

Pad Site for Lease

Piper Plaza Retail Center

0.71 AC

10900 PARALLEL PKWY | KANSAS CITY, KS



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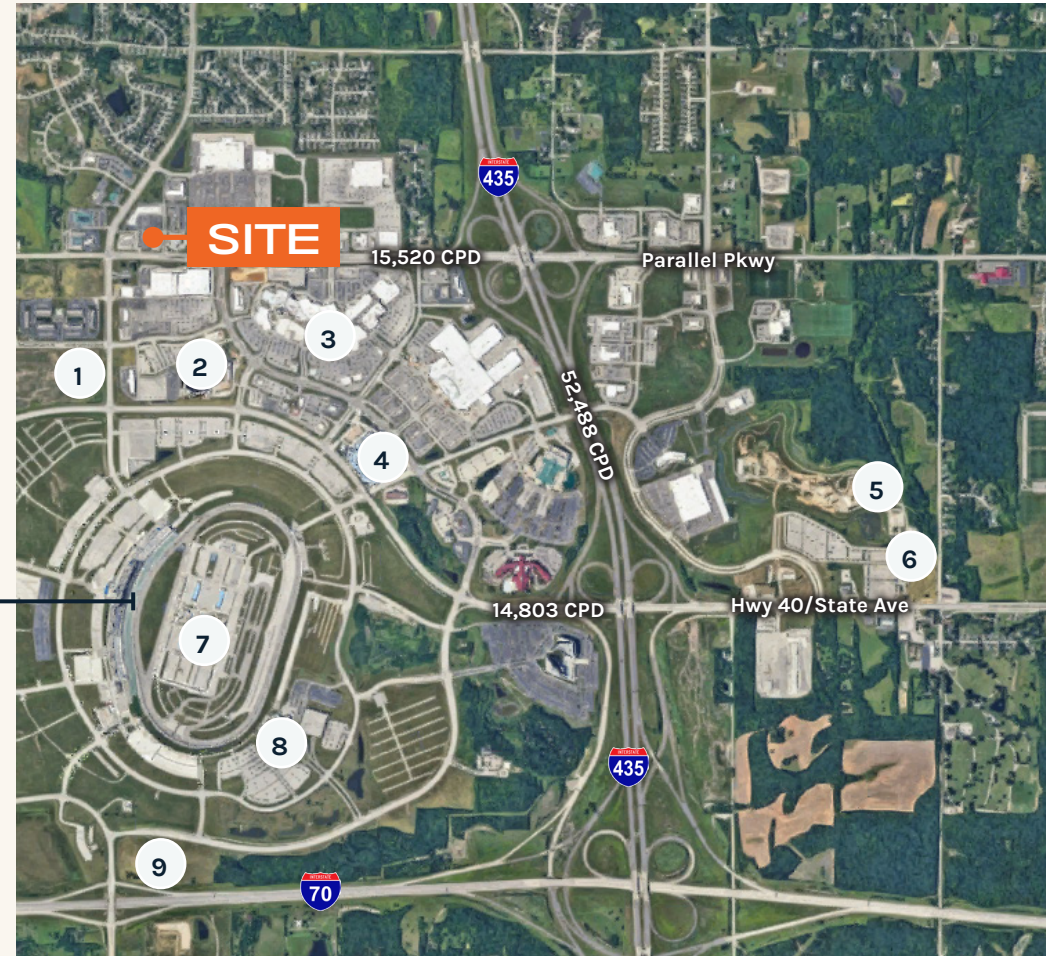
Property Highlights

- **2,167 SF** small shop space available
- Rare small shop vacancy located next to the Tanger Outlet Mall at Legends 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*)
- 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	\$95,986	\$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. Tanger Kansas City at Legends
4. Children's Mercy Park
5. Homefield Redevelopment
6. Margaritaville Hotel
7. Kansas Speedway
8. Hollywood Casino
9. Buc-ee's Gas Station



Market Aerial

