Twin Creeks

NWC BARRY RD & HWY 169, KANSAS CITY, MO

LANE4

HIGHLIGHTS

- Join Target and Kohl's along with junior anchors Ross, Ulta, Petco, and Furniture Deals
- Located at the major crossroads of NW Barry Road and US 169 Highway; easily accessible from Highway 152
- Excellent visibility from NW Barry Road & US 169 Highway
- Next to the Northland's Costco Wholesale Club
- Adjacent to proposed 74 AC single-family & multifamily development
- Just minutes south of Twin Creeks residential area: anticipated 75,000 new residents

DEMOGRAPHICS

	3 MILE	5 MILE
Population	64,920	144,277
Avg. HH Income	$79,240	$82,183
# of Businesses	1,295	3,450
Daytime Population	41,043	101,702

4705 Central Street | Kansas City, MO 64112
816.960.1444 | lane4group.com

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Placer.ai Metrics:

	Est. # of Customers	Est. # of Visits	Avg. Visits/ Customers
Twin Creeks	382.2K	1.74M	4.56
TARGET	246.1K	961K	3.91
COSTCO WHOLESALE	256.8K	1.44K	5.60

July 1, 2019 - June 30, 2020

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18' Monument Sign

35' Monument Sign

#	Junior Box Spaces	SF
4B	AVAILABLE	8,243 SF
6	AVAILABLE	30,651 SF

#	Available Space	SF
14	AVAILABLE	1,550 SF
15	AVAILABLE	1,672 SF

Lot	Pad Sites	AC
Lot B	AVAILABLE	7.5 AC
Lot C	AVAILABLE	1.29 AC
Lot 2C	AVAILABLE	.82 AC
Lot F	AVAILABLE	1.81 AC
Lot G	AVAILABLE	2.0 AC
Lot H	AVAILABLE	13.17 AC * Divisible

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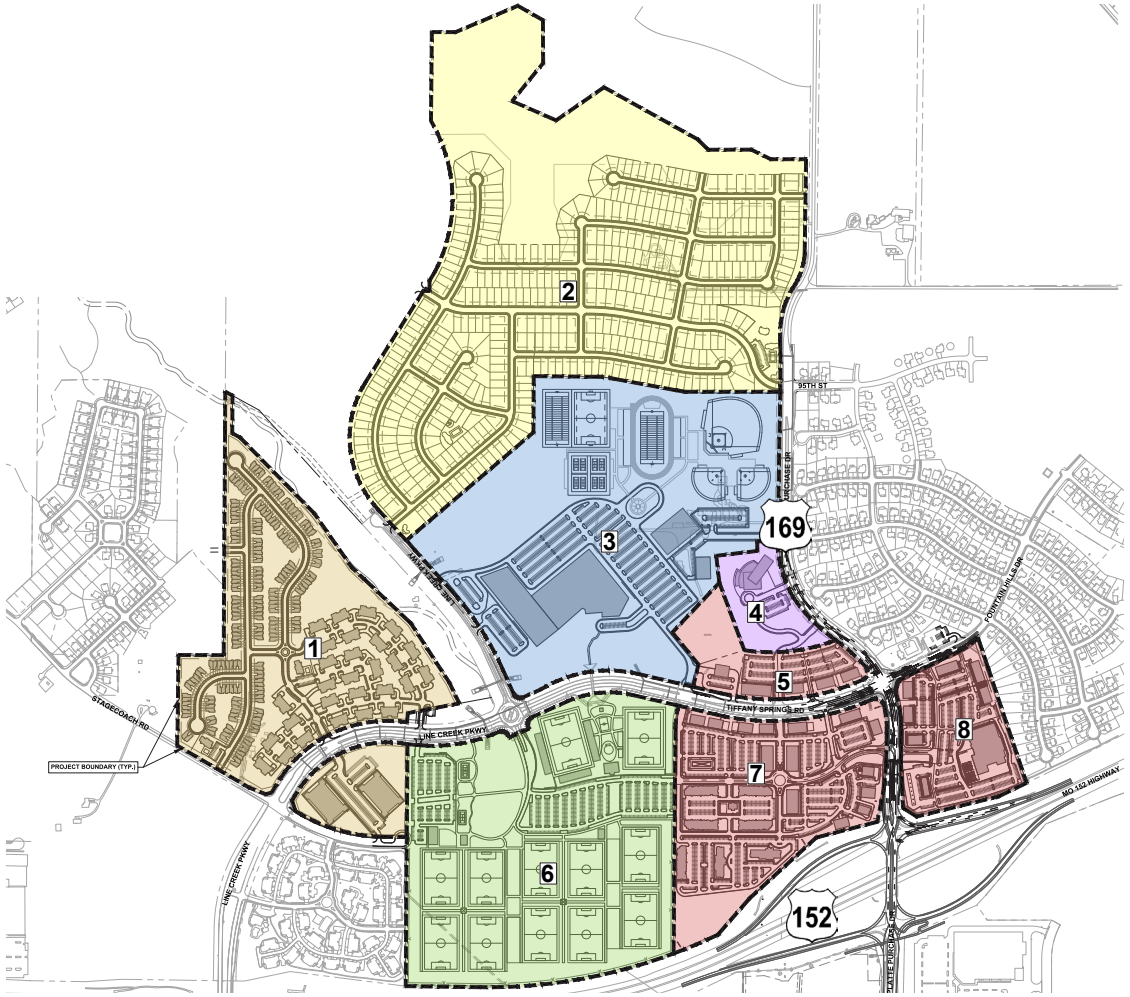
TWIN CREEKS VILLAGE MASTER PLAN

