



THE LANDING SHOPPING CENTER

Retail Space & Pad Site Available For Lease
63rd Street & Troost Avenue, Kansas City, Missouri



4,075 SF - 34,555 SF - IMMEDIATE OCCUPANCY

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,915	105,325	238,557
Avg. Household Income	\$93,852	\$99,558	\$84,451

- One of Kansas City's most identifiable locations
- 34,555 SF Anchor Space with large exclusive parking lot available - For Lease
- 7,631 SF Restaurant Space Available - For Lease
- Join Citi Trends, Foot Locker, Rent-A-Center, Subway, Rainbow Fashion, Gen X, Wendy's, Fashion in Motion, and many more
- Excellent Midtown Center with easy access and great parking
- High traffic intersection of 63rd, Troost, Meyer and Paseo

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

Exclusive Agents

MARK LEVIN | 816.412.7332 | mlevin@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



SHOPPING CENTER PHOTOS

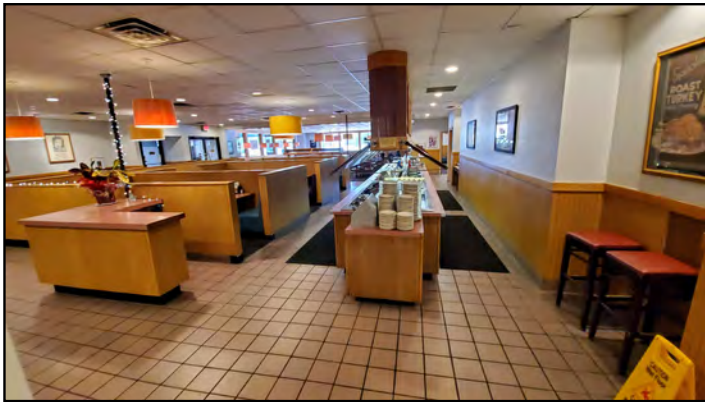




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RESTAURANT SPACE PHOTOS



SHOPPING CENTER NEIGHBORS





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SHOPPING CENTER NEIGHBORS



63 Brookside Apartments



63 Oak Townhomes



Brookside Gardens Event Center



Ewing Marion Kauffman School



Ewing Marion Kauffman School



Ewing Marion Kauffman School

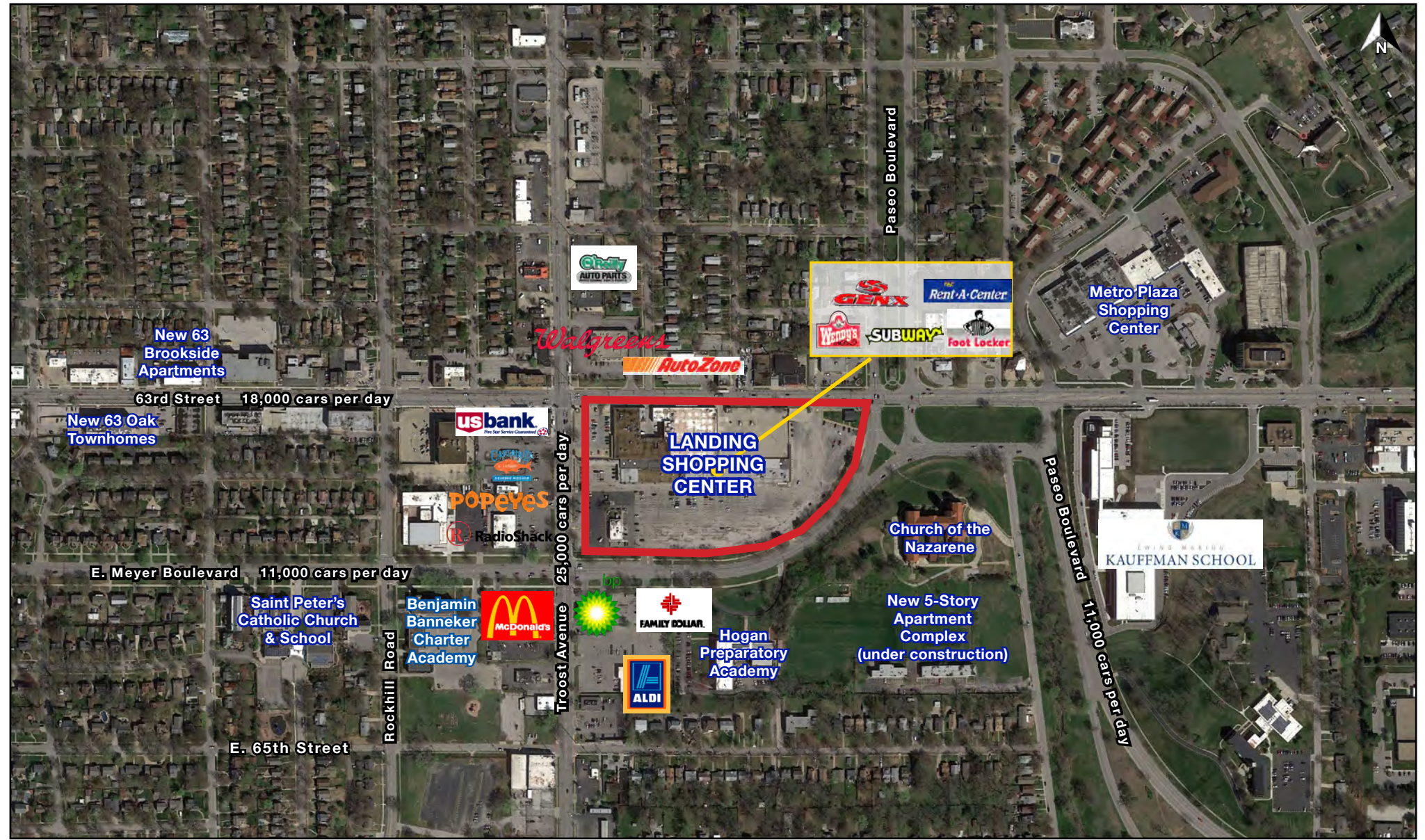


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AERIAL



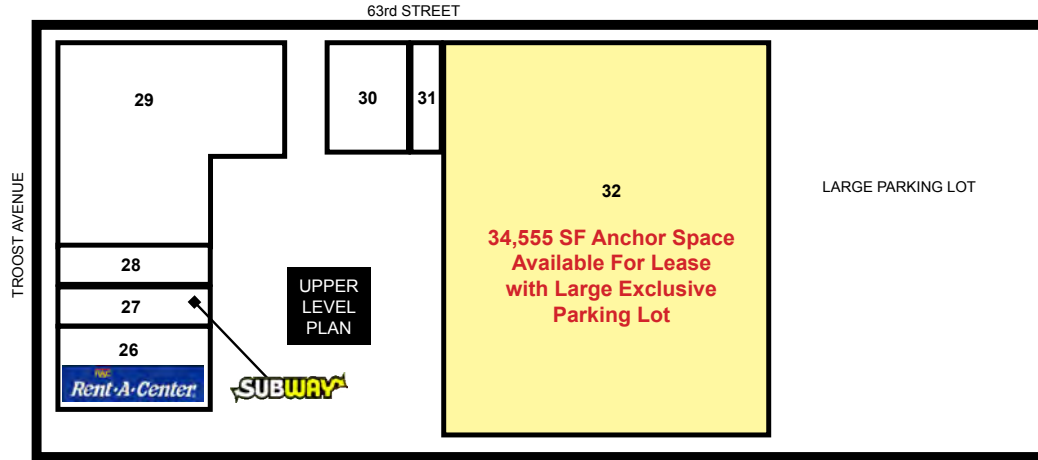


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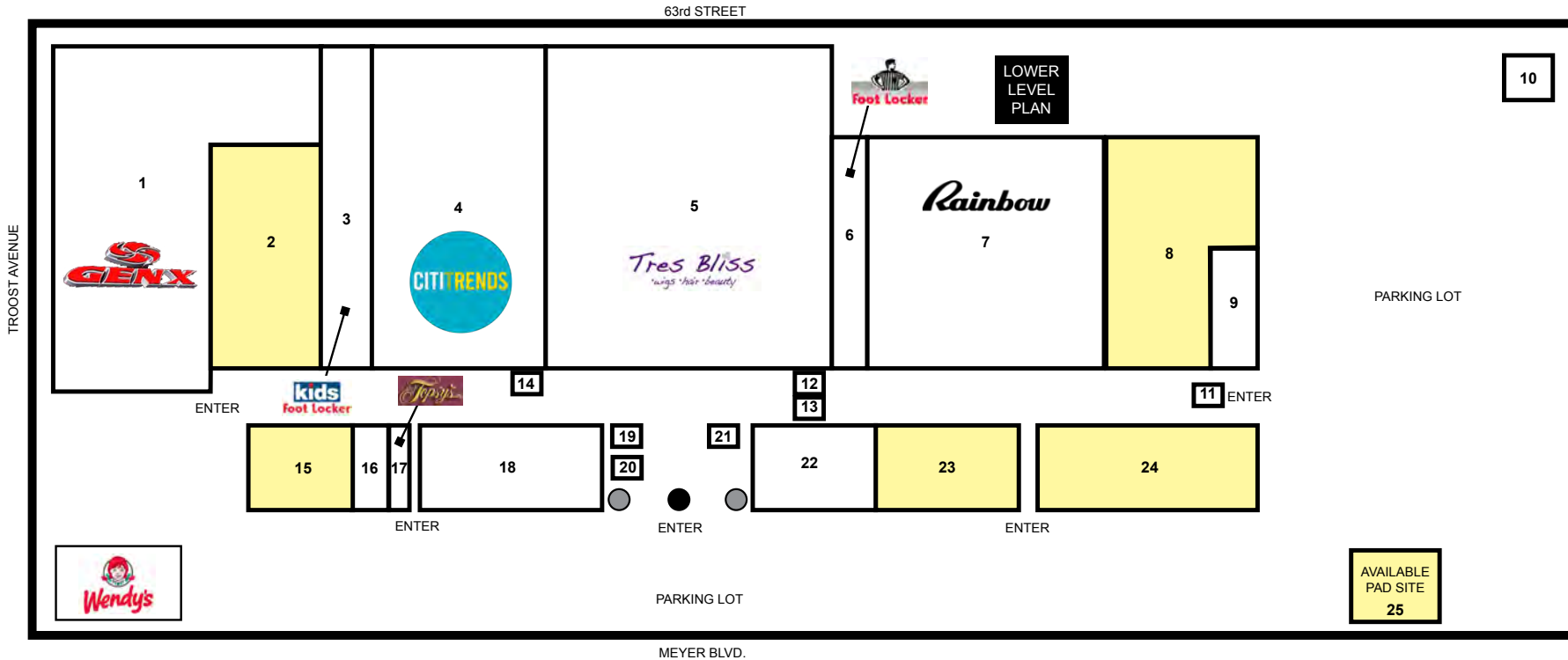
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SITE PLAN



- | | | | |
|----|-------------------------------------|----|------------------------------------|
| 1 | Gen X Clothing | 23 | AVAILABLE - 4,900 sq ft |
