



VIEW SUITE M

2,167 SF

AVAILABLE

PIPER PLAZA RETAIL CENTER

RETAIL SPACE FOR LEASE

10900 PARALLEL PKWY • RETAIL CENTER • KANSAS CITY, KS

CHASE GLAESER

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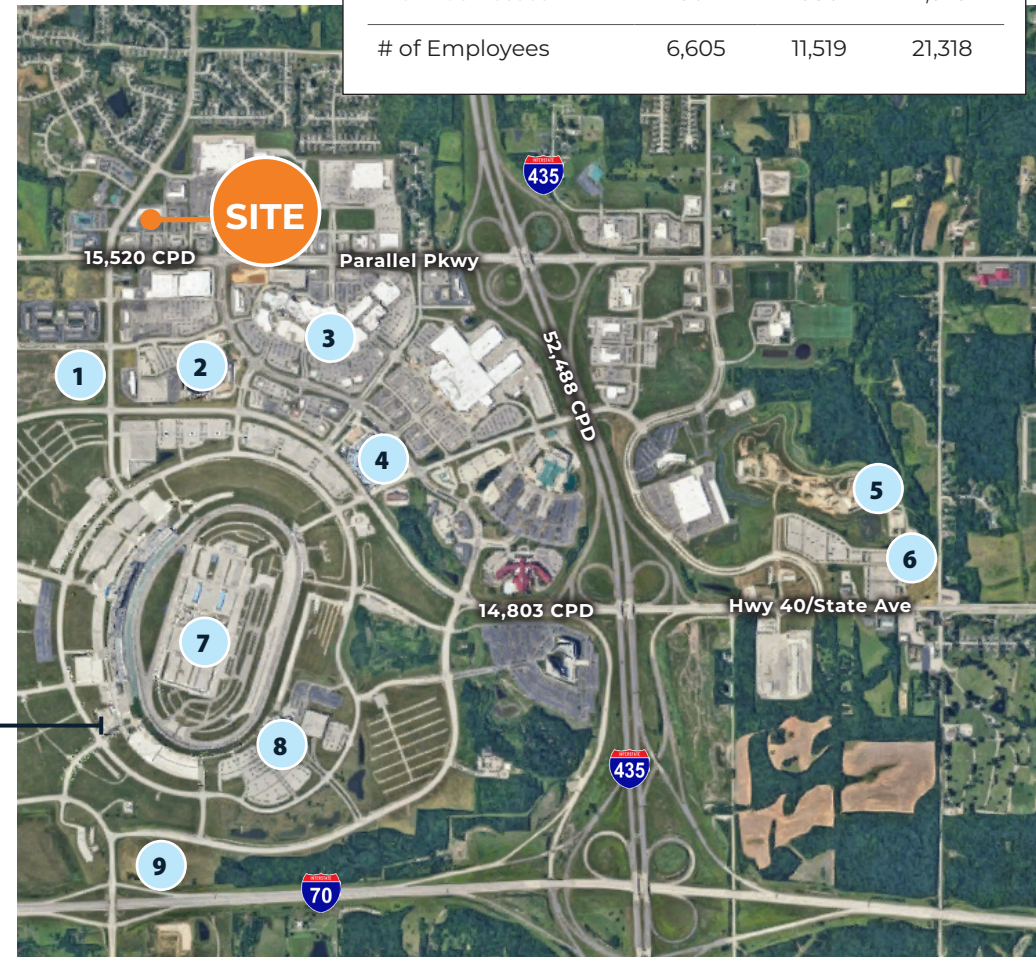
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PROPERTY HIGHLIGHTS

- **2,167 SF** small shop space available (*current medical buildout*)
 - Rare vacancy located next to the Outlet Legends Mall in the heart of Kansas City's retail and entertainment corridor
 - Shopping center sees 529,600 visits per year, with an average dwell time of 50 minutes (*Placer. Ai 2024*)
- Immediate access to I-435 and I-70
 - Over 68,000 CPD on Parallel Pkwy and I-435
- Strong tenant mix including Anytime Fitness, Danny's Bar, and Arc Physical Therapy
- Excellent parking for retail/restaurant user: 7.31/1000 SF

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	3,507	15,722	47,119
Avg. HH Income	\$96,986	\$111,081	\$95,662
# of Businesses	301	586	1,373
# of Employees	6,605	11,519	21,318



