



1,250 SF

AVAILABLE

Oak Barry Center

RETAIL SPACE FOR LEASE

500 NE BARRY RD | KANSAS CITY, MO

ANDREW SANDBURG

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Property Highlights

- 1,250 SF for lease
- Elite grocery and fitness anchored shopping center
- Ample parking with 4.79 stalls per 1,000 SF
- Strategically located between Platte & Clay county, one of the **fastest growing submarkets in the region with a combined 18% growth rate between 2019 and 2024**
- Sits at the NE corner of Barry Rd & North Oak Trfk, seeing 14,500 CPD

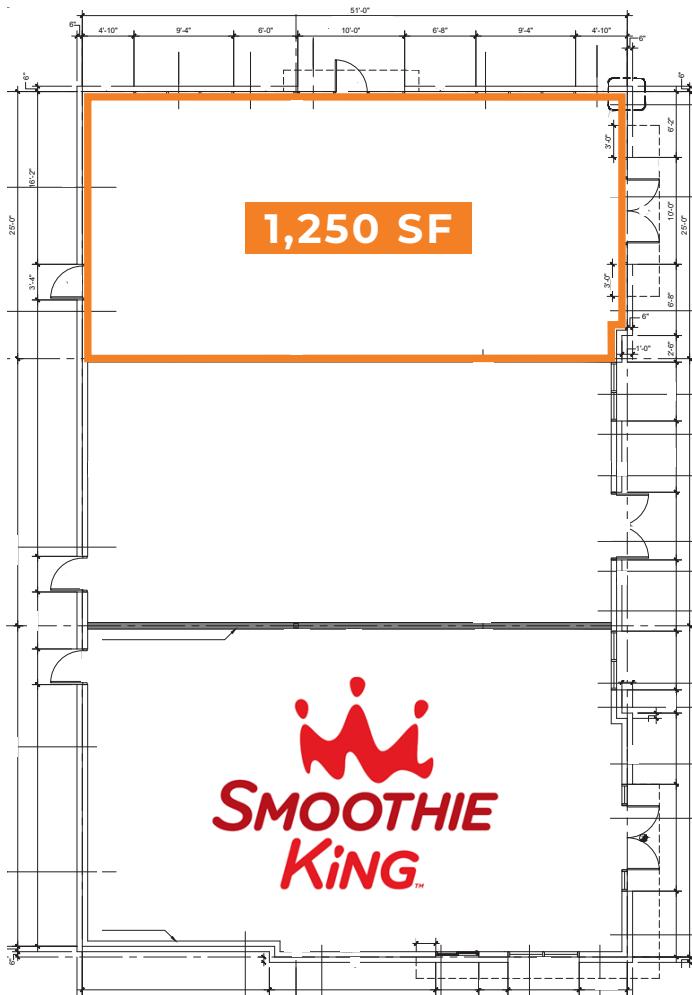
Demographics	1 MI.	3 MI.	5 MI.
Population	7,371	68,572	158,842
Avg. HH Income	\$88,725	\$108,207	\$110,832
# of Businesses	325	1,378	3,772
# of Employees	4,052	14,102	41,360

 Placer.ai

	Annual Visits	Ranking Index Based on Visits
Price Chopper	1M	3/31 in Missouri
Planet Fitness	506K	6/37 in Missouri
Dollar Tree	205.8K	10/191 in Missouri



Floor Plan



Placer.ai

Oak Barry Center recorded over **2.8 million visits** in 2025, reflecting a strong **10.8% Yo3Y growth**. A high **visit frequency of 9.31** demonstrates repeat customer loyalty, while top-tier performance ranks the center in the **89th percentile nationally** and **94th percentile statewide** among neighborhood centers.