| 2 | AVAILABLE - 6,254 sq ft | 24 | AVAILABLE RESTAURANT - 7,631 sq ft |
| 3 | Kids Footlocker | 25 | AVAILABLE PAD SITE - Build-to-Suit |
| 4 | Citi Trends | 26 | Rent-A-Center |
| 5 | Tres Bliss Beauty Supply Superstore | 27 | Subway |
| 6 | Footlocker | 28 | LendNation |
| 7 | Rainbow Fashion Clothing | 29 | Smart Pawn |
| 8 | AVAILABLE - 12,000 sq ft | 30 | Mo Turf Paint |
| 9 | NFS Tax - Red Collar | 31 | Publicity Providers |
| 10 | Speedy Cash | 32 | AVAILABLE ANCHOR - 34,555 SF |
| 11 | Deep Rooted Clothing Co. (Kiosk) | | |
| 12 | Kustom Wireless Cellular Kiosk | | |
| 13 | Gold Italya (Kiosk) | | |
| 14 | Jewel Time (Kiosk) | | |
| 15 | AVAILABLE - 4,075 sq ft | | |
| 16 | Worldwide Video | | |
| 17 | Topsy's | | |
| 18 | Fashion in Motion | | |
| 19 | Sky Box T's (Kiosk) | | |
| 20 | Fitting Room (Kiosk) | | |
| 21 | Noir Blanc (Kiosk) | | |
| 22 | Good Nails Spa | | |
- = Restrooms ● = Security Office