	1	63.63 AC	Townhouses, Big-Homes, & Apartments
	2	138.59 AC	Single Family
	3	86.13 AC	Middle School, High School, & Athletic Fields
	4	8.02 AC	Civic
	5	11.18 AC	Retail/Commercial & Civic
	6	76.71 AC	*Multi-use Outdoor Sports Complex
	7	37.86 AC	Retail/Commercial, Apartments, & Short-Term Residential
	8	17.10 AC	Retail/Commercial

** 1.5M projected annual visitors*



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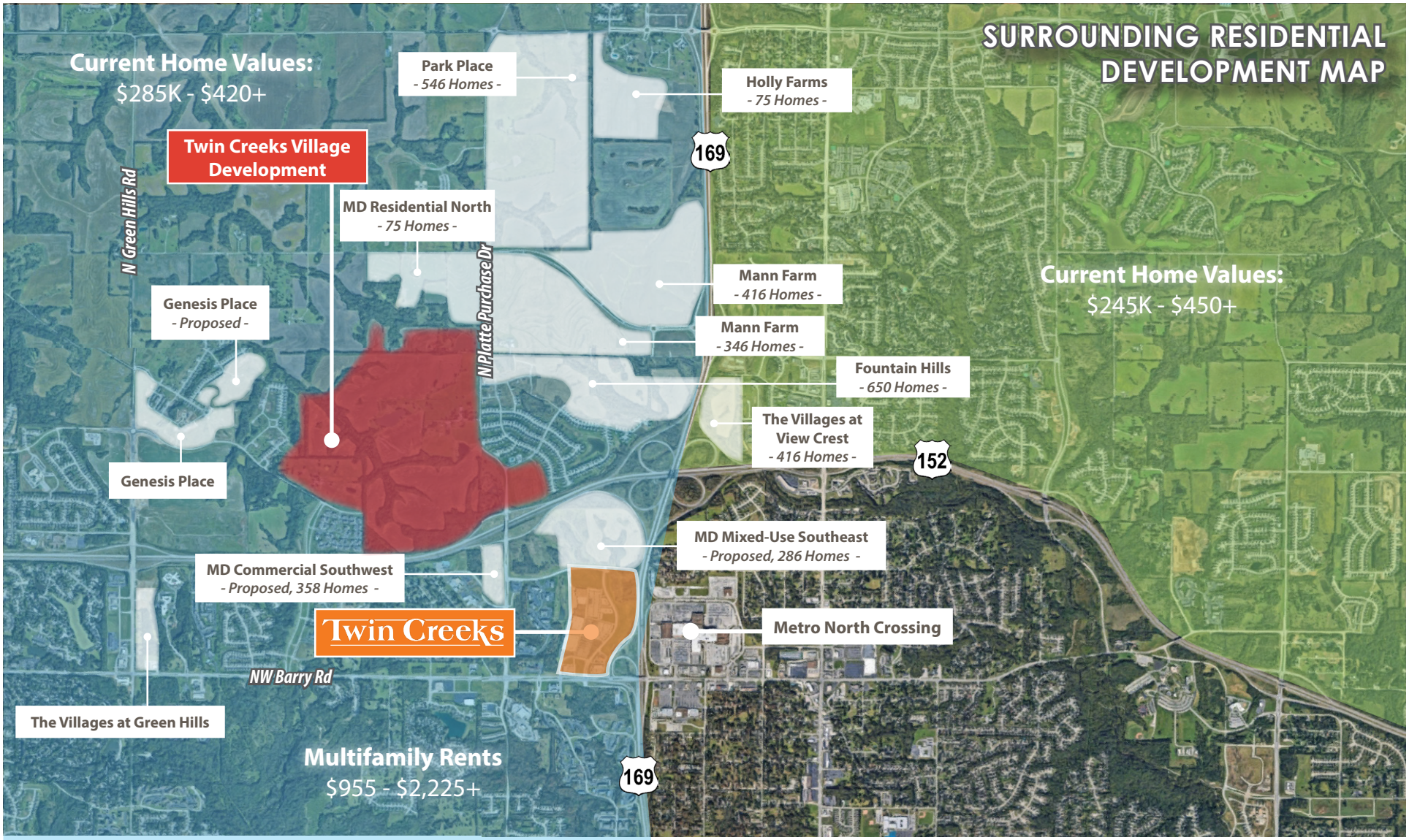

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