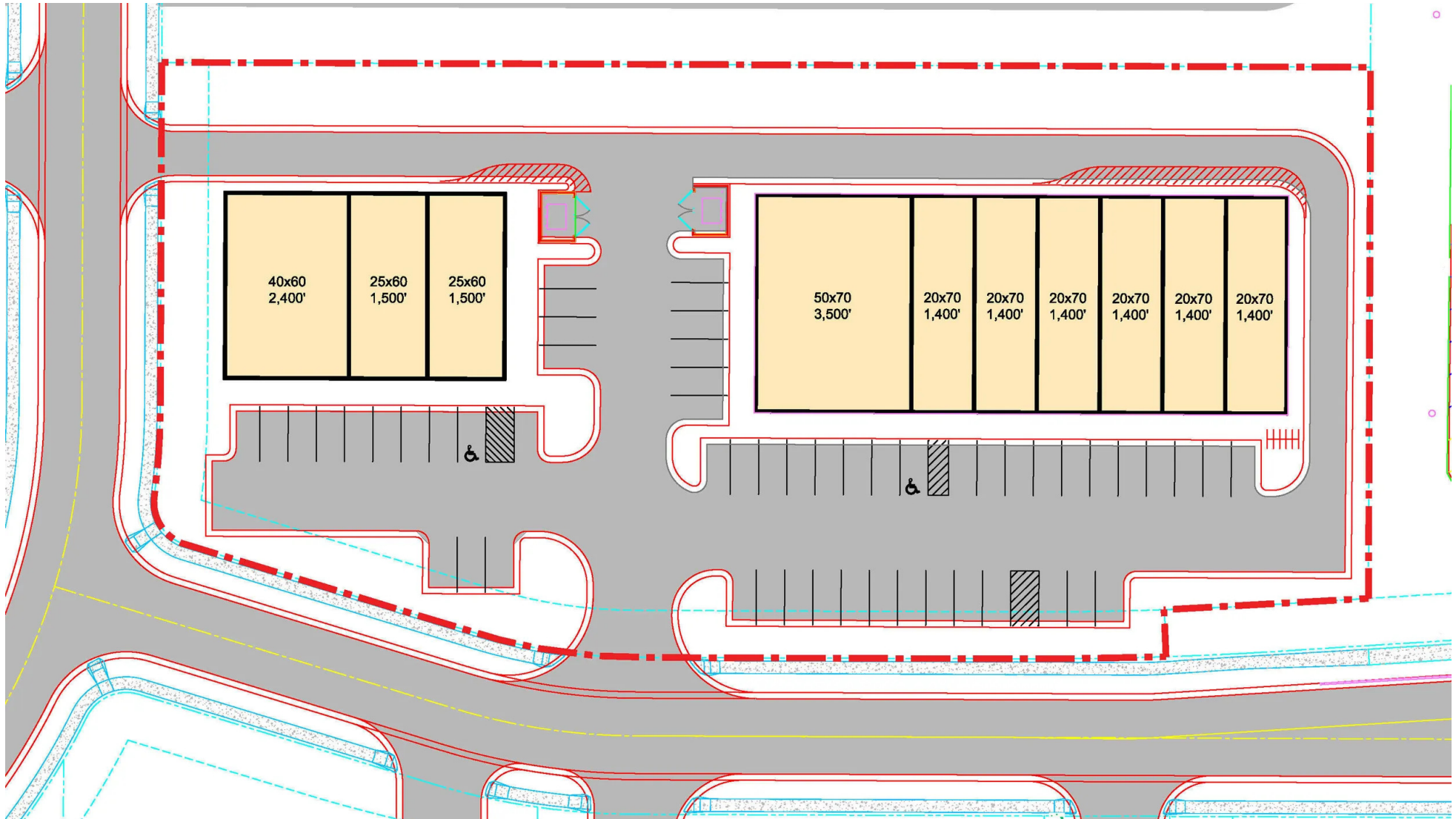
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RETAILER MAP



