

# WELCOME



# TIFFANY SPRINGS

MARKETCENTER

8800-9130 NW SKYVIEW AVE

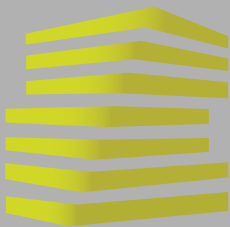
KANSAS CITY, MO



LOCATION.  
commercial real estate







# TIFFANY SPRINGS MARKETCENTER

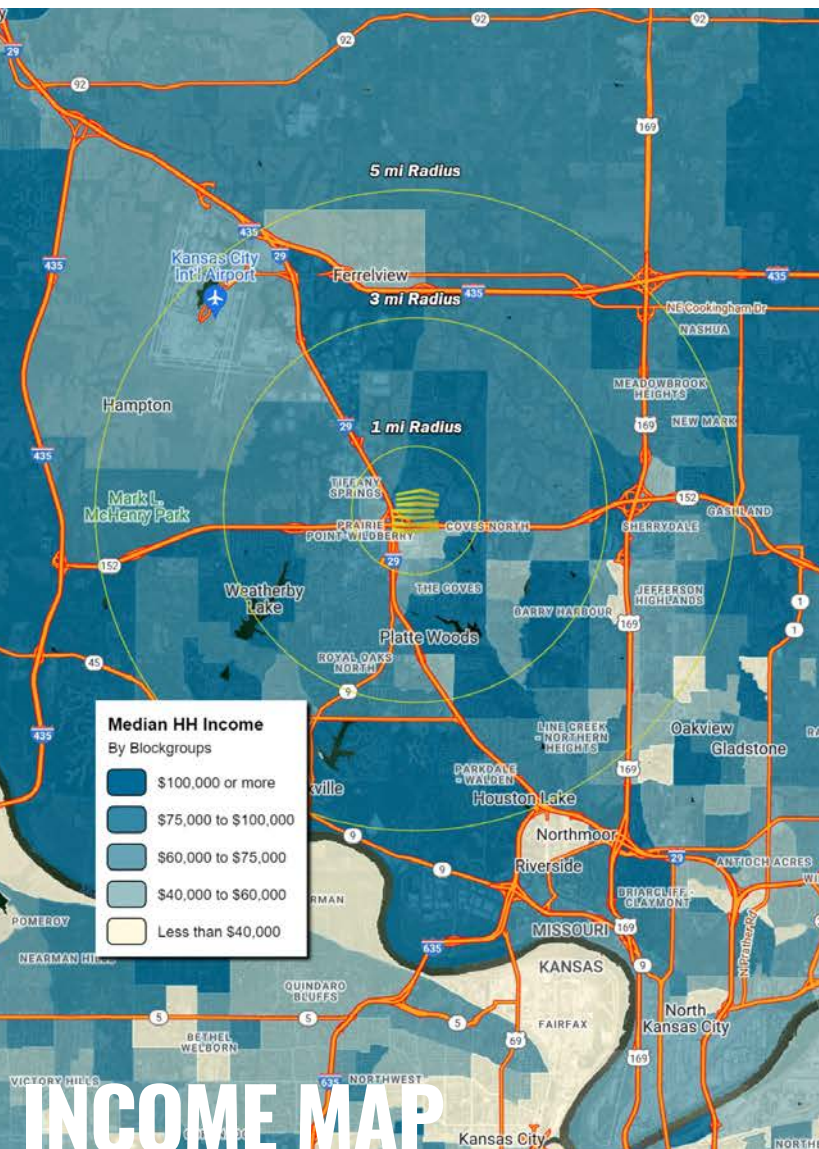
## NEIGHBORHOOD VIBE

ALEX APTER

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Alex@LocationCRE.com

SCOTT BITNEY

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### TRADE AREA OVERVIEW

Tiffany Springs MarketCenter, located in Platte County, is part of Kansas City's Northland trade area, and is one of the fastest growing counties in Missouri. 'The Northland' today is one of the most dynamic areas in metropolitan Kansas City. Comprised of Clay and Platte counties, the area is an unusual mixture of quiet farmland and some of the most rapidly growing real estate development in the region. These counties retain large areas of open land that are still close to downtown Kansas City. Despite the semi-rural setting, the average Northlander lives about 10-15 minutes from downtown.

