

# Carve Out Available in Kansas City, MO

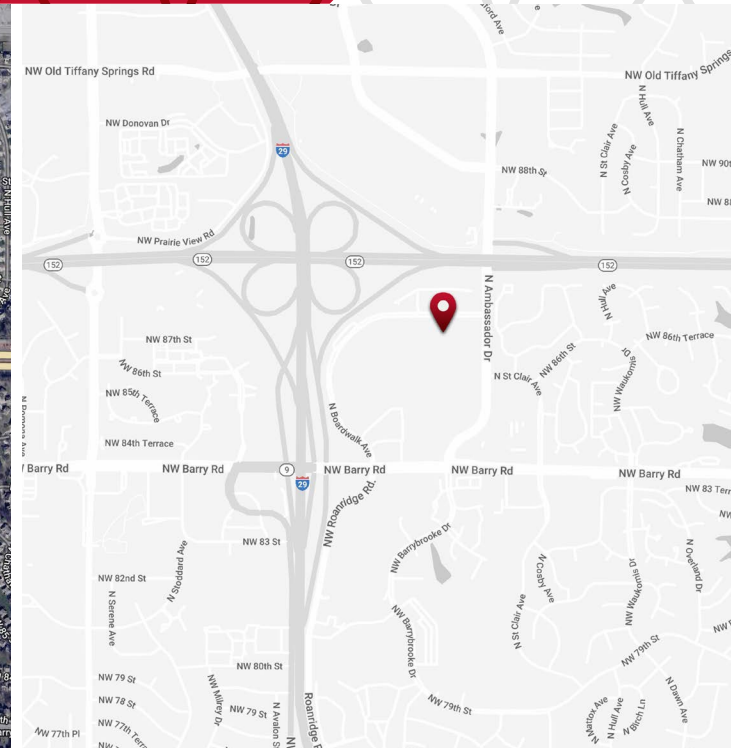
8601 North Boardwalk Avenue | Kansas City, MO 64154



# Carve Out Available in Kansas City, MO

8601 North Boardwalk Avenue | Kansas City, MO 64154

**PACE**  
PROPERTIES



**+/- 1.02 AC**  
For Sale

Contact  
Broker  
For Pricing

## ABOUT THE PROPERTY

- Highly visible & conveniently accessible carve out of Lowe's parking lot
- Very strong retail submarket with excellent residential population
- Nicely suited for coffee, QSR, general retail, or neighborhood service users
- Fully developed pad-ready with utilities, infrastructure, and storm water systems in place.
- Highway 162 - 63,096 VPD
- Ambassador Drive - 25,730 VPD
- Boardwalk Avenue - 7,267 VPD

