

► WARD PARKWAY CENTER

8600 Ward Parkway in Kansas City, Missouri 64114



LITTLE TO NO COMPETITION WITHIN A 5-MILE RADIUS

TRADER
JOE'S

ULTA
BEAUTY

OLD NAVY

PETSMART

ROSS
DRESS FOR LESS

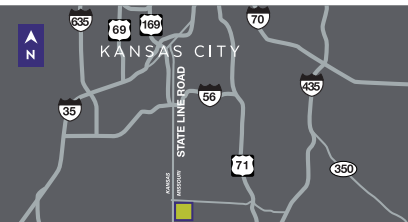


HomeGoods

AMC
THEATRES

OFF BROADWAY
SHOES

TJ-maxx



TARGET

Shadow Anchors



VEHICLES PER DAY

Ward Parkway north of 85th St	24,146
State Line Rd north of W 85th St	20,055
Ward Parkway south of 85th St	19,663
State Line Rd south of W 85th St	10,828

AVERAGE INCOME

1 Mile	\$168,411
3 Miles	\$146,111
5 Miles	\$133,992

POPULATION

1 Mile	8,455
3 Miles	89,534
5 Miles	231,070



Julia Alston

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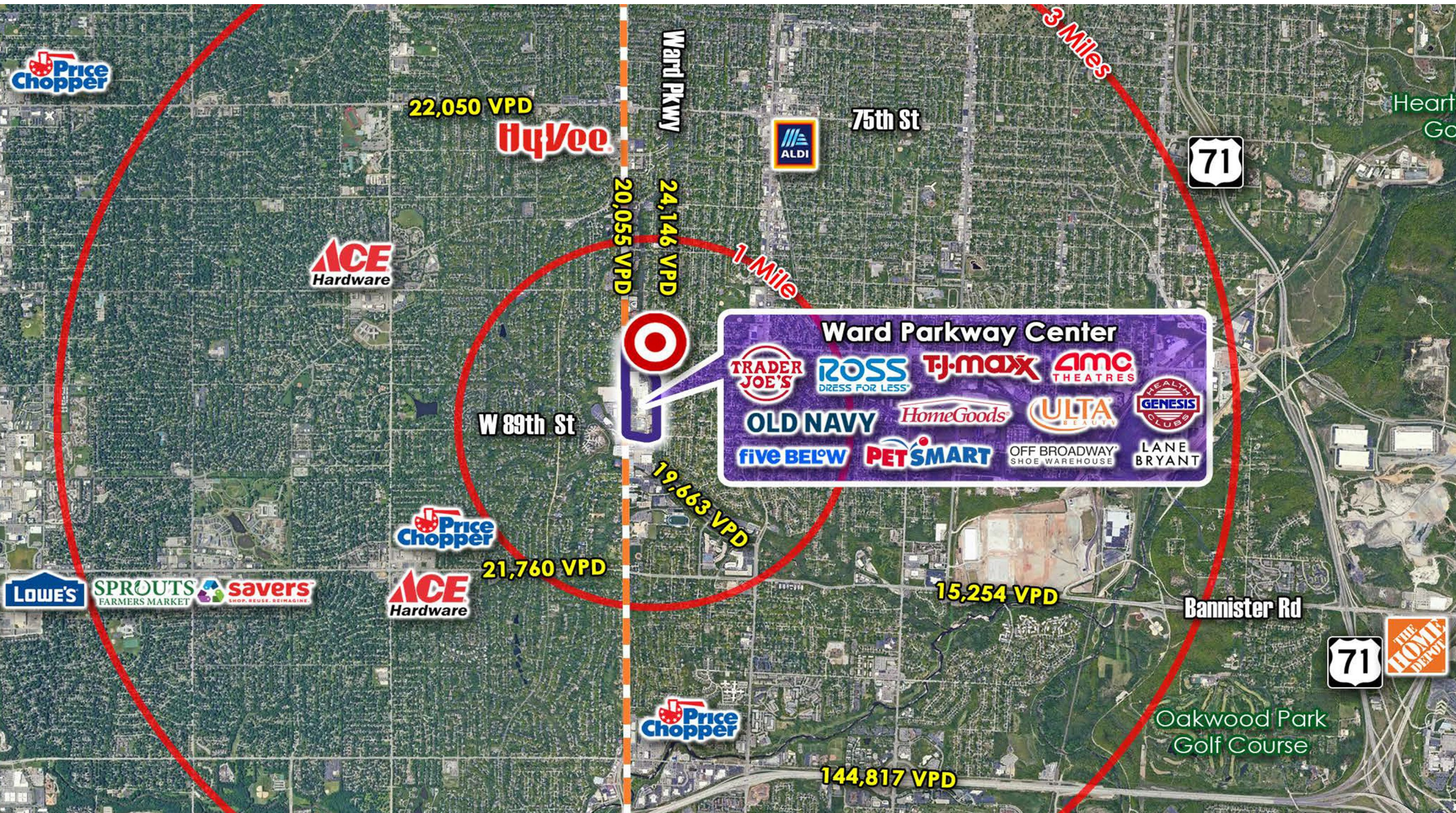
WWW.FRPLTD.COM

