

Freestanding Building for Lease

Metro North Square

509 NW BARRY RD | KANSAS CITY, MO

49,921 SF



ANDREW SANDBURG
816.268.9111 | asandburg@lane4group.com

LANE4

Property Highlights

- 49,921 SF freestanding building for lease in the Northland's premier retail corridor
- Prime location at Barry Rd. and US 169 with strong traffic counts and visibility
- Ample parking: 5.49 spaces per 1,000 SF
- Excellent accessibility with multiple ingress/egress points + convenient access to US 169
- 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

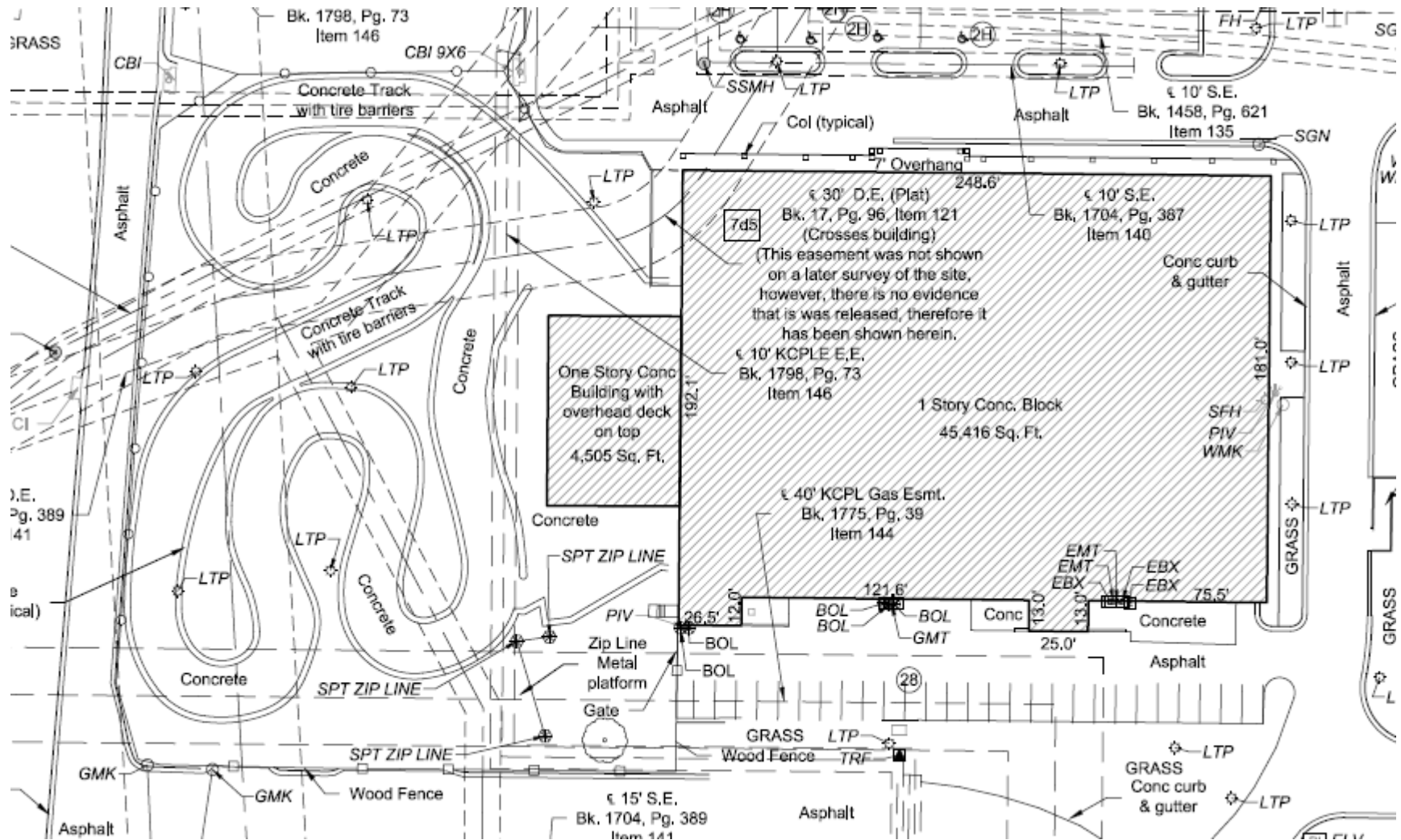
Demographics	1 MI.	3 MI.	5 MI.
Population	8,125	67,302	153,865
Avg. HH Income	\$89,138	\$100,164	\$104,039
# of Businesses	339	1,369	3,497
# of Employees	3,420	14,181	37,887