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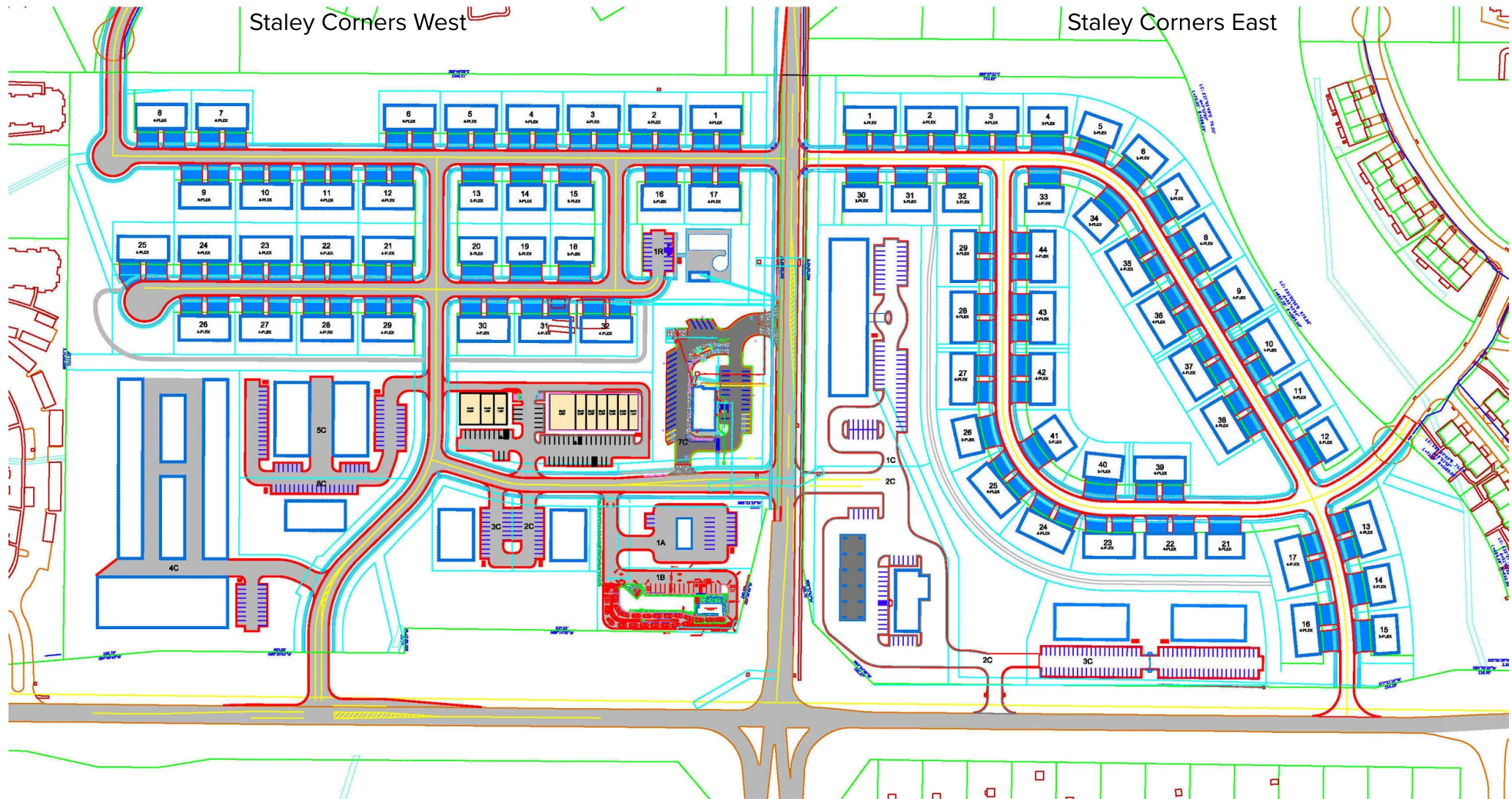
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DEVELOPMENT SITE PLAN



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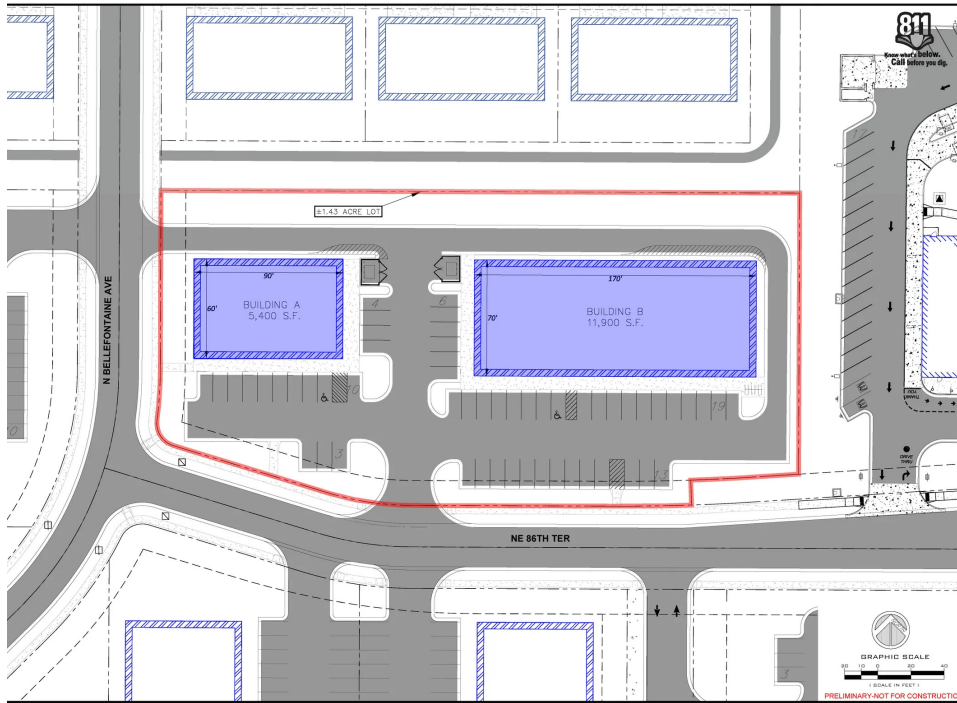
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SITE PLAN & CONCEPTUAL
RENDERINGS



