

Freestanding Building for Lease

Metro North Square

509 NW BARRY RD | KANSAS CITY, MO

49,921 SF

Do not disturb tenant



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LANE4

Property Highlights

- 49,921 SF freestanding building for lease in the Northland's premier retail corridor
 - **Do not disturb tenant**
- 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

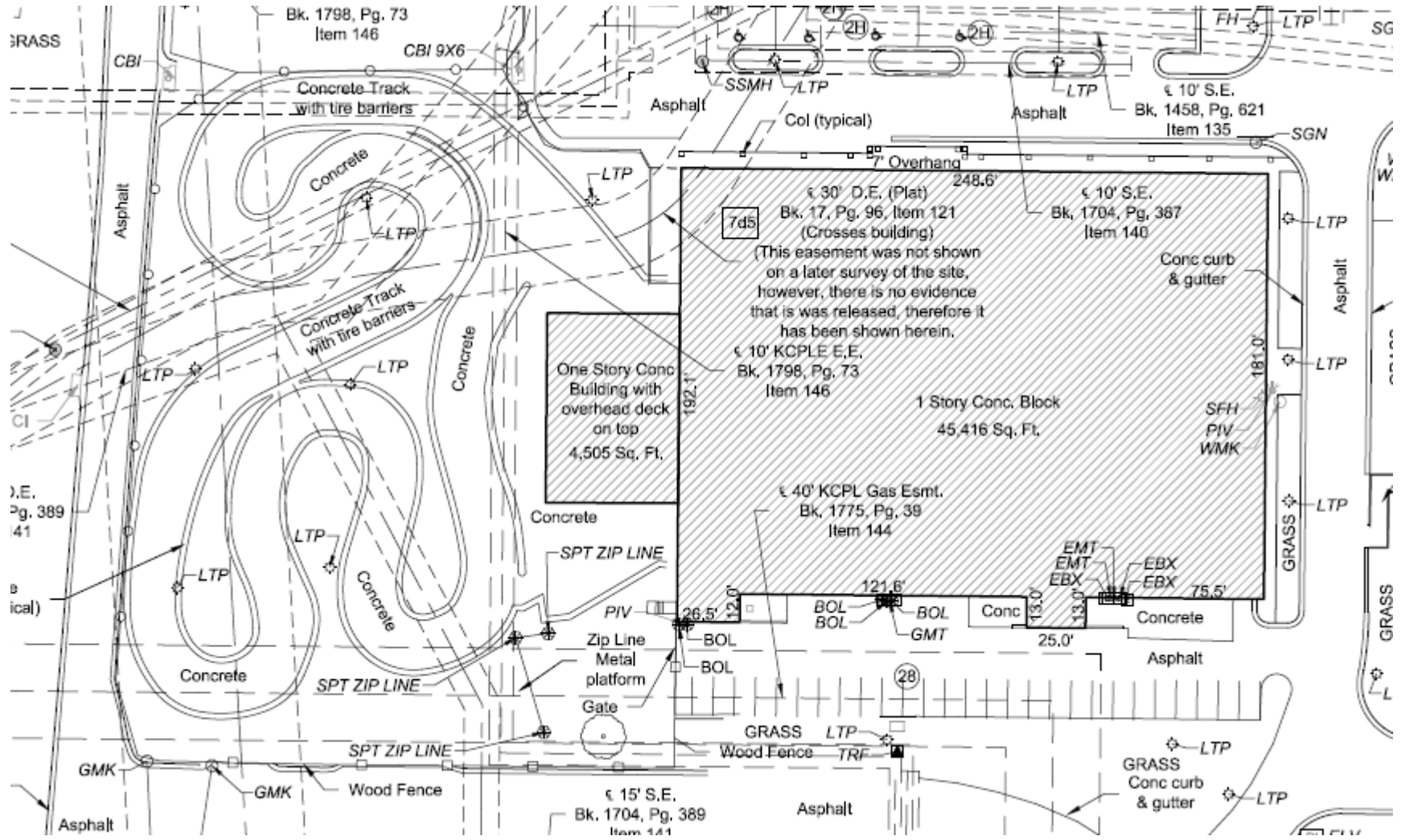
Demographics	1 MI.	3 MI.	5 MI.
Population	8,125	67,302	153,865
Avg. HH Income	\$89,138	\$100,164	\$104,039
# of Businesses	339	1,369	3,497
# of Employees	3,420	14,181	37,887