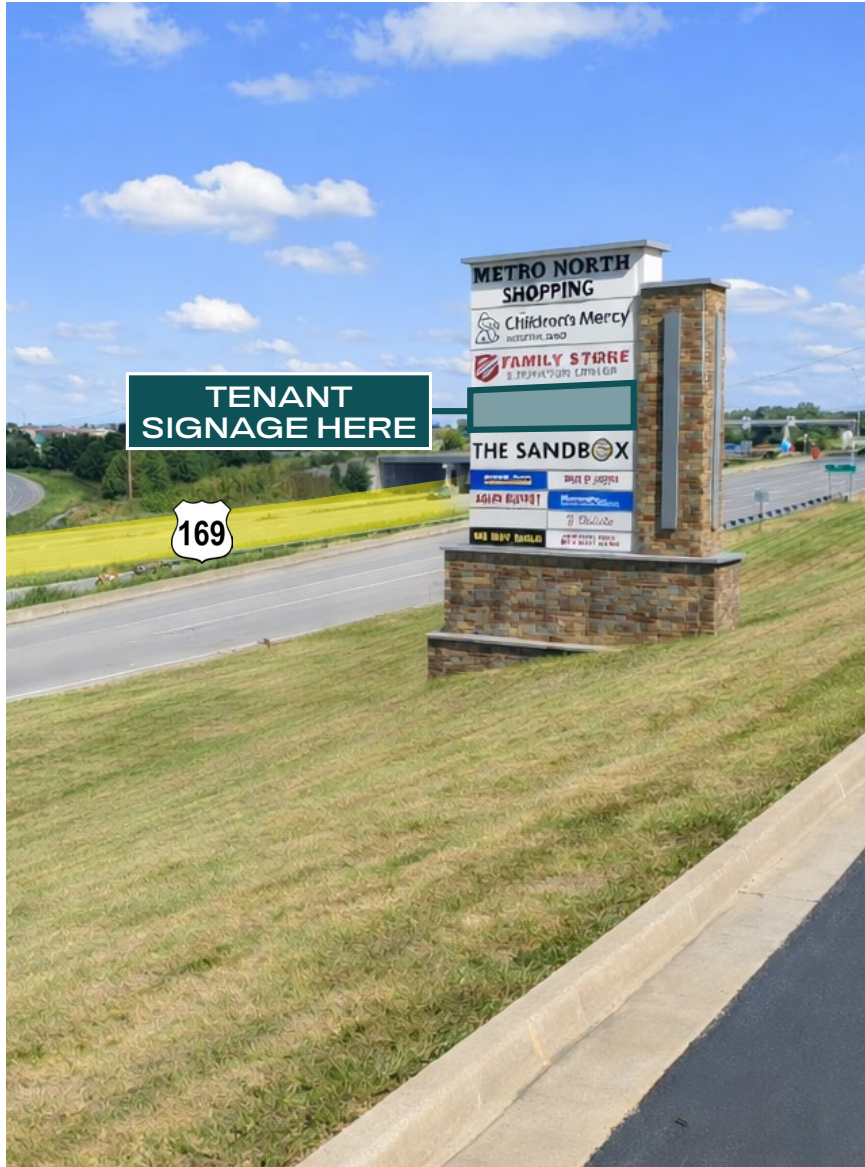
Tenant	Monthly Visits	Avg. Dwell Time
Children's Mercy	15,800	78 mins
Salvation Army	6,300	37 mins
Casey's	29,900	8 mins



Floor Plan



Highway Proximity



Market Aerial

