

# SHOPS AT BOARDWALK

HIGHWAY 152 AND N. AMBASSADOR DRIVE | KANSAS CITY, MISSOURI

## PROPERTY HIGHLIGHTS

- Class A neighborhood center
- Suites available from 2,763 to 7,200 sf
- 7,200 sf former Houlihans restaurant space available
- Excellent location just off I-29 on Hwy 152
- Great demographics for upscale retailers
- Shadow anchored by Lowe's and Walmart Supercenter
- Center includes strong national tenants such as Kirkland's, Chipotle, Hallmark

**JUSTIN A. BEAL**

Director – Retail Brokerage

816.268.4241

jbeal@ngzimmer.com

**WENDY BRAND**

Director

816.512.1009

wbrand@ngzimmer.com



**FOR LEASE**

± 3,294 to 7,200 SF Retail

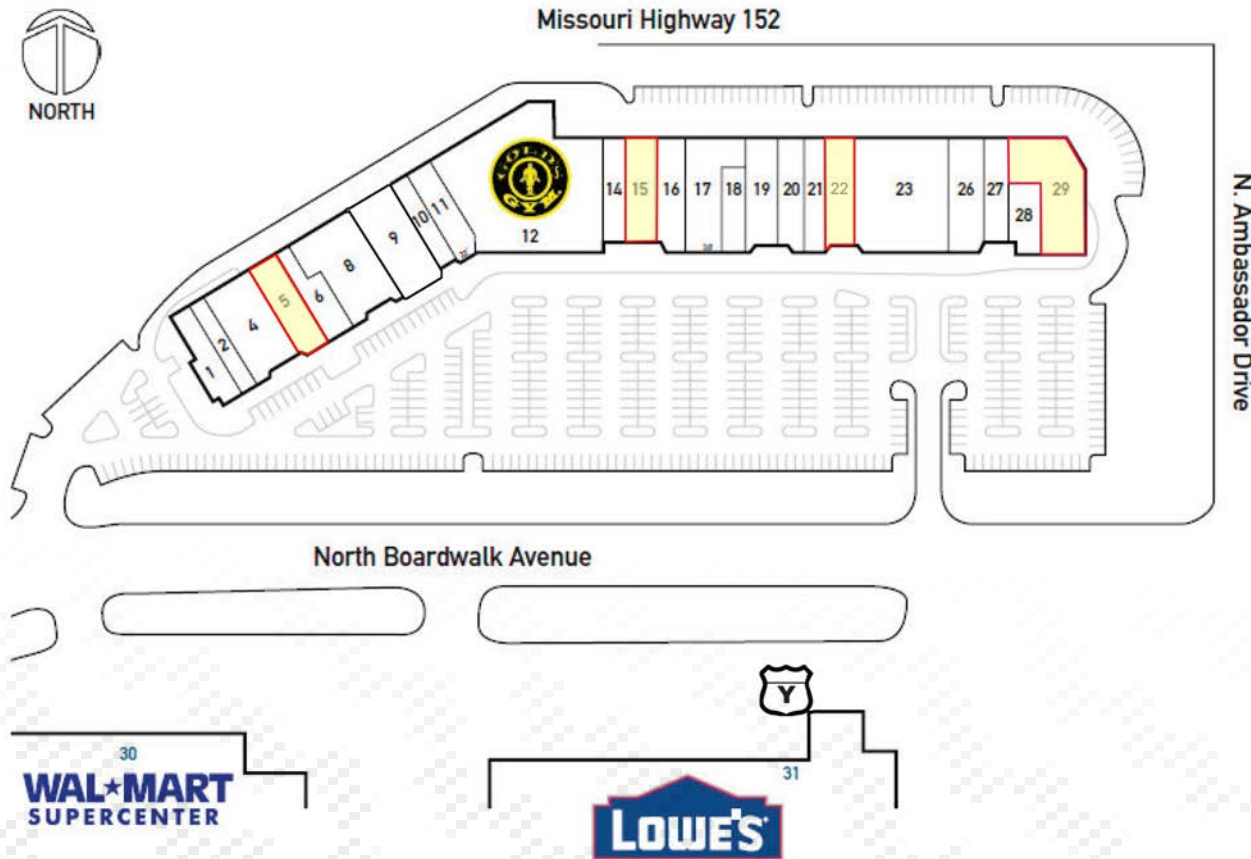
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**Newmark Grubb**  
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## CURRENT AVAILABILITIES



Unit	Sq. Ft.	Tenant
1	2,801	Chipotle
2	2,195	GameStop
4	5,786	Maurices
5	3,294	VACANT
6	2,000	Yankee Candle
7-8	8,235	The Brewtop Pub and Patio
9	5,987	Pasliz
10	2,158	Cuong Ngoc & Van Nguyen
11	2,390	Firenza Pizza
12	22,147	Genesis Health Club
14	3,500	Christopher Banks
15	4,200	VACANT
16	4,423	Moonlight Hibachi & Steak
17	4,572	Aspen Salon & Spa
18	3,374	CJ Banks
19	4,620	Jewelry by Morgan
20	3,580	Art & Frame Warehouse
21	2,763	PT Solutions
22	4,040	VACANT
23	12,300	Rally House
26	4,935	Kirkland's
27	3,477	Hallmark
28	2,360	Portrait Innovations
29	7,200	VACANT