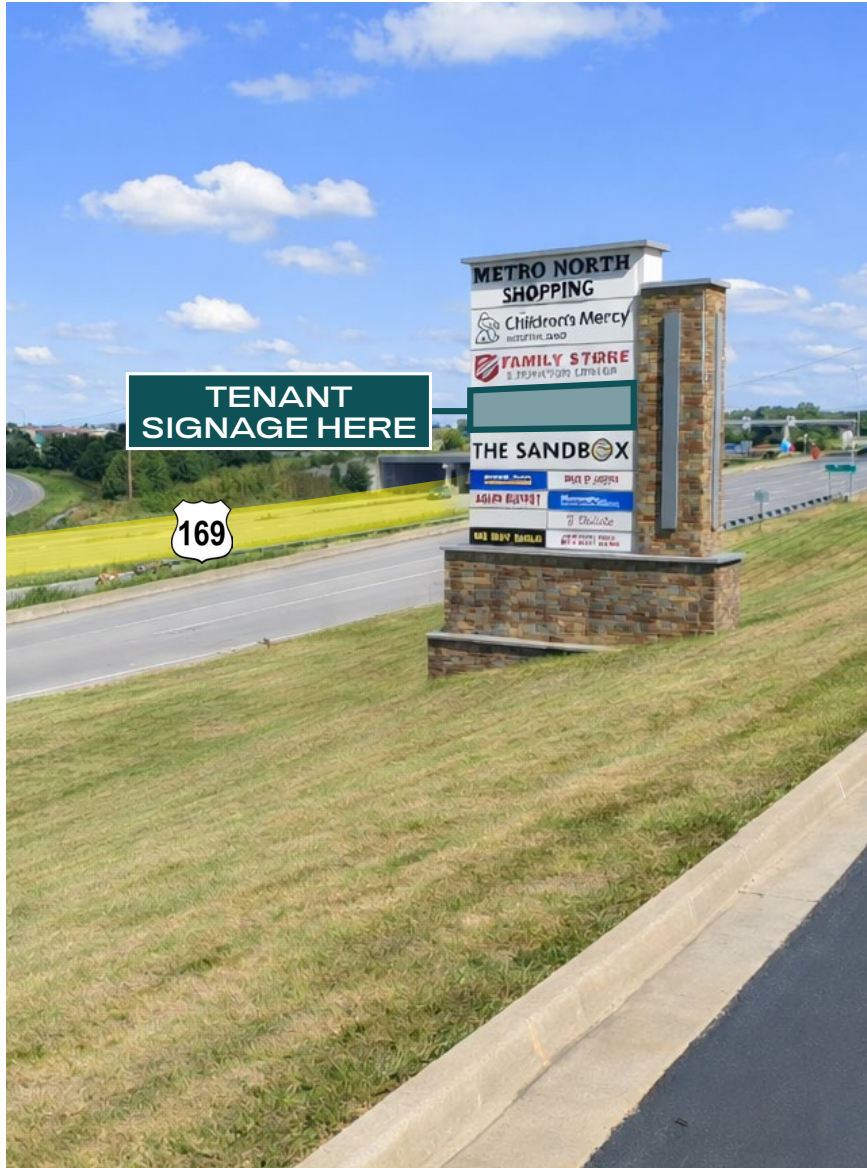
Tenant	Monthly Visits	Avg. Dwell Time
Children's Mercy	15,800	78 mins
Salvation Army	6,300	37 mins
Casey's	29,900	8 mins