Nearby Kansas City International Airport (KCI) is building a new one million square foot terminal, which is the largest single-infrastructure project to ever happen in the city. The terminal will include 39 gates with the capability to grow to 50 and a 6,300-space parking garage. Construction is expected to be completed in 2023.

Platte County is one of the metro area's employment hubs. The KCI Corridor is home to many of the area's major employers and the which runs along I-29 from the KCI Airport to 152 Highway. Additionally, the City of Riverside and its industrial boom in the Horizons Business Park have led to 2,500 new jobs since 2011. Parkville and Platte City have also seen a growing number of companies locating in their communities in recent years as the overall number of industry establishments continues to grow.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>9,420</b>	<b>43,336</b>	<b>103,829</b>
<b>HOUSEHOLDS</b>	<b>4,069</b>	<b>18,372</b>	<b>42,605</b>
<b>EMPLOYEES</b>	<b>5,252</b>	<b>19,798</b>	<b>39,964</b>
<b>MED HH INCOME</b>	<b>\$116,235</b>	<b>\$125,558</b>	<b>\$119,625</b>

### AREA RETAIL | RESTAURANTS



**FIVE GUYS**  
BURGERS and FRIES



**Marshalls**



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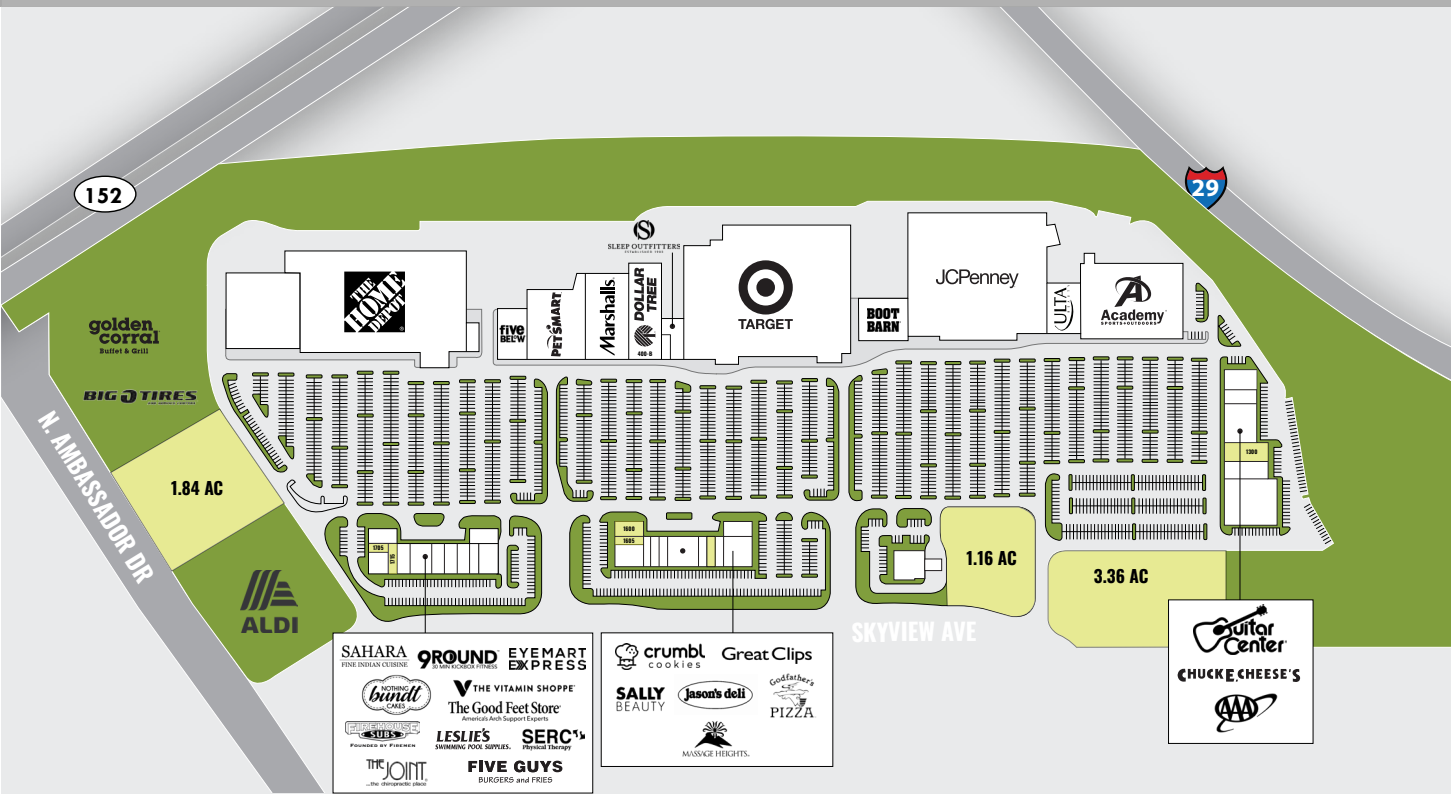
## SITE PLAN