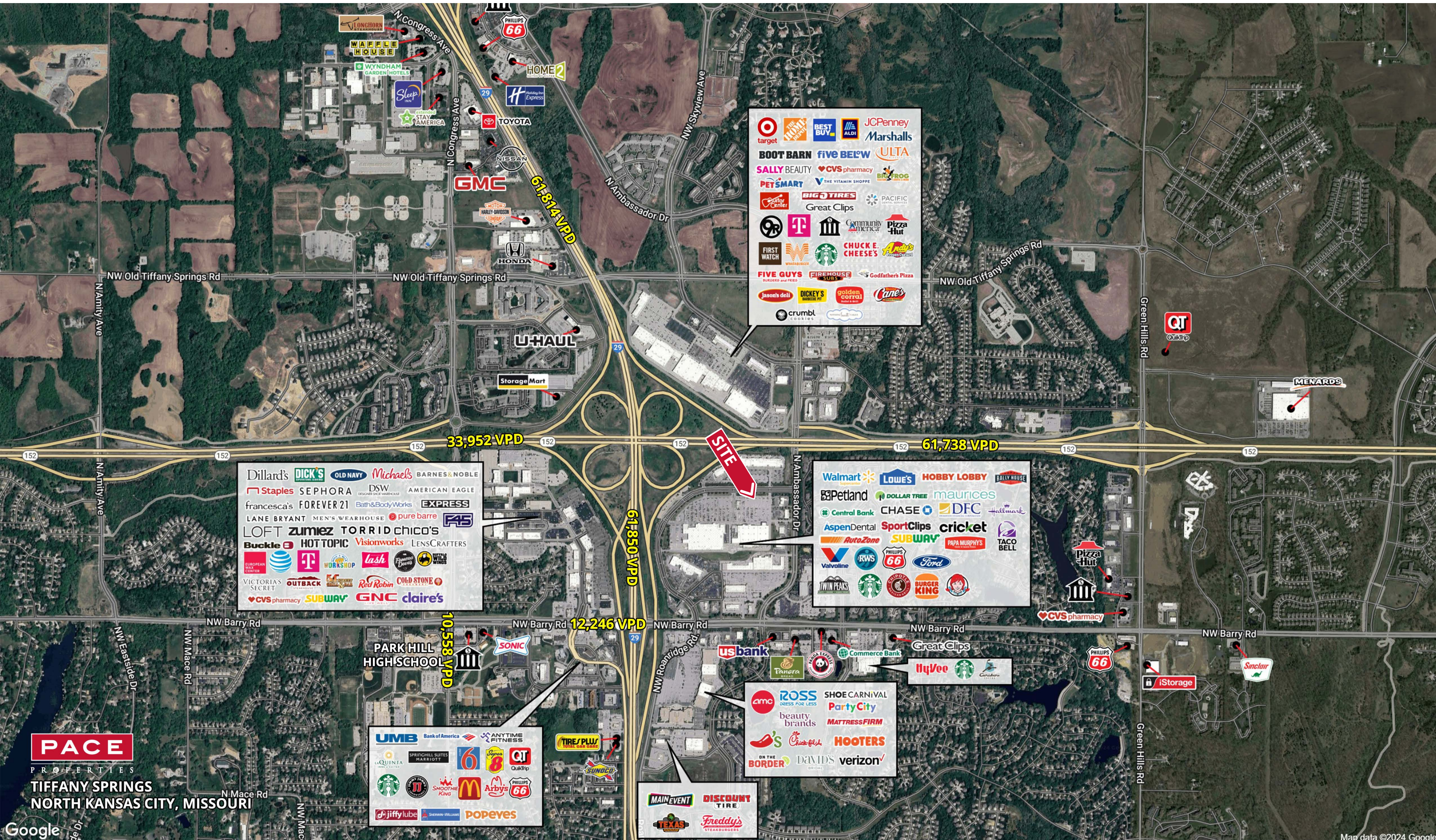
## NEARBY RETAILERS





# Trade Area

8601 North Boardwalk Avenue | Kansas City, MO 64154



target THE HOME DEPOT BEST BUY ALDI JCPenney Marshalls  
BOOT BARN five BELOW ULTA  
SALLY BEAUTY CVS pharmacy BICK BROS  
PETSMART THE VITAMIN SHOPPE  
Great Clips PACIFIC  
Community America Pizza Hut  
FIRST WATCH STARBUCKS CHUCK E. CHEESE'S  
FIVE GUYS FIREHOUSE SUBS Godfather's Pizza  
Jason's deli DICKEY'S golden corral Cane's  
crumbl cookies

Dillard's DICK'S OLD NAVY Michaels BARNES & NOBLE  
Staples SEPHORA DSW AMERICAN EAGLE  
francesca's FOREVER 21 Bath & Body Works EXPRESS  
LANE BRYANT MEN'S WEARHOUSE pure barre FAS  
LOFT zumiez TORRID chico's  
Buckle HOT TOPIC Visionworks LENS CRAFTERS  
WORKSHOP Lash  
VICTORIA'S SECRET OUTBACK Red Robin COLD STONE  
CVS pharmacy SUBWAY GNC claire's

Walmart Lowe's HOBBY LOBBY BALLY HOUSE  
Petland DOLLAR TREE maurices  
Central Bank CHASE DFC Hallmark  
AspenDental SportClips cricket TACO BELL  
AutoZone SUBWAY PAPA MURPHY'S  
Valvoline IRVING'S PHILLIPS 66 Ford  
TWIN PEAKS STARBUCKS BURGER KING

PARK HILL HIGH SCHOOL  
SONIC  
UMB Bank of America ANYTIME FITNESS  
LA QUINTA SPRINGHILL SUITES MARRIOTT  
6 8 QT  
STARBUCKS SMOOTHIE KING McDonald's Arby's PHILLIPS 66  
jiffy lube Popeyes

usbank Commerce Bank Great Clips  
HugVee STARBUCKS  
amc ROSS SHOE CARNIVAL  
beauty brands PartyCity  
Chick-fil-A HOOTERS  
ON THE BORDER DAVID'S verizon

