

Fully Leased Retail Center

Piper Plaza

10900 PARALLEL PKWY | KANSAS CITY, KS

FULLY LEASED



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 **BACELINE**
GROUP

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Property Highlights

- **Fully leased retail center**
- 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

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

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



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	Black Nine Golf	
N	Starting Point Dental	
P	Anytime Fitness	
Q	Danny's	



Market Aerial