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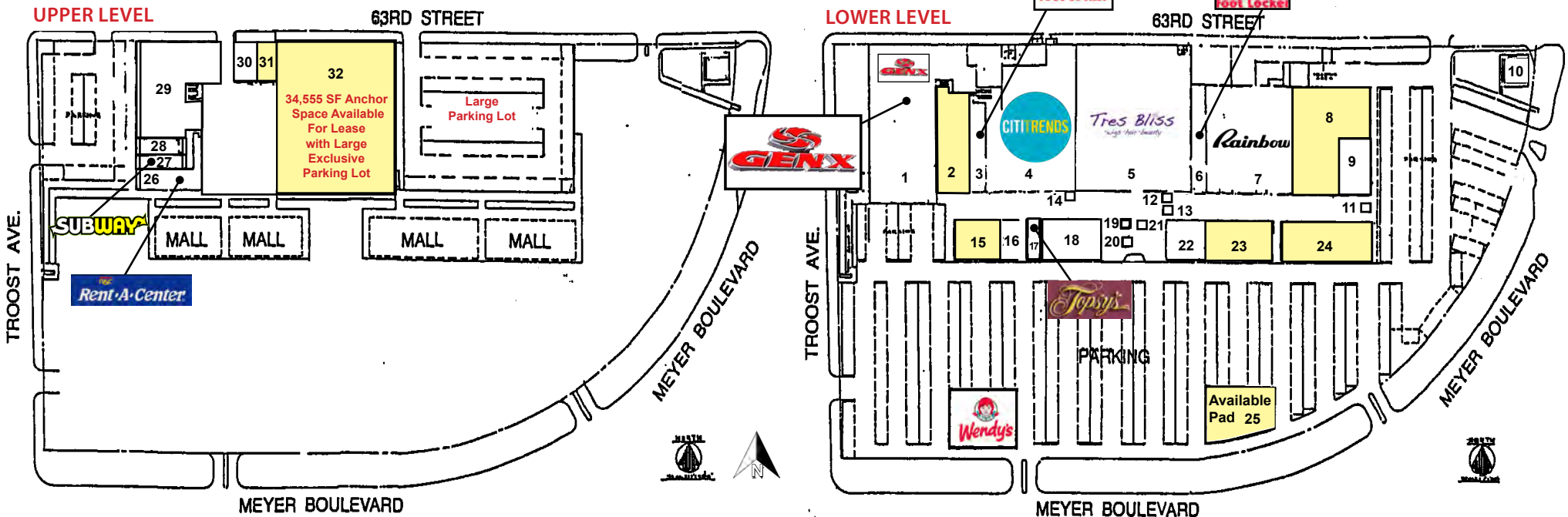
SITE PLAN

UPPER LEVEL (Updated 6/14/19)

- 26 Rent-A-Center
- 27 Subway
- 28 LendNation
- 29 Smart Pawn
- 30 Mo Turf Paint
- 31 Publicity Providers
- 32 **AVAILABLE ANCHOR - 34,555 SF**

LOWER LEVEL (Updated 6/14/19)