MAIN EVENT DISCOUNT TIRE  
TEXAS STEAKHOUSE Freddy's STEAKBURGERS

# Carve Out Available in Kansas City, MO

8601 North Boardwalk Avenue | Kansas City, MO 64154



## DEMOGRAPHIC HIGHLIGHTS

### 1-MILE

**11,510**  
Population

**14,917**  
Daytime  
Population

**\$102,135**  
Average Household  
Income

**5,258**  
Total  
Households

### 3-MILE

**50,934**  
Population

**47,236**  
Daytime  
Population

**\$113,538**  
Average Household  
Income

**21,664**  
Total  
Households

### 5-MILE

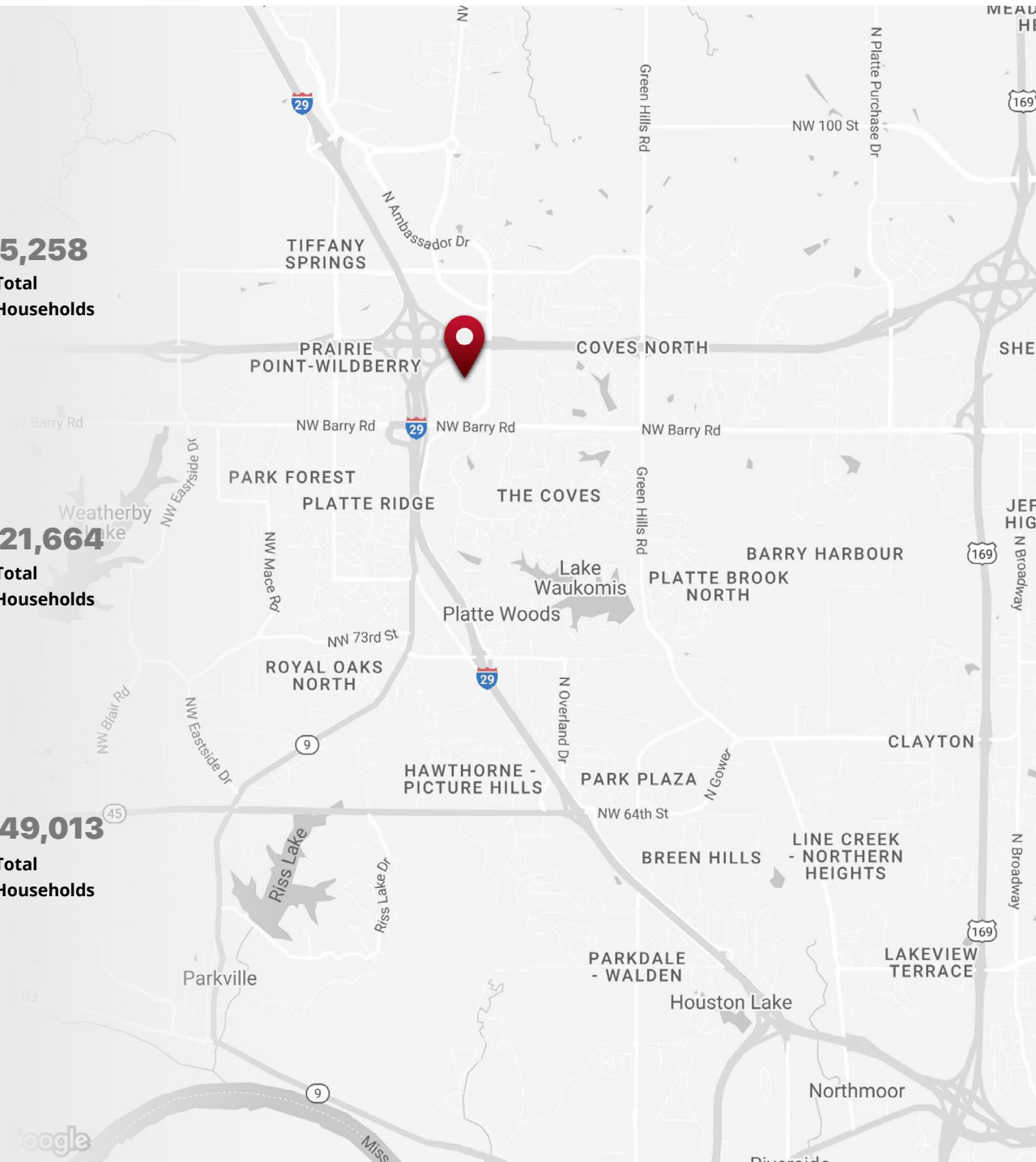
**118,455**  
Population

**99,685**  
Daytime  
Population

**\$109,164**  
Average Household  
Income

**49,013**  
Total  
Households

> [Want more?](#) Click here for a full demographic report.



**PACE**

PROPERTIES

Pace Properties

1401 South Brentwood Boulevard  
Suite 900  
St. Louis, MO 63144

314.968.9898

[www.paceproperties.com](http://www.paceproperties.com)

Jim Rosen, CCIM

314.785.7625

[jrosen@paceproperties.com](mailto:jrosen@paceproperties.com)

© Pace Properties

The information presented was obtained from sources deemed reliable;  
however Pace Properties does not guarantee its completeness or accuracy.