

Small Shop Retail

Oak Barry Center

500 NE BARRY RD | KANSAS CITY, MO

FULLY LEASED



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LANE4

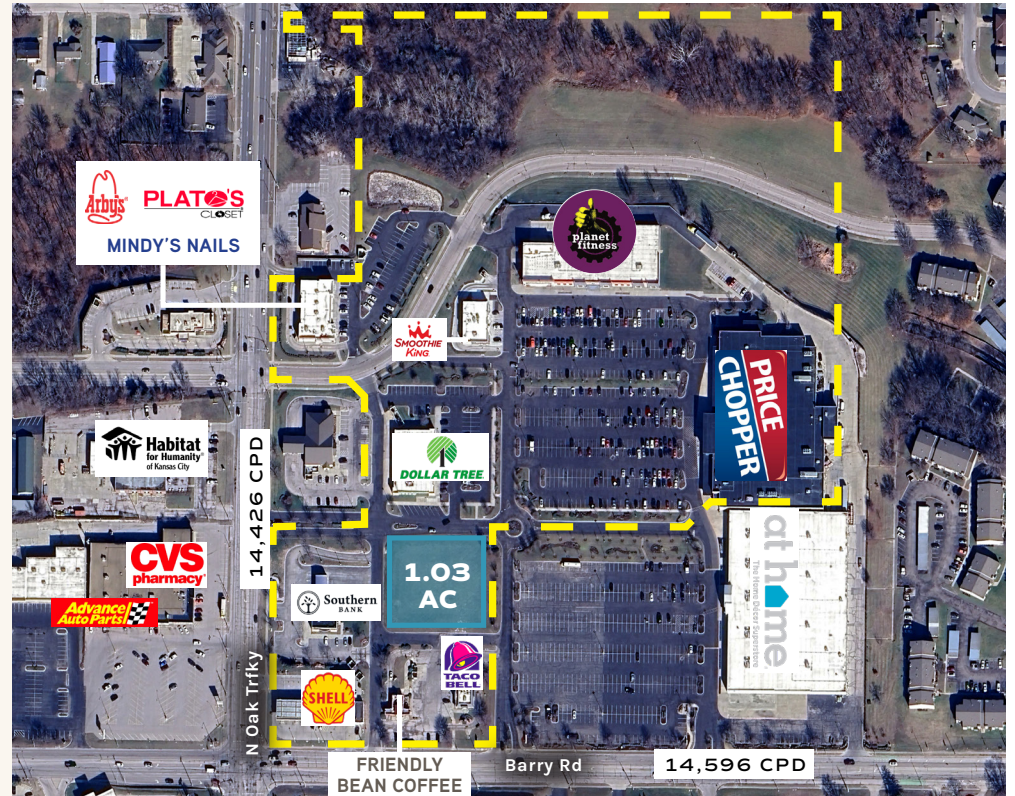
Property Highlights

- Fully leased small shop retail center
- 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 Trfky 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



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





2.8 million visits in 2025

10.8 YoY growth in visits since 2023

89th percentile nationally in terms of visits

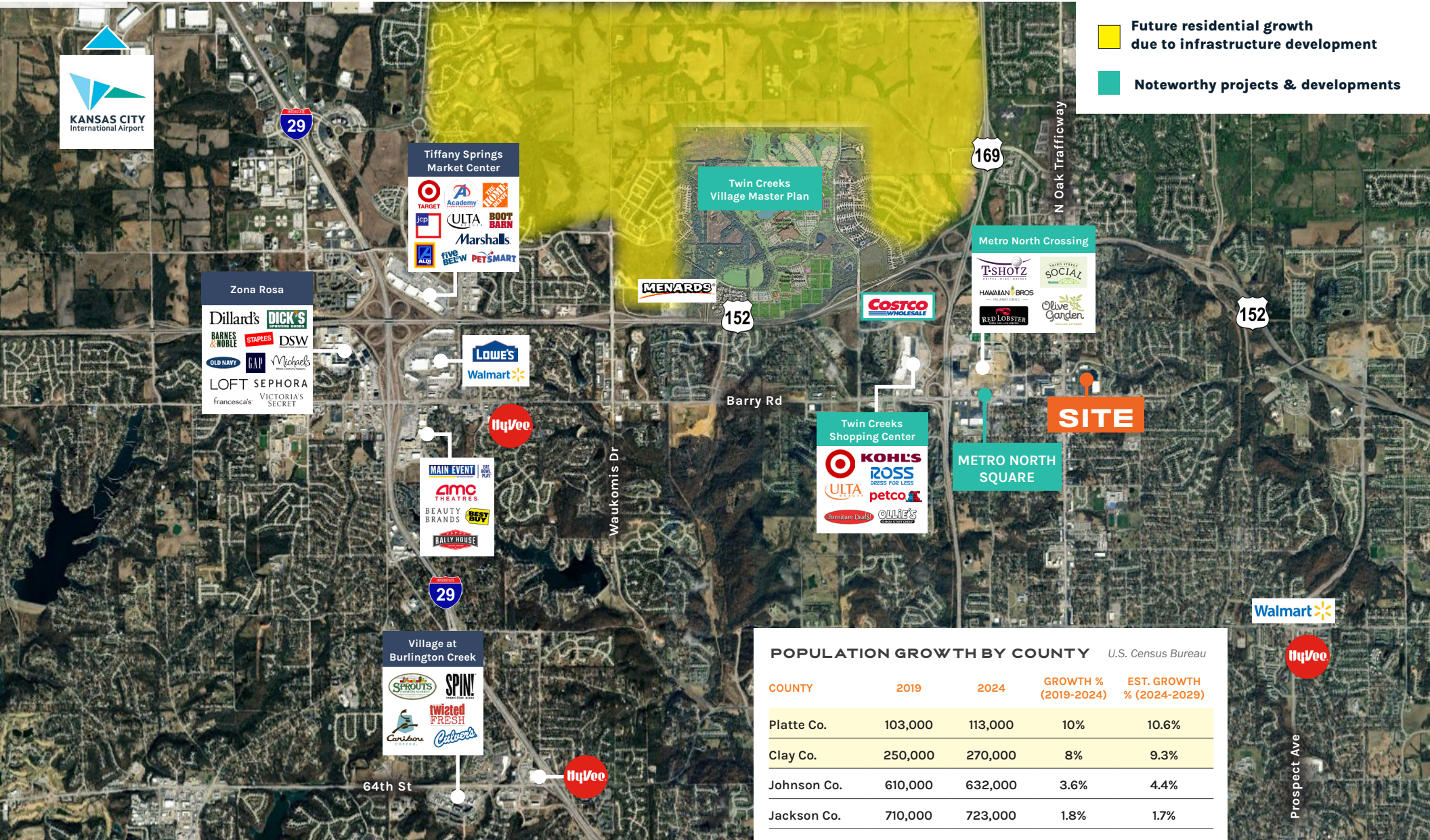
94th percentile in Missouri in terms of visits



Market Aerial



- Future residential growth due to infrastructure development
- Noteworthy projects & developments



POPULATION GROWTH BY COUNTY U.S. Census Bureau

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%