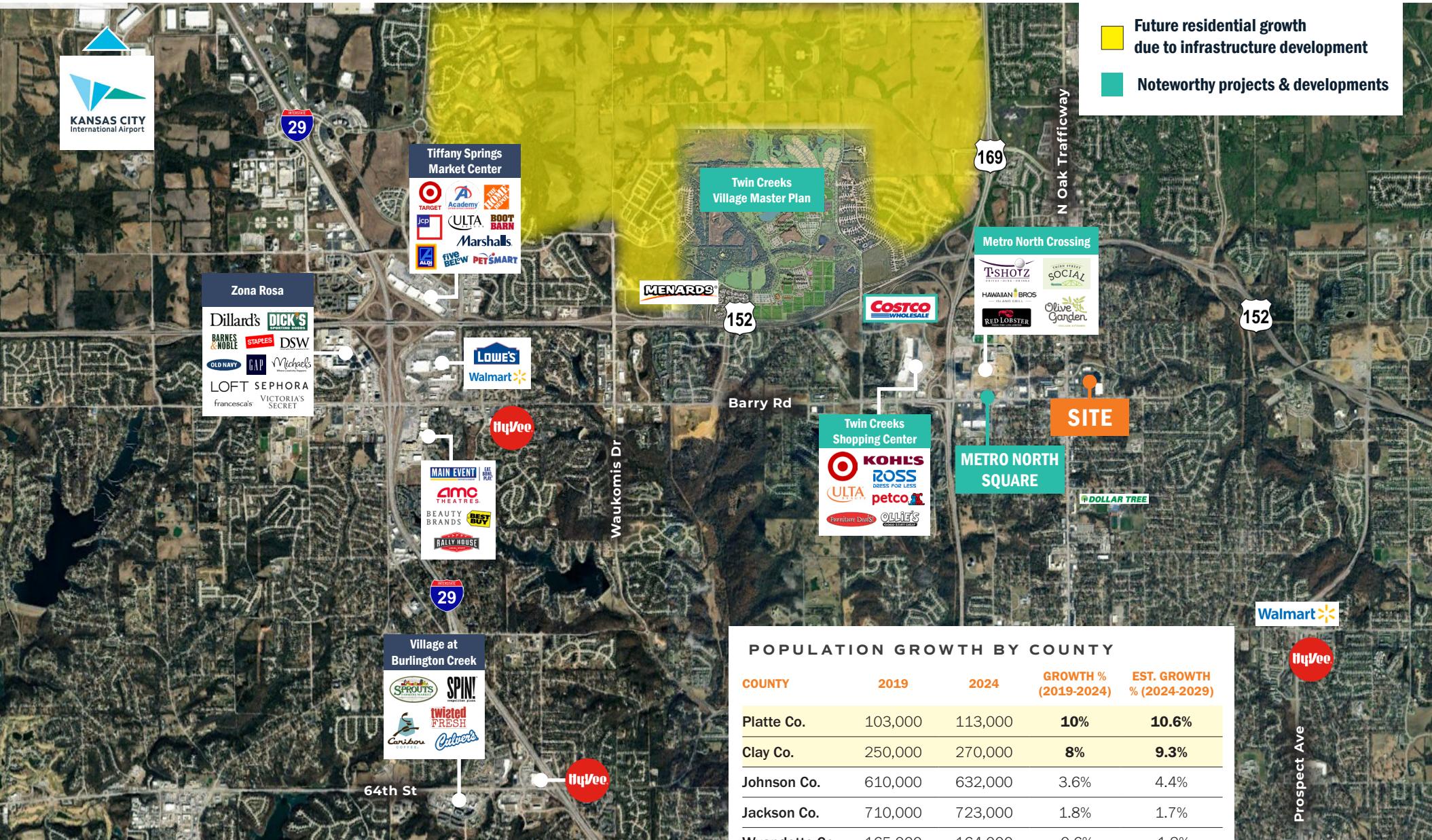
Oak Barry Center

LANE4



Market Aerial

LANE4



POPULATION GROWTH BY COUNTY

COUNTY	2019	2024	GROWTH % (2019-2024)	EST. GROWTH % (2024-2029)
Platte Co.	103,000	113,000	10%	10.6%
Clay Co.	250,000	270,000	8%	9.3%
Johnson Co.	610,000	632,000	3.6%	4.4%
Jackson Co.	710,000	723,000	1.8%	1.7%
Wyandotte Co.	165,000	164,000	-0.6%	-1.2%

U.S. Census Bureau