

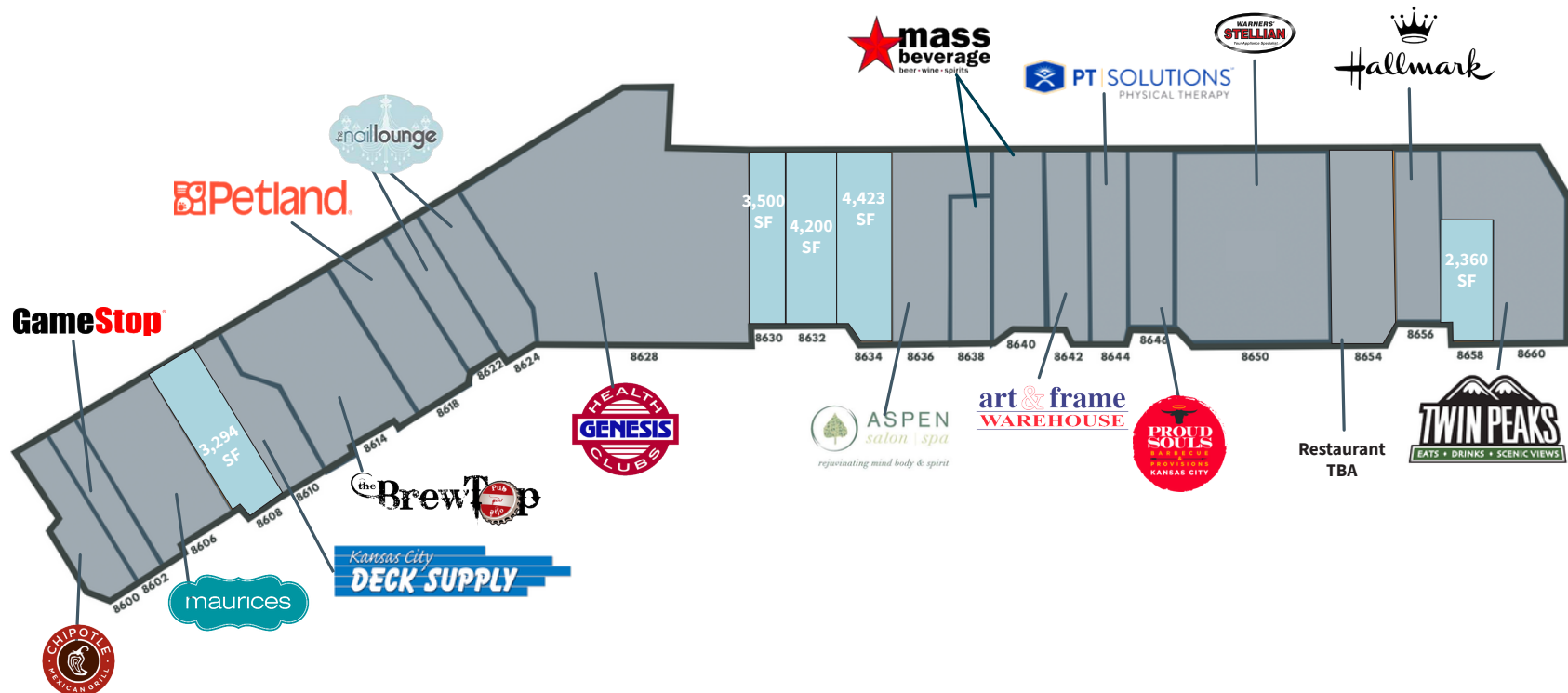


The Shops at Boardwalk

8600-8660 N Boardwalk Ave., Kansas City, MO
2,360-12,123+ SF Retail Space Available

Property Overview

- Space from 2,360 - 12,123 SF available - ask how to get 34,000 SF!
- Located in the heart of Platte County, the quickest growing and wealthiest county in Missouri
- Shadow anchor to Lowes and WalMart; very close to other big boxes including Target, Home Depot, Hobby Lobby, Ross, Ulta, Dicks, Dillards and more
- Lots of traffic generators including grocery stores and hospital in the immediate trade area
- Easy and convenient access and parking
- Visibility from 152 Highway



Location Areial



Surrounding Area & Demographics



Estimated Population



1 mile	3 mile	5 mile
10,395	44,609	112,249

Median Age



1 mile	3 mile	5 mile
36.1	39.5	38.5

Median HH Income



1 mile	3 mile	5 mile
\$93,614	\$99,898	\$95,960

The Northland

Platte County, home to The Shops at Boardwalk in Kansas City's "Northland", leads Missouri in population growth at over 14%. This trend is set to continue with extensive residential development planned. As Missouri's second most affluent county, Platte boasts nearly 40% of households earning six figures or more.

The Shops at Boardwalk offers a varied tenant mix, featuring fitness centers, clothing stores, specialty shops, service providers, and both quick-service and sit-down restaurants. Nearby retail giants Walmart, Lowes, and Target attract substantial customer traffic from a broad area. The center's distinctive brick and stone design, complemented by ambient music and attractive landscaping, creates an upscale, boutique atmosphere that distinguishes it from other local retail destinations.



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