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- SPACES AVAILABLE FOR LEASE AT 500,000 SF POWER CENTER IN NORTHWEST KANSAS CITY TRADE AREA
- MAJOR TENANTS INCLUDE TARGET, MARSHALLS, FIVE BELOW, PETSMART, THE HOME DEPOT, JC PENNEY, ULTA, AND MORE
- IDEAL LOCATION AND EXCELLENT VISIBILITY TO NEARLY 115,000 VPD ON I-29 & HIGHWAY 152
- 950-5,459 SF AVAILABLE
- OUTPARCELS FOR LEASE
- CALL BROKER FOR MORE DETAILS

**360 VIRTUAL TOURS**  
AVAILABLE SUITES

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	HOME DEPOT	--	1700	SAHARA FINE INDIAN CUISINE	1,941	1600	AVAILABLE (FORMER RESTAURANT)	2,710	1200	NAILS AND BEYOND	1,915
300	PETSMART	25,464	1705	AVAILABLE	1,487	1605	AVAILABLE	950	1210	GUITAR CENTER	7,000
400-A	MARSHALLS	23,773	1710	EYEMART EXPRESS	3,200	1610	GODFATHER'S PIZZA	4,000	1300	AVAILABLE	5,459
400-B	DOLLAR TREE	16,530	1715	AVAILABLE	966	1615	MAYSY'S NAILS AND SPA	1,248	1400	AAA MISSOURI	4,263
500	YUM TEA	985	1720	SERC	1,500	1620	CRUMBL COOKIES	1,651	1500	CHUCK E. CHEESE'S	15,000
550	SLEEP OUTFITTERS	4,450	1725	NOTHING BUNDT CAKES	2,474	1625	GREAT CLIPS	1,077			
600	TARGET	--	1735	FIREHOUSE SUBS	1,704	1645	PACIFIC DENTAL	6,158			
700-750	BOOT BARN	15,000	1740	LESLIE'S POOL SUPPLIES	2,982	1650	HEISER CHIROPRACTIC	1,278	GRDLS	BIG O TIRES	--
800	JC PENNEY	--	1750	THE GOOD FEET STORE	2,634	1655	AVAILABLE	1,349	GRD	GOLDEN CORRAL	--
900	ULTA	10,047	1760	9 ROUND	1,491	1660	SALLY BEAUTY SUPPLY	1,491	CACU	COMMUNITY AMERICA C.U.	--
1000	ACADEMY SPORTS	45,676	1765	THE JOINT	1,210	1665	JASON'S DELI	4,996			
ALDI	ALDI	18,533	1770	VITAMIN SHOPPE	3,764	1670	MASSAGE HEIGHTS	2,793			
FB	FIVE BELOW	8,037	1780	FIVE GUYS BURGERS & FRIES	2,645	1100	MARKET ADVISORY GROUP	5,100			



**SUITE 1600**



**SUITE 1300**



**SUITE 1605**



**SUITE 1705**

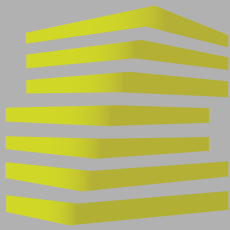


**SUITE 1655**



**SUITE 1715**





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