



2,167 SF
AVAILABLE

PIPER PLAZA RETAIL CENTER

RETAIL SPACE FOR LEASE

10900 PARALLEL PKWY • **RETAIL CENTER** • KANSAS CITY, KS

CHASE GLAESER

816.268.9110 / cglaeser@lane4group.com

ANDREW SANDBURG

816.268.9111 / asandburg@lane4group.com

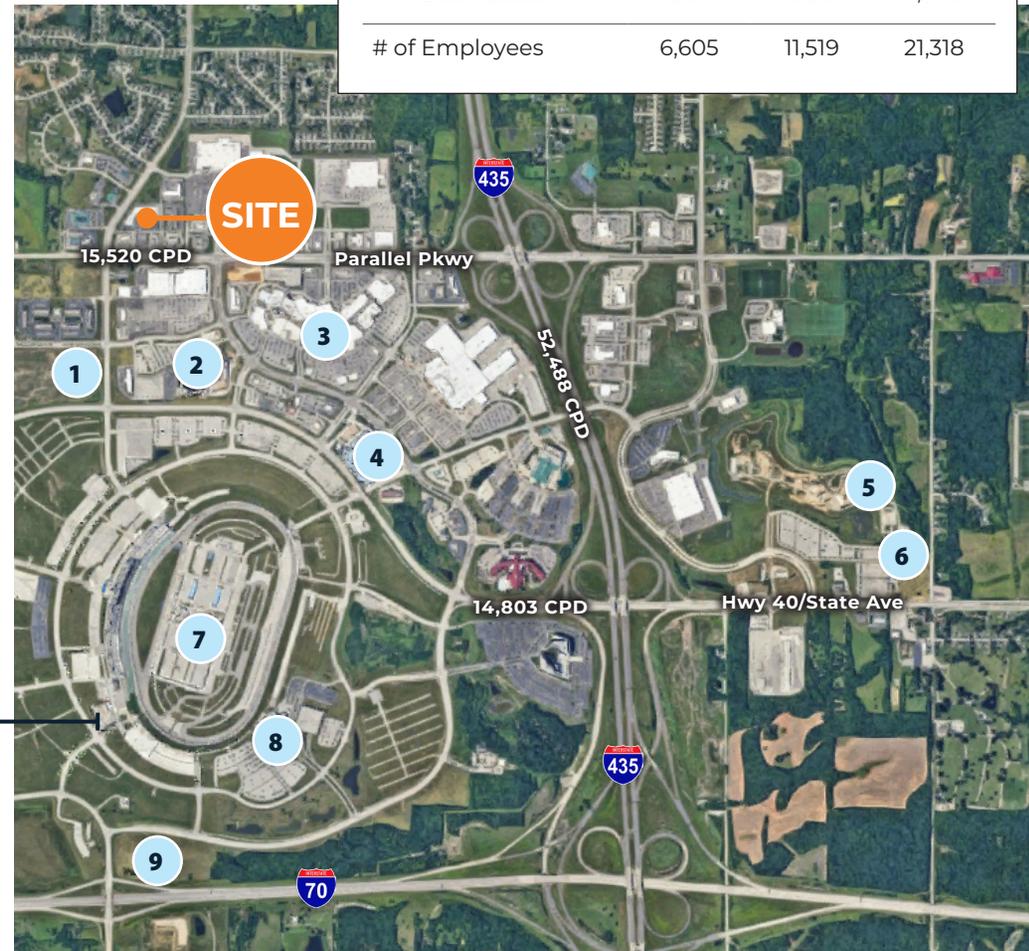
PROPERTY HIGHLIGHTS

- **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

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	3,507	15,722	47,119
Avg. HH Income	\$96,986	\$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



SITE PLAN



STE	TENANT	SF
A	Piper Family Dentistry	
C	Pizza Hut	
E	Quest Diagnostics	
F	Fresh Donuts	
G	Sports Clips	
I	ARC of Kansas City	
J	State Farm	
K	UPS	
L	Tiara Nails	
M	AVAILABLE	2,167 SF
N	Starting Point Dental	
P	Anytime Fitness	
Q	Danny's	





**Planned
American Royal Complex**
115 AC State-of-the-Art Complex

SITE

Walmart

KOHL'S

Sams Club

Planet Fitness

ALDI JCPENNEY TARGET

15,520 CPD

Legends 267 Apartments
Multifamily Development

Parallel Pkwy

The Legends Auto Plaza

USA
National Training Center

98th St

Homefield Redevelopment
\$648.1M Mixed-Use Sports Complex

The Tanger Outlets

DAVE & BUSTERS HomeGoods AMC THEATRES
Yard House Nike Factory Store BEAUTY BRANDS
RALPH LAUREN H&M TJ Maxx COACH
OLD NAVY AEO
GAP UNDER ARMOUR HELZBERG DIAMONDS adidas
LOFT OFF BROADWAY Eddie Bauer OUTLET
kate spade BANANA REPUBLIC
MICHAEL KORS VICTORIA'S SECRET EXPRESS

KANSAS CITY MONARCH SOFTBALL CLUB

LONGHORN STEAKHOUSE

Nebraska Furniture Mart

FRONTIER JUSTICE

ST. LOUIS BRUINS

Bass Pro Shops

DFA Dairy Farmers of America

MENARDS

GREAT WOLF LODGE

CAMPING WORLD

KANSAS SPEEDWAY

14,803 CPD

Hwy 40/State Ave

Margaritaville Hotel
\$150M Hospitality Development

435

HOLLYWOOD Casino AT KANSAS SPEEDWAY

BUC-EE'S
Buc-ee's Gas Station
- Construction Underway -