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VISIT WWW.WARDPARKWAYCENTER.COM FOR INFO ABOUT THIS CENTER



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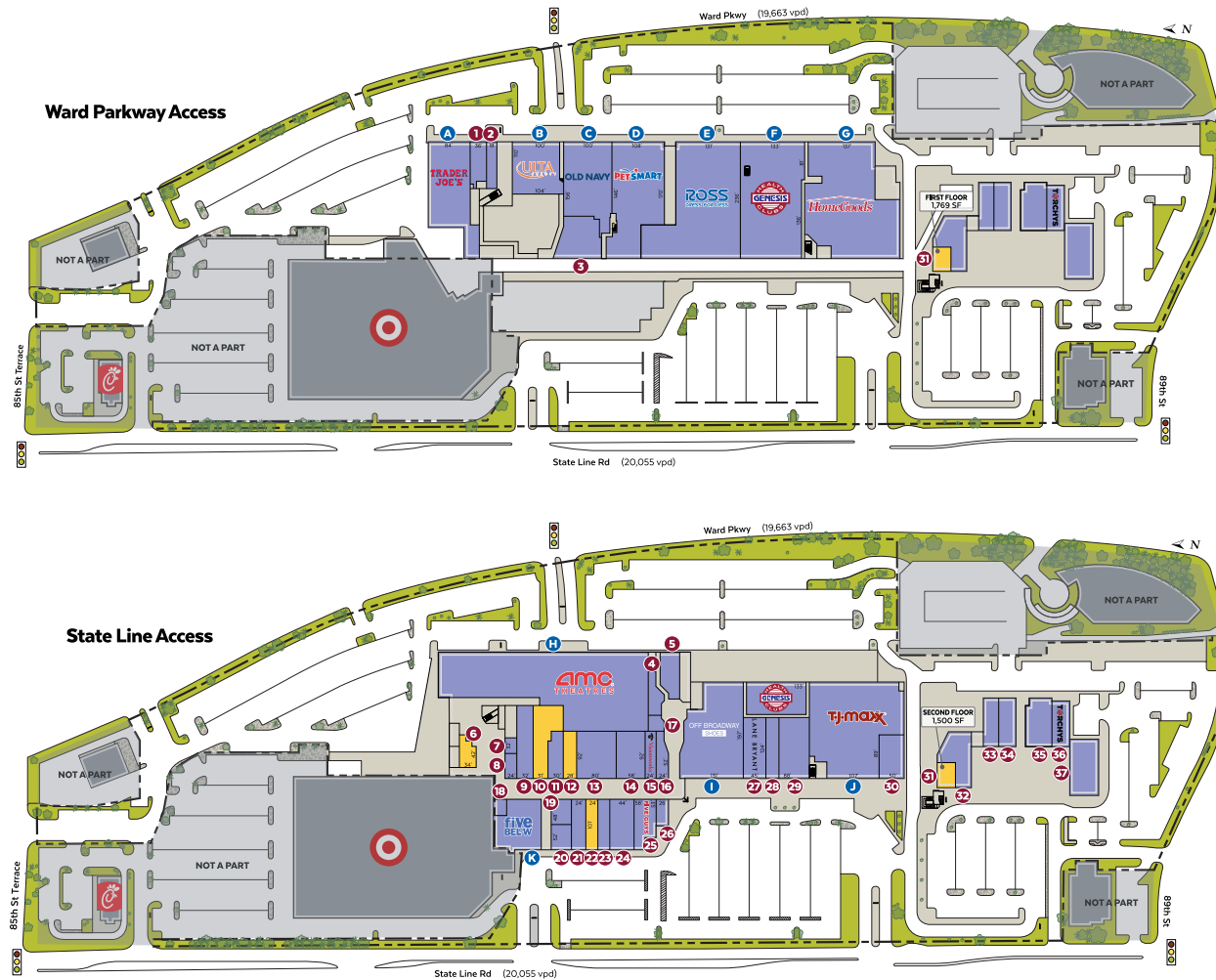
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8600 Ward Parkway in Kansas City, Missouri 64114