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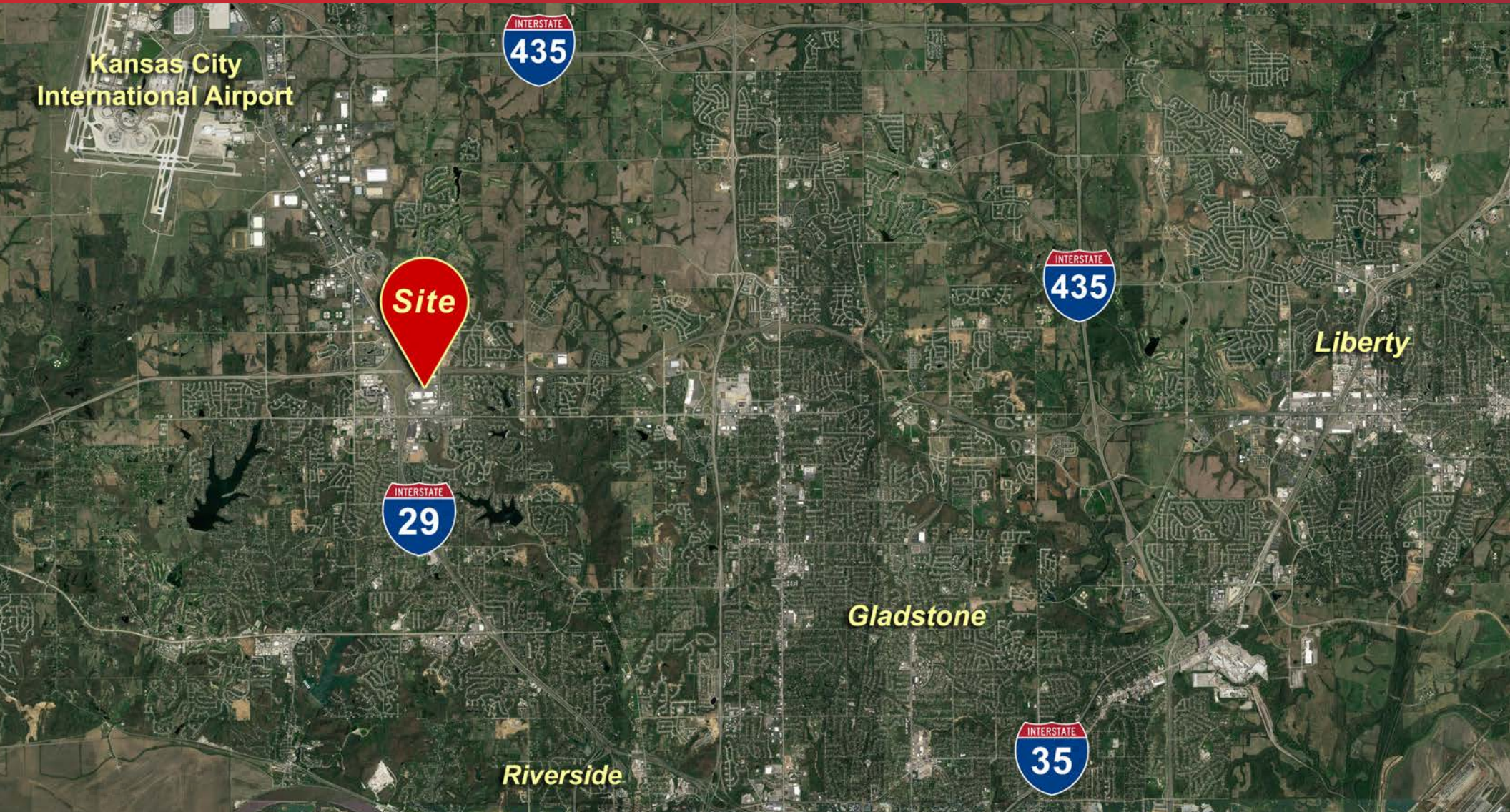
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PROPERTY PICTURES



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## AREA DEMOGRAPHICS

### KANSAS CITY NORTH:

North of the Missouri River in Platte County lies the northern edge of the Kansas City proper. Platte County is one of the fastest growing areas in the Kansas City region. The location is ideal as lies minutes from Downtown Kansas City and the Kansas City International Airport.

### HOUSEHOLD INCOME

Platte County residents have a household median income of \$74,646. This is far and away above the national US average of \$61,372.

### REGIONAL SHOPPING HUB

The Shops at Boardwalk is located in the busiest retail sector north of the River. With the popular Zona Rosa and Tiffany Springs Shopping Centers in walking distance away. St. Luke's North Hospital is also located within walking distance of the center. Several hotels are within a mile of the shopping center servicing extended stay travelers as well as others.

### 3 AND 5 MILE RADIUS STATISTICS

Within a 3 mile radius the 2019 population is at 47,847 residents and is forecast to increase 9% in the next 5 years. The median income in a 3 mile radius is \$77,092. Within a 5 mile radius the 2019 population is at 119,224 residents and forecast to increase 9.2% in the next five years. Median household income in a 5 year radius is \$74,307.

		ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	2000 Population	939	28,708	60,416
	2010 Population	3,872	42,480	84,673
	2019 Population	13,526	47,847	119,224
	2024 Population	12,669	48,003	113,348
	2019 Median Age	34.60	37.70	37.50
HOUSEHOLDS	2000 Households	421	10,598	22,450
	2010 Households	1,593	15,683	31,430
	2019 Total Households	6,023	20,202	44,794
	2024 Total Households	6,733	22,583	50,075
	2019 Average Household Size	2.3	2.3	2.4
INCOME	2019 Median Household Income	\$62,267	\$77,092	\$74,307
	2024 Median Household Income	\$67,746	\$83,876	\$80,846
	2019 Average Household Income	\$78,070	\$84,494	\$87,163
	2024 Average Household Income	\$84,003	\$90,915	\$93,787
HOUSING	2000 Total Housing Units	471	11,106	23,433
	2010 Total Housing Units	1,815	16,886	33,611
	2019 Total Housing Units	2,455	18,304	36,434
	2024 Total Housing Units	3,112	20,225	40,259

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