

*Medical, Office, or Retail Space for Lease*

# Northland Retail/Office

1,966 SF

8407 N MAIN ST | KANSAS CITY, MO



# Property Highlights

- 1,966 SF for lease
- Ideal for medical, office, or retail users
- Prime Northland location positioned on the hard corner of NE Barry Rd and N Main St
- Excellent visibility and signage opportunity on Barry Rd
- Strategically located between Platte and Clay county, one of the fastest growing submarkets in the region with a combined 18% growth rate between 2019 and 2024
- Just down the street from Oak Barry Center with 2.8M visits annually

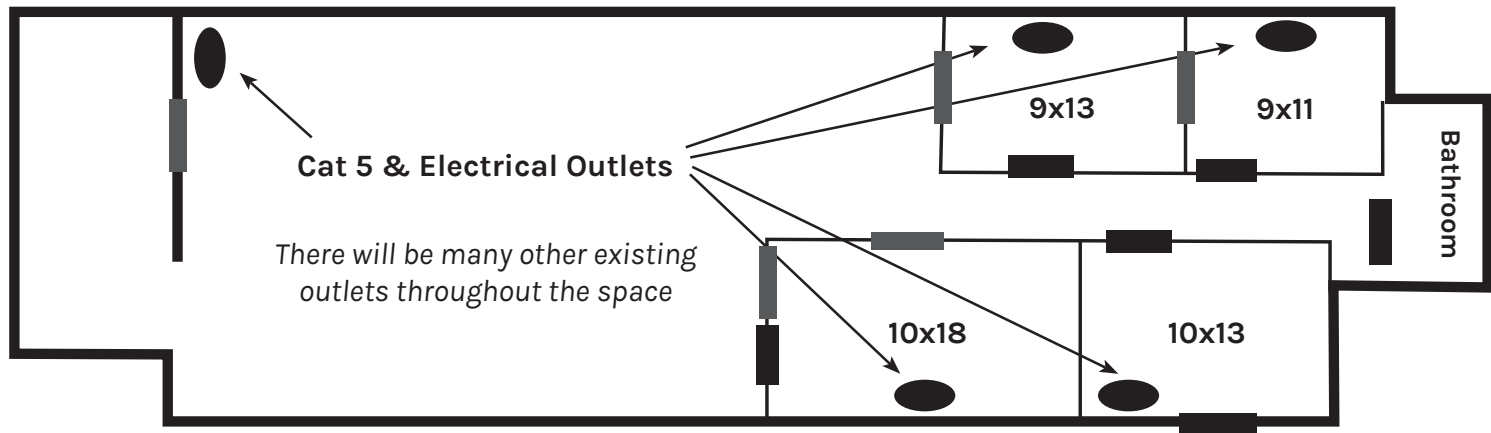
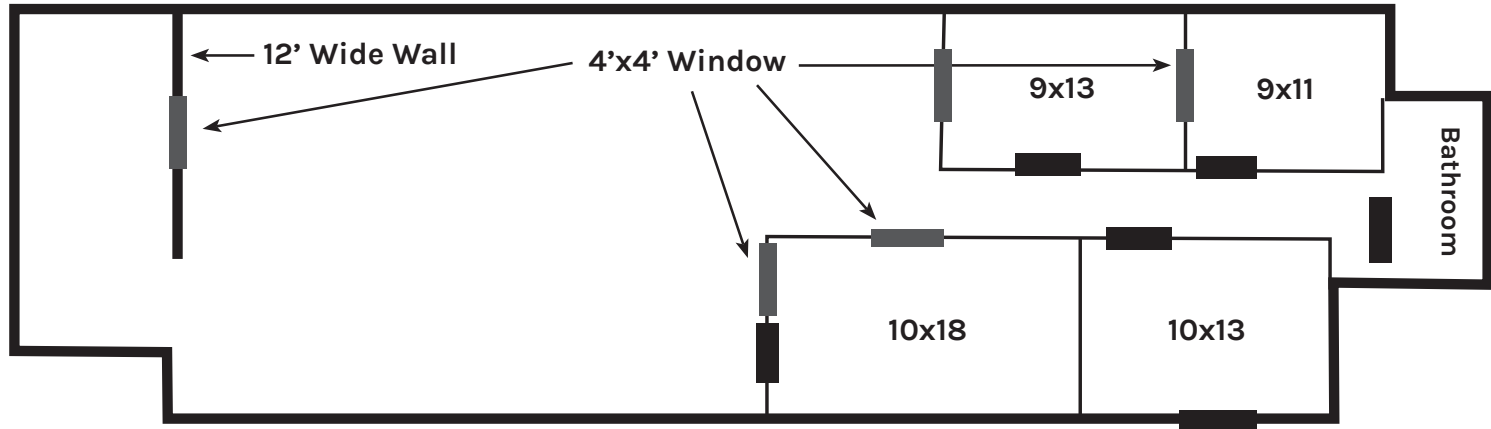
Demographics	1 MI.	3 MI.	5 MI.
Population	7,502	69,636	158,642
Avg. HH Income	\$92,609	\$105,426	\$110,824
# of Businesses	325	1,358	3,747
# of Employees	3,657	13,732	40,549