6,234 SF • 3,269 SF • 2,656 SF • 2,353 SF • 1,900 SF



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Tenant List

Tenant	Address	SF/Acres
A Trader Joe's	8600 Ward Pkwy #1020	
B Ulta	8600 Ward Pkwy #1015	
C Old Navy	8600 Ward Pkwy #1010	
D PetSmart	8600 Ward Pkwy #1005	
E Ross Dress for Less	8600 Ward Pkwy #1001	
F Genesis Health Clubs	8600 Ward Pkwy #1002	
G HomeGoods	8600 Ward Pkwy #1025	
H AMC Parkway 14 Theatres	8600 Ward Pkwy #2005	
I Off Broadway Shoe Warehouse	8600 Ward Pkwy #2090	
J T.J.Maxx	8600 Ward Pkwy #2110	
K Five Below	8600 Ward Pkwy #2120	
1 Carbon Health Urgent Care	8600 Ward Pkwy #1018	
2 Crumbl Cookies	8600 Ward Pkwy #1017	
3 Veterans Community Project Store	8600 Ward Pkwy #1011	
4 Todd's Tailor Shop	8600 Ward Pkwy #2075	
5 Career Education Systems	8600 Ward Pkwy #2080	
6 AVAILABLE	8600 Ward Pkwy #2010	1,900
7 Claire's	8600 Ward Pkwy #2020	
8 Indian Creek Jewelry	8600 Ward Pkwy #2025	
9 Foot Locker	8600 Ward Pkwy #2030	
10 AVAILABLE	8600 Ward Pkwy #2032	6,234
11 IMKC Clothing Co	8600 Ward Pkwy #2035	
12 AVAILABLE	8600 Ward Pkwy #2040	2,656
13 Fleet Feet	8600 Ward Pkwy #2045	
14 rue21	8600 Ward Pkwy #2060	
15 Visionworks	8600 Ward Pkwy #2062	
16 Todd's Clothier	8600 Ward Pkwy #2065	
17 State Farm Insurance	8600 Ward Pkwy #2070	

Tenant List (Continued)

Tenant	Address	SF/Acres
18 Brow Threading	8600 Ward Pkwy #2118	
19 T-Mobile	8600 Ward Pkwy #2126	
20 Firehouse Subs	8600 Ward Pkwy #2128	
21 Pacific Dental Services	8600 Ward Pkwy #2130	
22 AVAILABLE	8600 Ward Pkwy #2135	2,353
23 Supplement Superstore	8600 Ward Pkwy #2140	
24 Verizon	8600 Ward Pkwy #2150	
25 Five Guys Burgers & Fries	8600 Ward Pkwy #2155	
26 Cold Stone Creamery	8600 Ward Pkwy #2165	
27 Lane Bryant	8600 Ward Pkwy #2100	
28 Bath & Body Works	8600 Ward Pkwy #2105	
29 Hibbett Sports	8600 Ward Pkwy #2105B	
30 Massage Heights	8600 Ward Pkwy #2115	
31 AVAILABLE	State Line Rd	3,269
32 Hawaiian Bros Island Grill	8805 State Line Rd	
33 Nick the Greek	8807 State Line Rd	
34 Peter Piper Pizza	8809 State Line Rd	
35 Smitty's Garage	8811 State Line Rd	
36 Torchy's Tacos	8815 State Line Rd	
37 Charleston's Restaurant	8817 State Line Rd	