LOCATED IN KANSAS CITY, KS PREMIERE RETAIL CORRIDOR

1. AMERICAN ROYAL COMPLEX
2. LEGENDS FIELD
3. THE LEGENDS OUTLETS
4. CHILDREN'S MERCY PARK
5. HOMEFIELD REDEVELOPMENT
6. MARGARITAVILLE HOTEL
7. KANSAS SPEEDWAY
8. HOLLYWOOD CASINO
9. BUC-EE'S GAS STATION

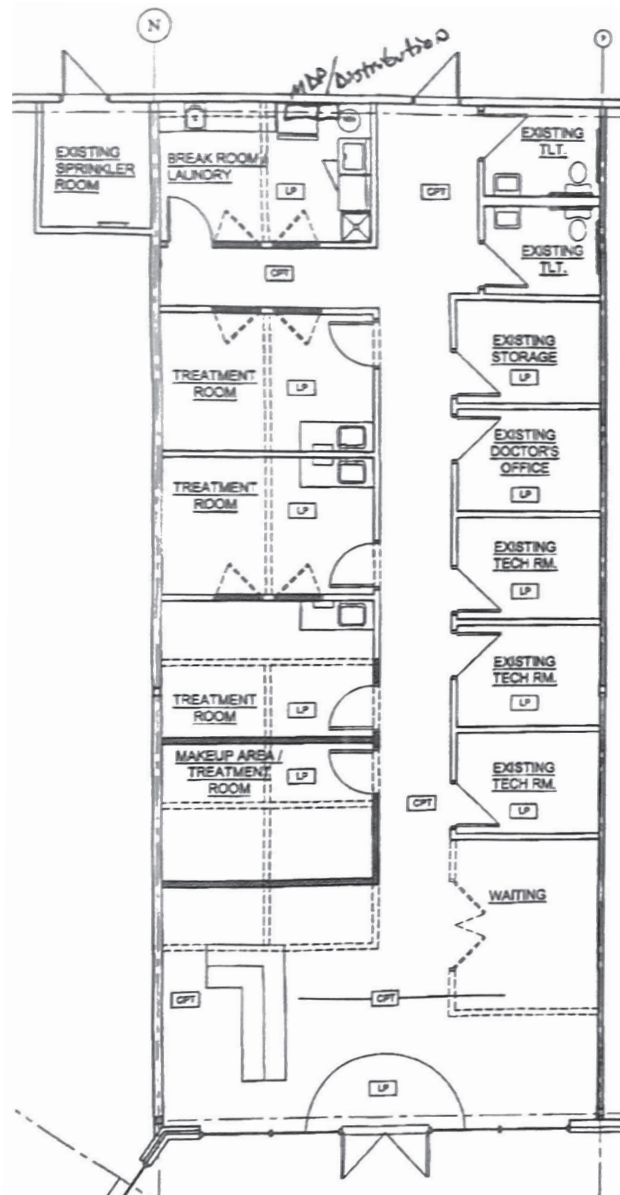
SITE PLAN



STE	TENANT	SF
A	Piper Family Dentistry	_____
C	Pizza Hut	_____
E	Quest Diagnostics	_____
F	Fresh Donuts	_____
G	Sports Clips	_____
I	ARC of Kansas City	_____
J	State Farm	_____
K	UPS	_____
L	Tiara Nails	_____
M	AVAILABLE	2,167 SF
N	Starting Point Dental	_____
P	Anytime Fitness	_____
Q	Danny's	_____

Note: Suite M current medical build out.





SUITE M
2,167 SF - Current Medical Buildout



Planned
American Royal Complex
115 AC State-of-the-Art Complex



KOHL'S



Parallel Pkwy



National Training Center

98th St



15,520 CPD



Legends 267 Apartments
Multifamily Development
- Opening 2024 -



The Legends Auto Plaza

FRONTIER JUSTICE
FAYE • FAMILY • FREEDOM



Homefield Redevelopment
\$648.1M Mixed-Use Sports Complex

52,488 CPD



MENARDS



Margaritaville Hotel
\$150M Hospitality Development
- Opening Spring 2025 -

14,803 CPD

Hwy 40/State Ave



HOLLYWOOD Casino
AT KANSAS SPEEDWAY



Buc-ee's Gas Station
- Construction Begins Spring 2025 -