- 1 Gen X Clothing
- 2 **AVAILABLE - 6,254 sq ft**
- 3 Kids Footlocker
- 4 Citi Trends
- 5 Tres Bliss Beauty Supply Superstore
- 6 Footlocker
- 7 Rainbow Fashion Clothing
- 8 **AVAILABLE - 12,000 sq ft**
- 9 NFS Tax - Red Collar
- 10 Speedy Cash
- 11 Deep Rooted Clothing Co. (Kiosk)
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- 15 **AVAILABLE - 4,075 sq ft**
- 16 Worldwide Video
- 17 Topsy's
- 18 Fashion in Motion
- 19 Sky Box T's (Kiosk)
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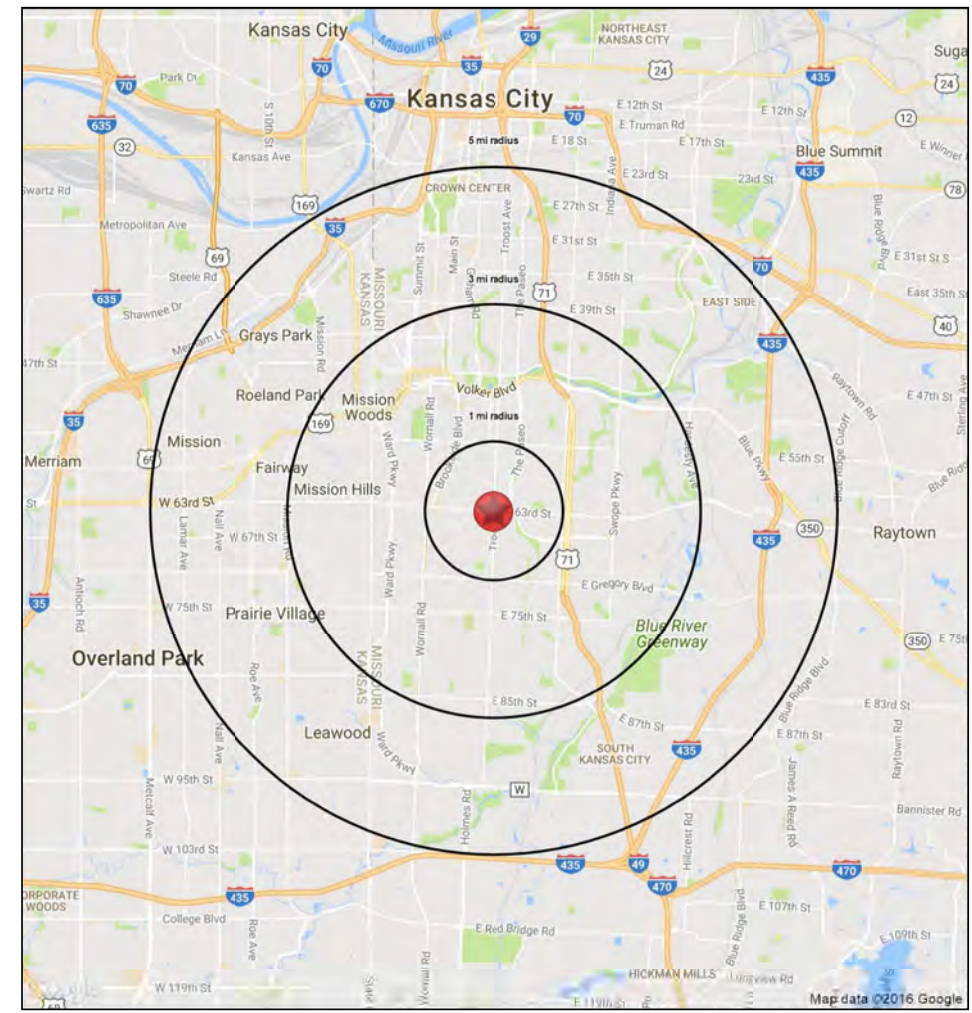
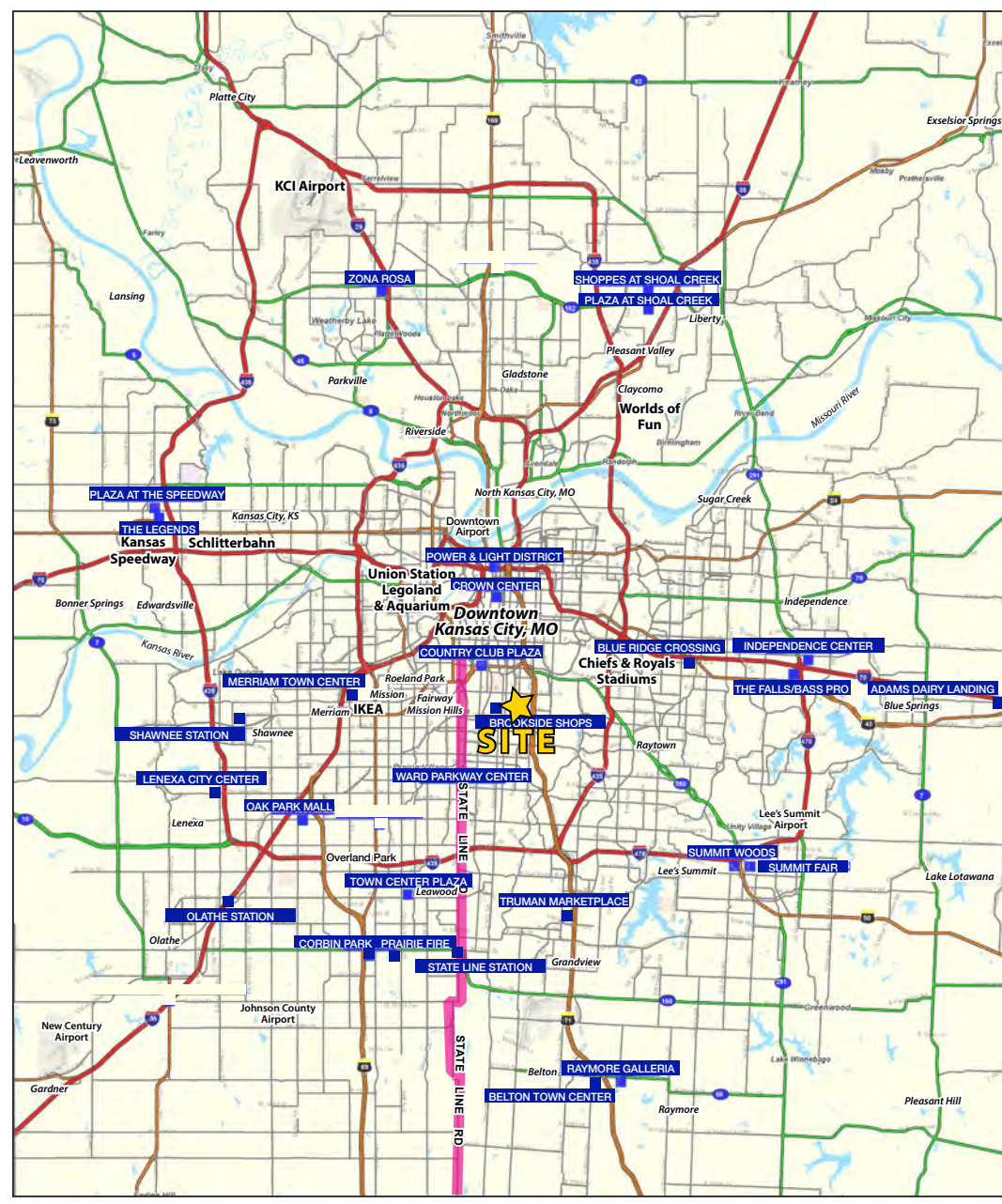