AVAILABLE LEASE PENDING EXECUTED



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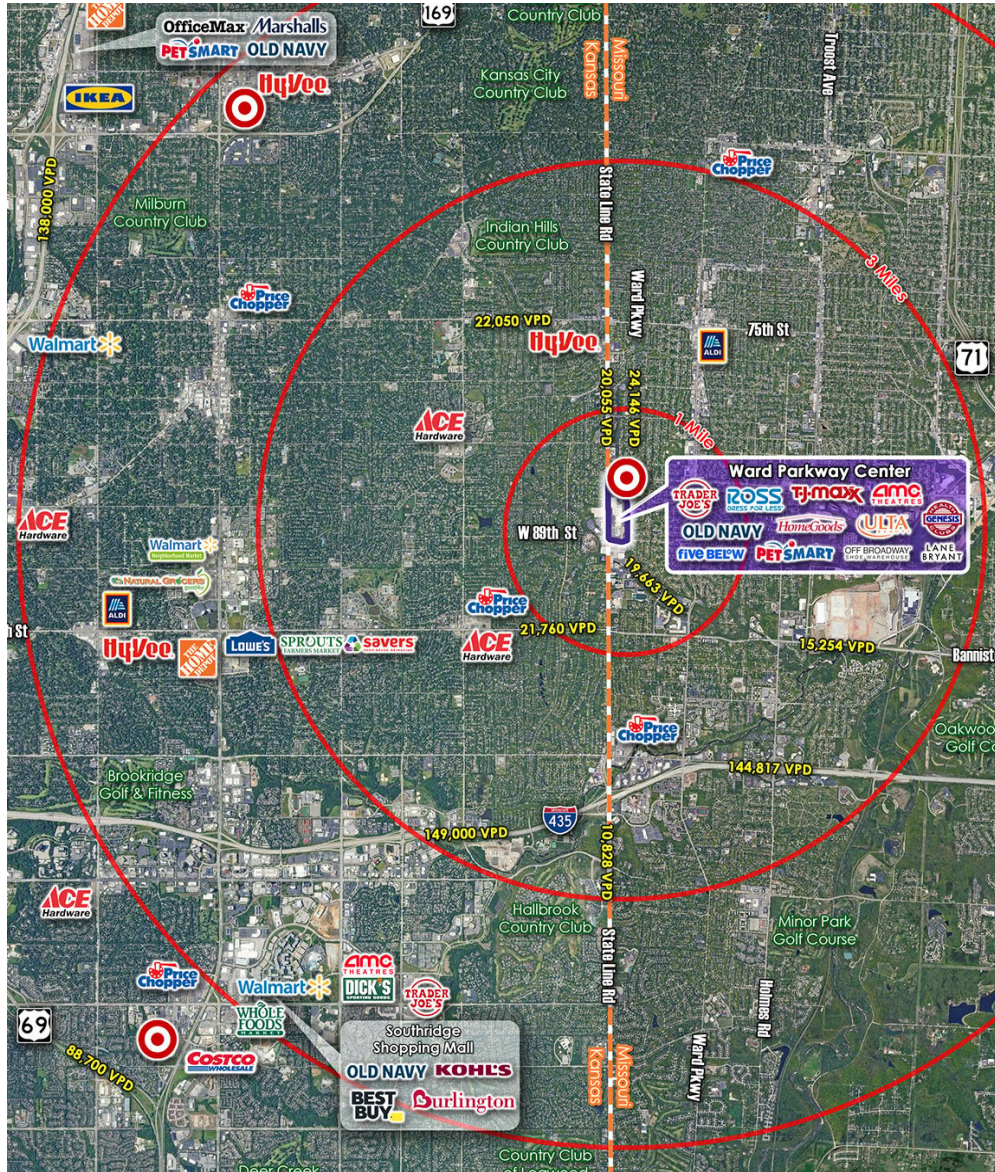
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/ward-parkway



Lat/Lon: 38.9702/-94.6061

Ward Parkway Center

Kansas City, MO 64114

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,455	89,534	231,070
2028 Projected Population	8,560	90,587	233,799
2020 Census Population	8,345	89,034	229,502
2010 Census Population	8,301	85,496	220,712
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.4%
2023 Median Age	41.5	42.3	41.1
Households			
2023 Estimated Households	4,047	41,177	104,438
2028 Projected Households	4,088	41,737	106,202
2020 Census Households	3,959	40,492	102,543
2010 Census Households	3,862	38,860	97,844
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	84.5%	77.4%	73.0%
2023 Estimated Black or African American	6.7%	14.6%	16.2%
2023 Estimated Asian or Pacific Islander	1.9%	1.8%	3.3%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2023 Estimated Other Races	6.7%	6.0%	7.2%
2023 Estimated Hispanic	5.3%	5.2%	6.7%
Income			
2023 Estimated Average Household Income	\$168,411	\$146,111	\$133,992
2023 Estimated Median Household Income	\$108,639	\$104,873	\$99,523
2023 Estimated Per Capita Income	\$80,693	\$67,274	\$60,704
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.5%	2.9%
2023 Estimated High School Graduate	11.5%	13.4%	15.4%
2023 Estimated Some College	16.8%	17.1%	18.7%
2023 Estimated Associates Degree Only	7.8%	5.6%	5.9%
2023 Estimated Bachelors Degree Only	35.7%	34.8%	32.7%
2023 Estimated Graduate Degree	25.8%	25.5%	23.1%
Business			
2023 Estimated Total Businesses	708	4,019	11,803
2023 Estimated Total Employees	6,457	39,834	155,171
2023 Estimated Employee Population per Business	9.1	9.9	13.1
2023 Estimated Residential Population per Business	11.9	22.3	19.6



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20