## Oak Barry Center

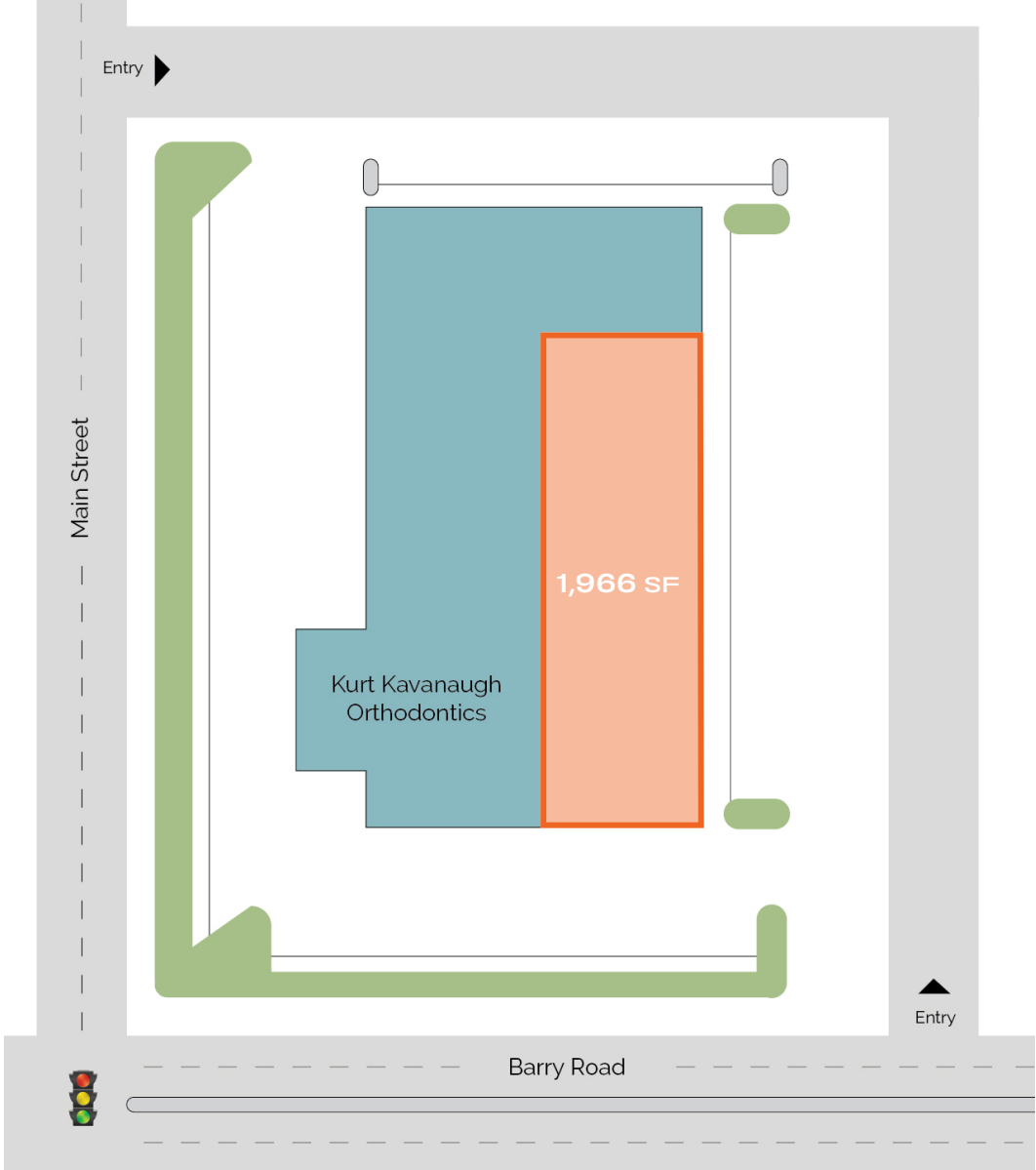
Placer.ai	Annual Visits	Ranking Index <i>Based on Visits</i>
Price Chopper	1M	3/31 in Missouri
Planet Fitness	506K	6/37 in Missouri
Dollar Tree	205.8K	10/191 in Missouri



