



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
- 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

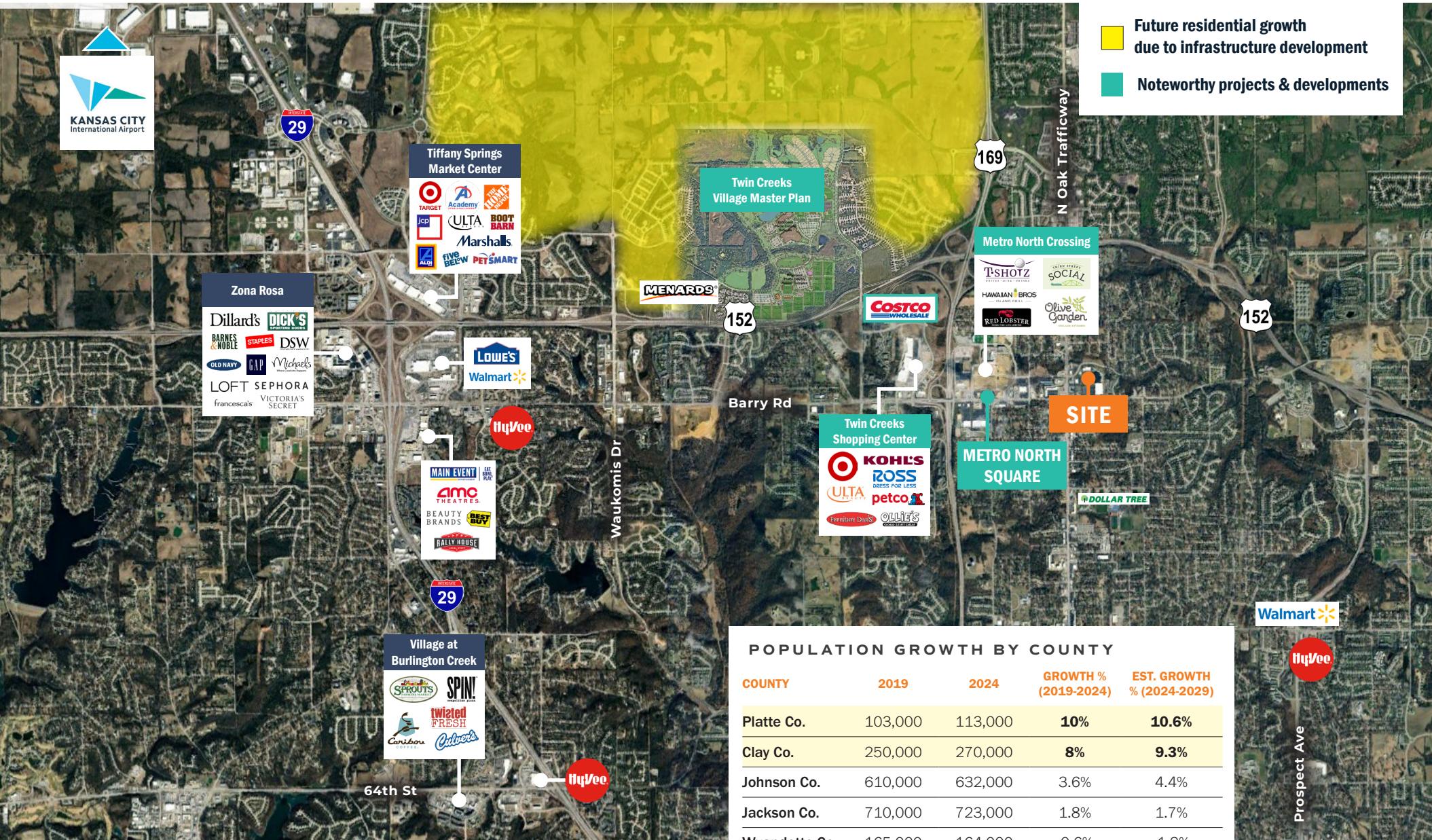
Price Chopper	1M	3/31 in Missouri
Planet Fitness	506K	6/37 in Missouri
Dollar Tree	205.8K	10/191 in Missouri

Ranking Index



Market Aerial

LANE4



U.S. Census Bureau