

BRIARCLIFF RETAIL

MO-9 + NW TULLISON RD

KANSAS CITY, MO



LOCATION.
commercial real estate





BRIARCLIFF RETAIL

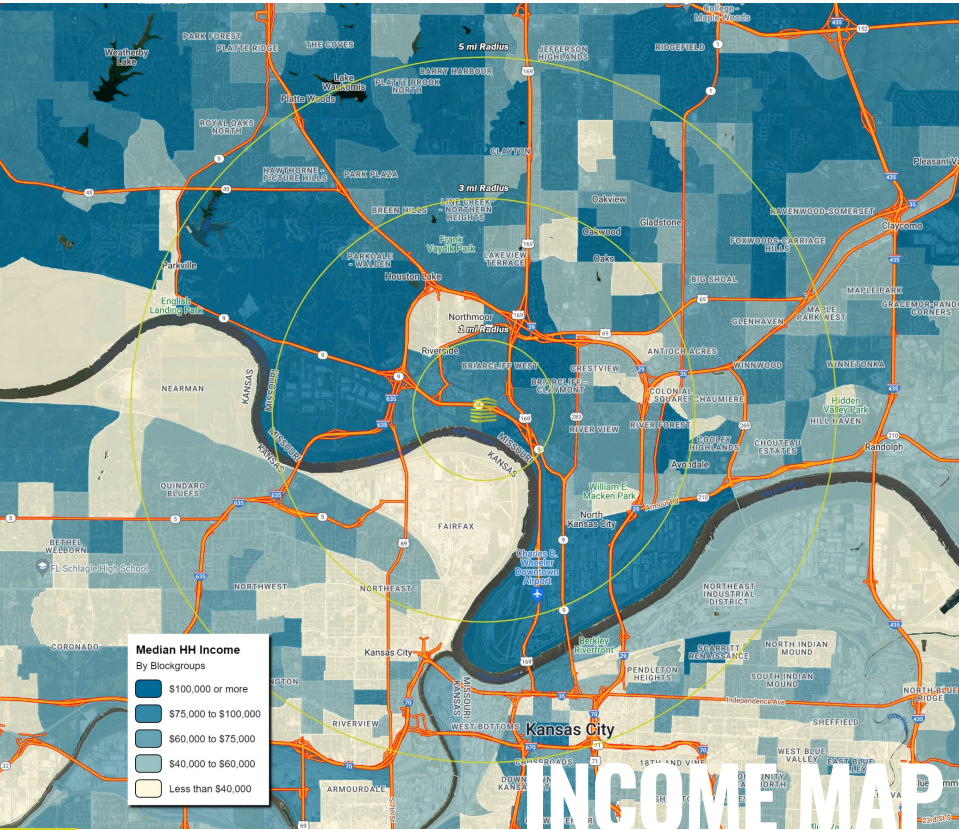
NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

SCOTT BITNEY

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ANNUAL DEMOGRAPHICS	POPULATION	1 MILE	3 MILES	5 MILES
		2,684	44,390	175,080
	HOUSEHOLDS	1,261	19,740	74,540
AVG HH INCOME		\$130,993	\$92,944	\$86,780

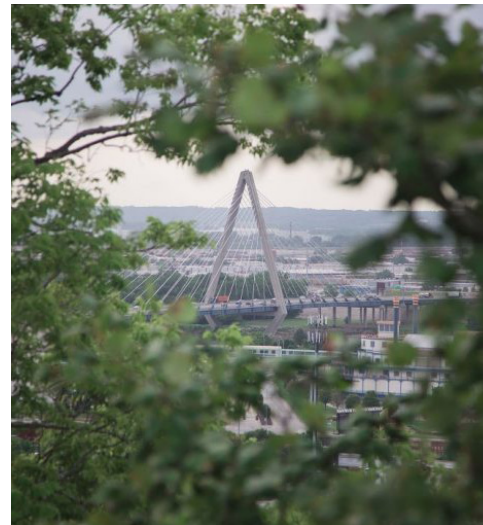
The Kansas City Northland area refers to the northern region of the Kansas City metropolitan area in Missouri, USA. It encompasses a diverse and expansive area, known for its combination of suburban living, recreational opportunities, and economic activity.

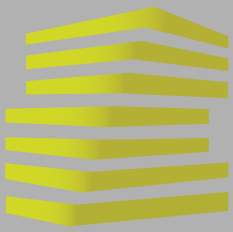
The Kansas City Northland is situated to the north of the Missouri River, adjacent to downtown Kansas City. It encompasses a collection of neighborhoods, suburbs, and communities, each with its own distinct character and amenities.