Renderings, floor plans, and site concepts are for visual context only and may change. Final designs, dimensions, and building specs are subject to owner or developer modification.



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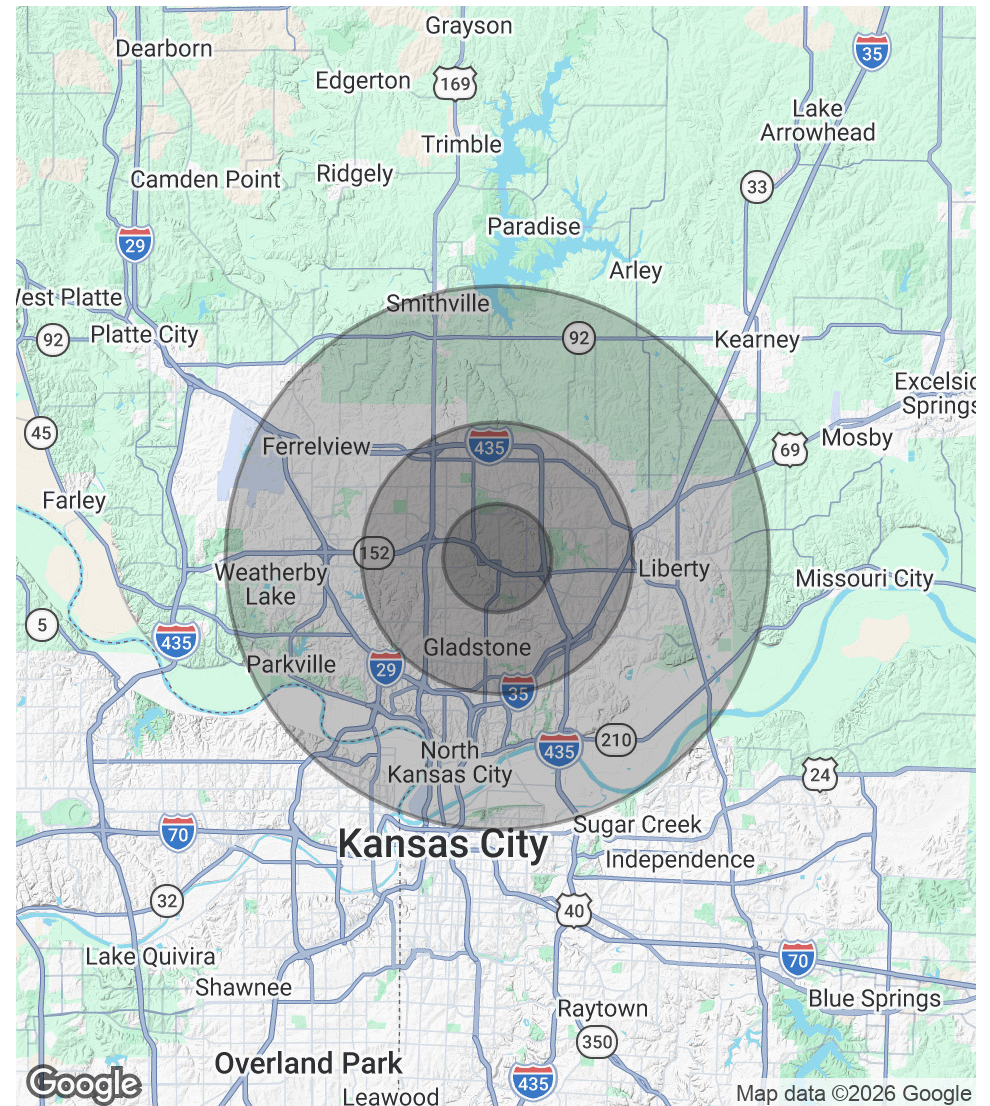
POPULATION	2 MILES	5 MILES	10 MILES
Total Population	26,503	151,403	324,843
Average Age	37.1	37.4	37.9
Average Age (Male)	35.2	37.0	37.2
Average Age (Female)	38.4	38.2	38.8

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,927	59,394	130,288
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$115,757	\$107,328	\$105,353
Average House Value	\$308,457	\$286,511	\$288,324

2023 American Community Survey (ACS)

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DEMOGRAPHICS



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