# Floor Plan



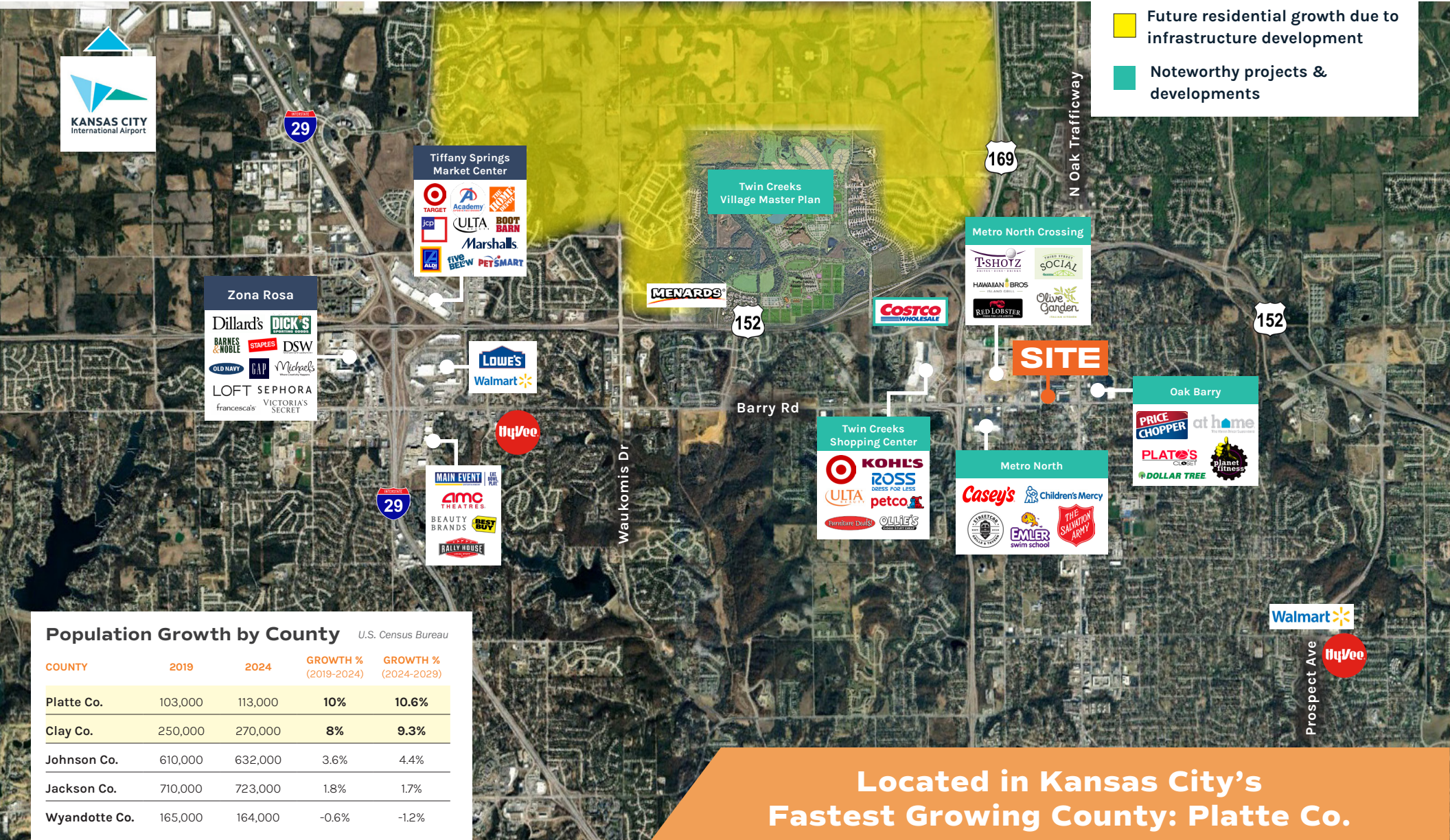
# Site Plan



# 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%

Located in Kansas City's Fastest Growing County: Platte Co.