The Northland is home to a variety of residential neighborhoods, ranging from established communities with a rich history to newer developments. The area offers a mix of housing options, including single-family homes, townhouses, and apartments, catering to a range of lifestyles and preferences.

The Northland is not only a residential area but also a hub for economic activity. It's home to various businesses, corporate offices, and industrial parks, contributing to the local economy and providing job opportunities for residents.

The Northland is well-connected by major highways, including Interstates 29 and 35, providing convenient access to downtown Kansas City and other parts of the metropolitan area. Kansas City International Airport (MCI) is also situated in the Northland, making air travel easily accessible.





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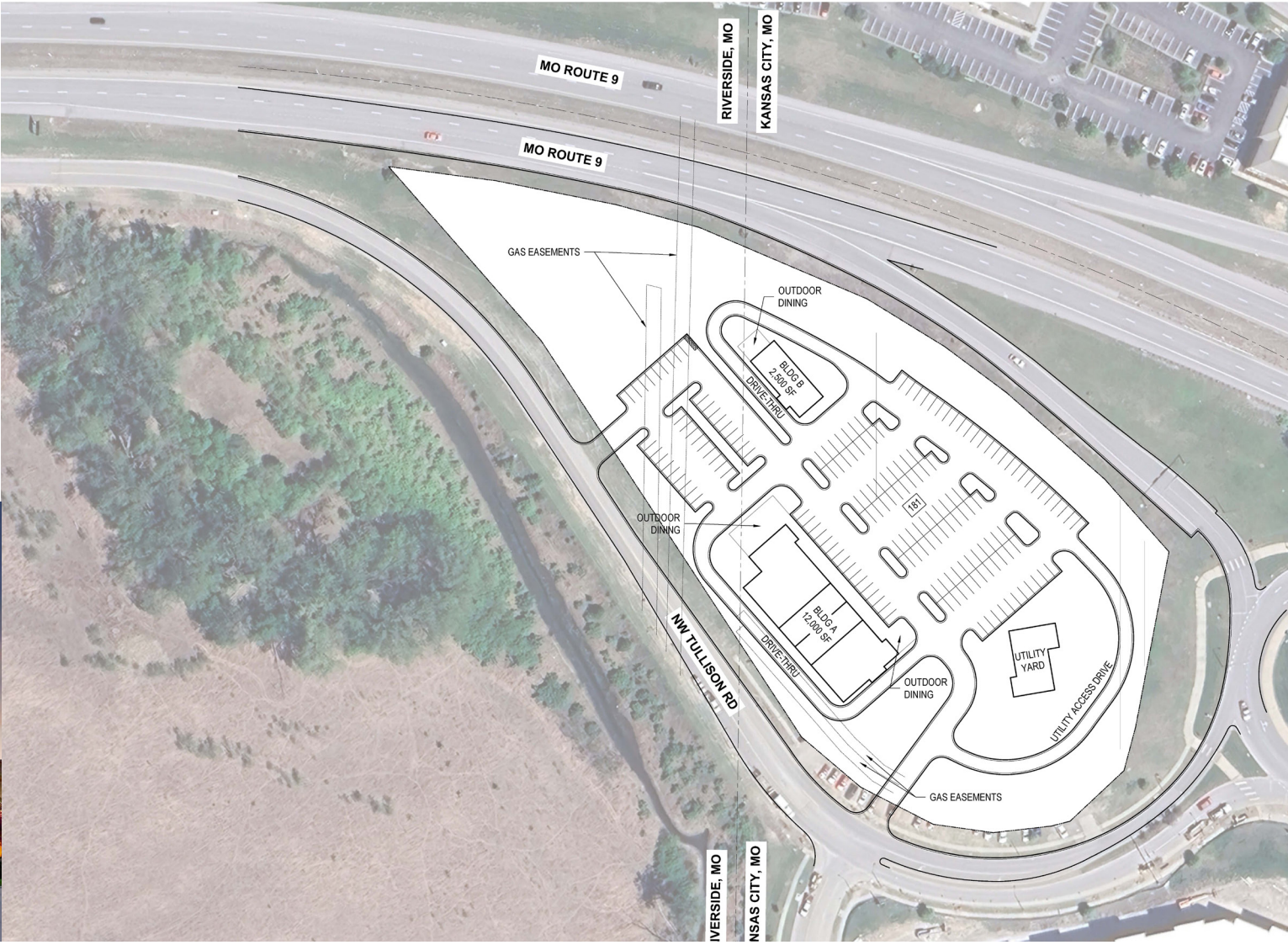
SITE PLAN + DETAILS

