



# Oak Barry Center

**PAD SITE FOR GROUND LEASE**

500 NE BARRY RD | KANSAS CITY, MO

**1.03 AC  
AVAILABLE**

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# PROPERTY HIGHLIGHTS

- 1.03 AC for ground 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 Road & North Oak Trafficway 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

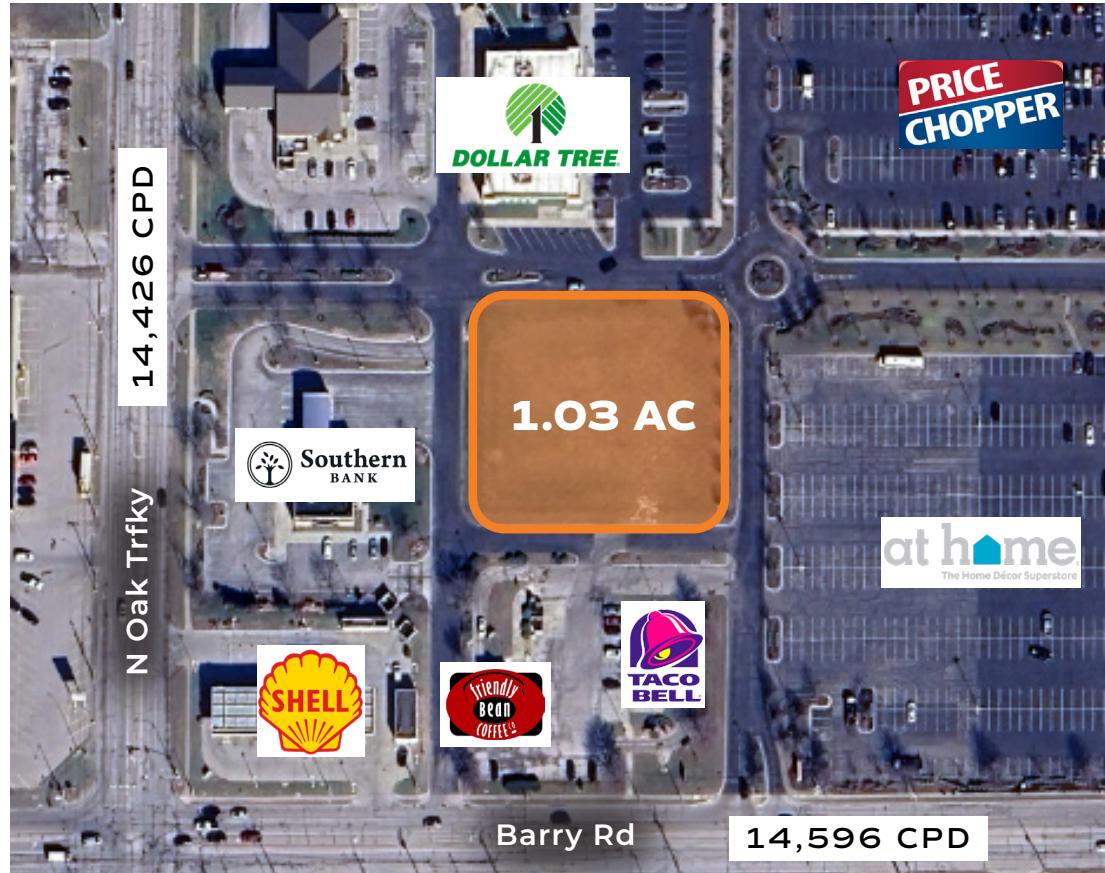

**Placer.ai**

**Annual Visits**  
*Based on Visits*

**Ranking Index**  
*Based on Visits*

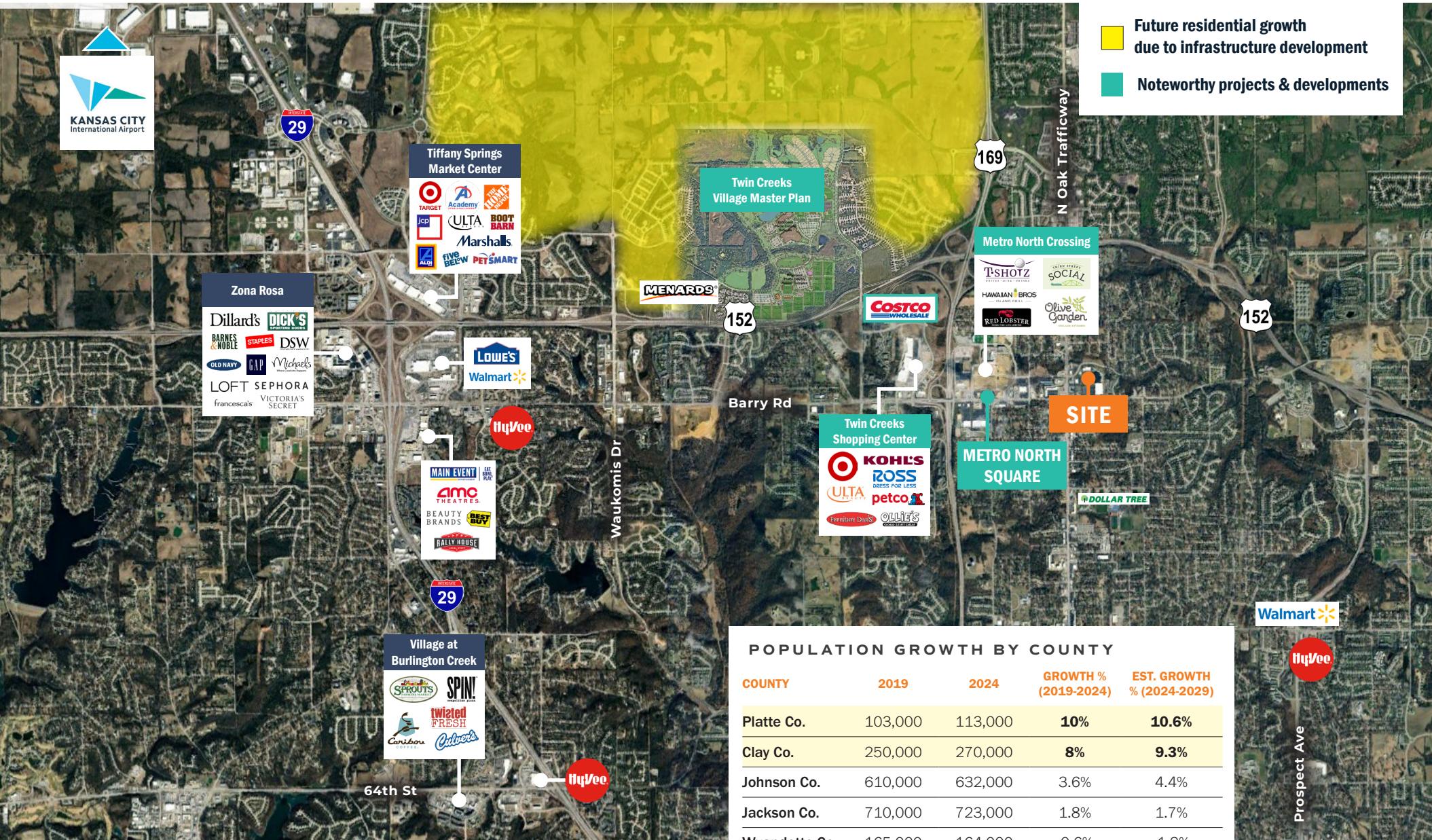
  

Price Chopper	1M	3/31 in Missouri
Planet Fitness	506K	6/37 in Missouri
Dollar Tree	205.8K	10/191 in Missouri



# 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