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63rd Street & Troost Avenue		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64131				
POPULATION	2018 Estimated Population	13,915	105,325	238,557
	2023 Projected Population	14,496	112,248	253,630
	2010 Census Population	13,933	102,301	228,184
	2000 Census Population	15,045	112,924	252,162
	Projected Annual Growth 2018 to 2023	0.8%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.4%	-0.3%
	2018 Median Age	37.9	37.3	37
HOUSEHOLDS	2018 Estimated Households	6,336	49,226	112,496
	2023 Projected Households	6,579	52,321	119,561
	2010 Census Households	6,153	46,241	104,183
	2000 Census Households	6,423	49,994	112,611
	Projected Annual Growth 2018 to 2023	0.8%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	-0.1%	-0.1%	-
RACE AND ETHNICITY	2018 Estimated White	55.3%	53.4%	55.7%
	2018 Estimated Black or African American	39.7%	39.6%	35.0%
	2018 Estimated Asian or Pacific Islander	1.5%	2.3%	2.4%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2018 Estimated Other Races	3.3%	4.4%	6.4%
	2018 Estimated Hispanic	3.0%	4.5%	7.9%
INCOME	2018 Estimated Average Household Income	\$93,852	\$99,558	\$84,451
	2018 Estimated Median Household Income	\$68,751	\$71,639	\$63,712
	2018 Estimated Per Capita Income	\$42,782	\$46,648	\$39,927
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.7%	2.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.4%	5.8%	6.1%
	2018 Estimated High School Graduate	19.8%	21.0%	21.5%
	2018 Estimated Some College	17.6%	18.5%	20.3%
	2018 Estimated Associates Degree Only	4.3%	5.7%	5.9%
	2018 Estimated Bachelors Degree Only	28.8%	26.6%	25.7%
	2018 Estimated Graduate Degree	21.4%	20.6%	18.2%
BUSINESS	2018 Estimated Total Businesses	1,017	5,446	13,085
	2018 Estimated Total Employees	10,618	70,260	194,277
	2018 Estimated Employee Population per Business	10.4	12.9	14.8
	2018 Estimated Residential Population per Business	13.7	19.3	18.2