Floor Plan



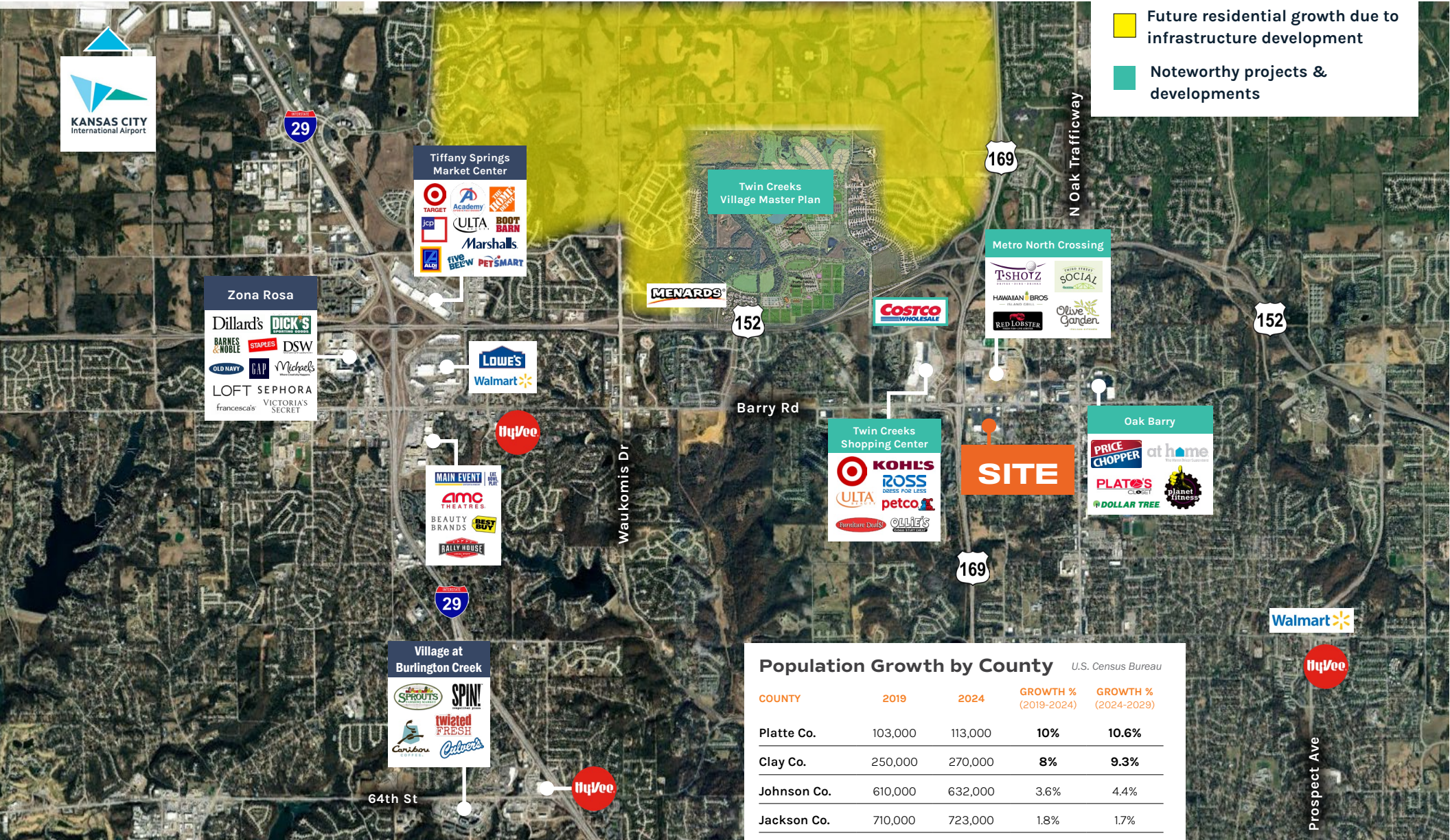
Highway Proximity



Market Aerial



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



Population Growth by County U.S. Census Bureau

COUNTY	2019	2024	GROWTH % (2019-2024)	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%