ALEX APTER

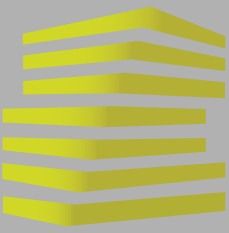
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- **POTENTIAL RETAIL AND OUTLOT OPPORTUNITY JUST NORTH OF DOWNTOWN KANSAS CITY WITH EXCELLENT HIGHWAY VISIBILITY**
- **OVER 1,100 SENIOR LIVING AND APARTMENT UNITS NEARBY**
- **THE VILLAGE AT BRIARCLIFF HAS OVER 500,000 SF OF OFFICE, 90,000 SF OF RETAIL, AND TWO MARRIOTT HOTELS**
- **EASY ACCESS OFF INTERSTATE**
- **IDEAL FOR QSR AND SERVICE TENANTS**
- **PLEASE CONTACT BROKER FOR PRICING AND MORE INFORMATION**



BRIARCLIFF RETAIL

MARKET AERIAL

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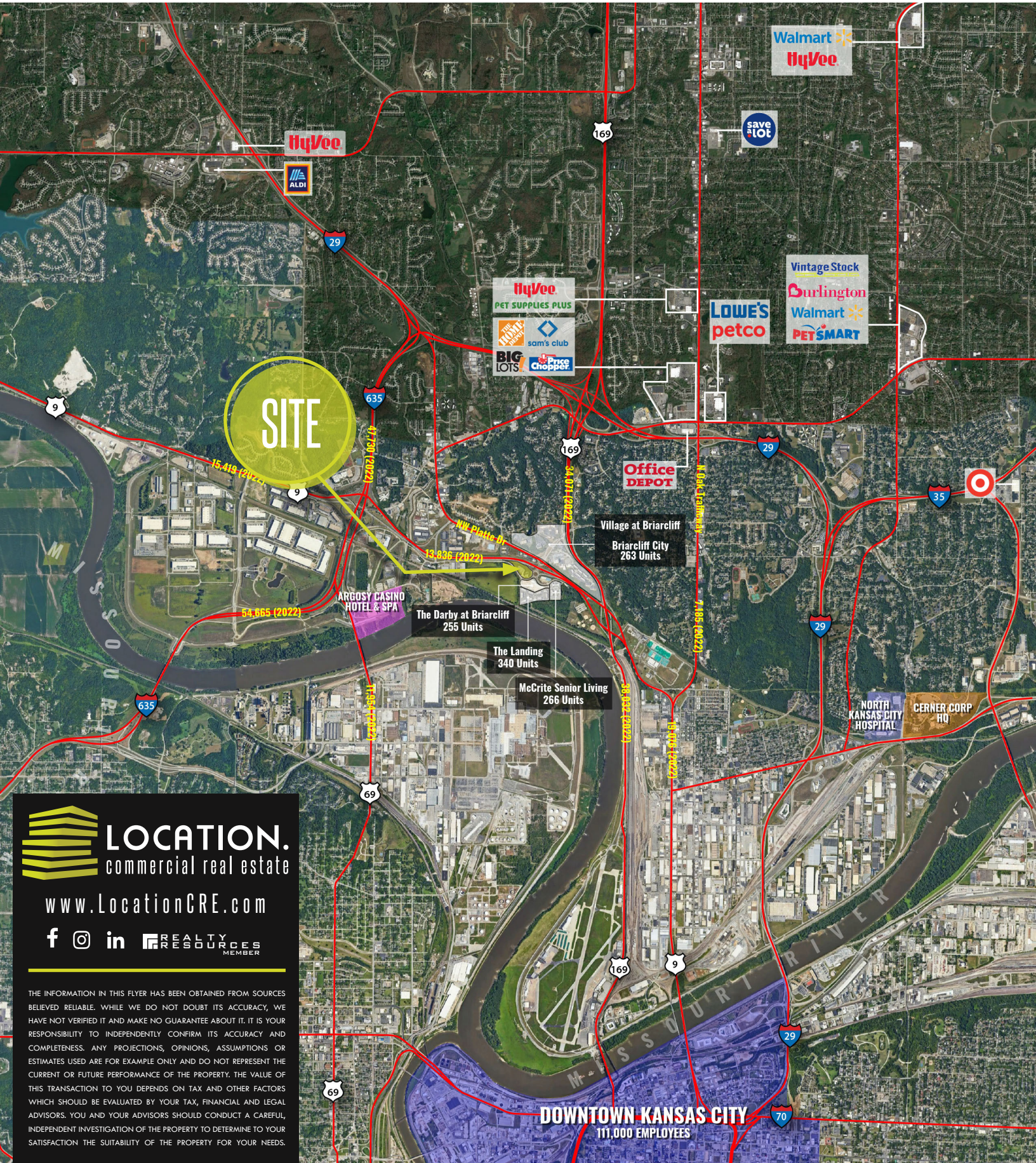
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