



FOR LEASE > RETAIL SPACE - PADS AVAILABLE

Tiffany Springs MarketCenter

KANSAS CITY, MISSOURI

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POWER RETAIL CENTER FOR LEASE

> TIFFANY SPRINGS MARKETCENTER

Tiffany Springs MarketCenter, located in Platte County, is part of Kansas City's Northland trade area, and is the third wealthiest / fastest growing county in Missouri. Tiffany Springs MarketCenter is well-positioned to capture increased demand, as the area within a one-mile radius has grown by approximately 55% since 2000, while boasting average household incomes over \$80,000 within a three-mile radius.

- > The Northland's premier 600,000 SF power center
- > Join Target, Best Buy, PetSmart, Home Depot, JCPenney, (new) Marshalls, and Ulta
- > NEW Aldi now open
- > Shop space available from 950 SF to 5,157 SF
- > Pad sites available for sale, ground lease or build-to-suit from 1.13 acres to 1.68 acres

AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile	10-Mile
Population	4,749	35,904	89,471	276,401
Daytime Population	7,834	41,129	86,821	278,592
Households	2,165	14,887	35,642	107,812
Average HHI	\$79,857	\$82,382	\$81,315	\$72,885

Pad Sites for Sale ✓

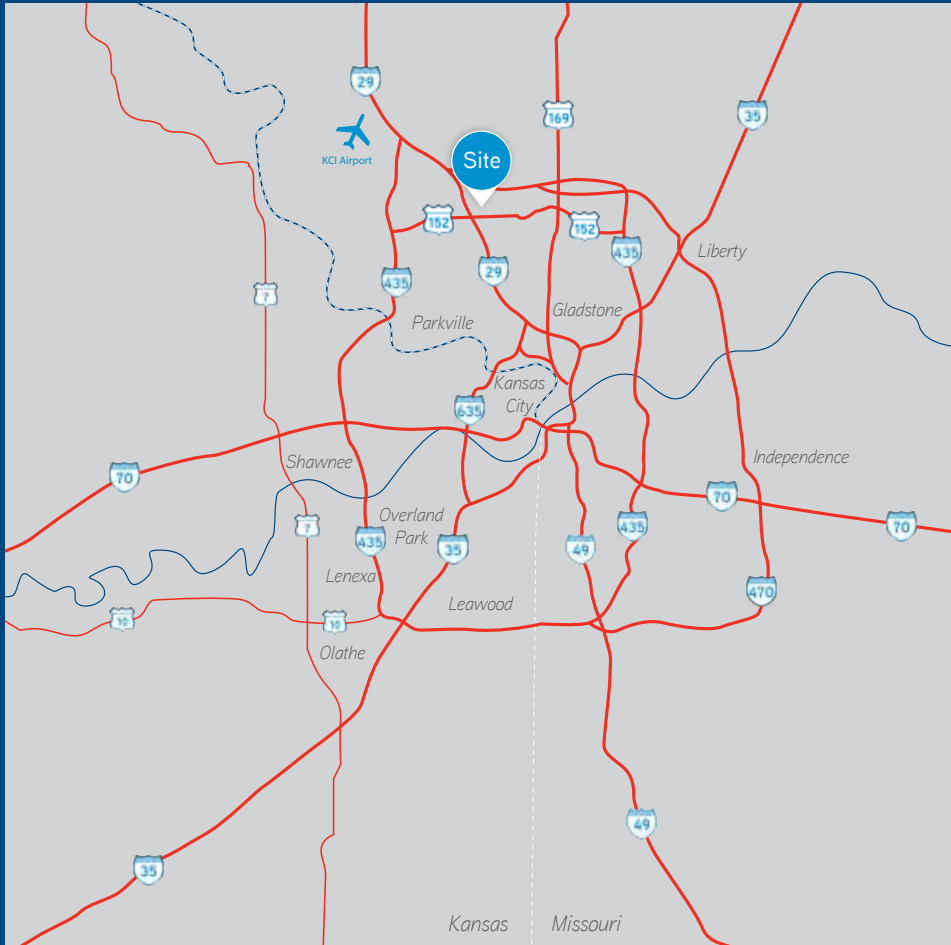


Aerial View ✓



The image displays three floor plans of a shopping center, each highlighting a different section with colored overlays and labels.

- Top Plan (Blue Border):** Shows the entrance area. Key features include LifeWay (labeled C), Guitar Center (labeled D), and Chuck E. Cheese's (labeled E). A red arrow points to the entrance.
- Middle Plan (Orange Border):** Shows the central corridor. Key features include Dickey's (labeled F), Mattress Firm (labeled G), Great Clips (labeled H), and Jason's Deli (labeled I). A red arrow points to the entrance.
- Bottom Plan (Red Border):** Shows the rear section. Key features include Five Guys (labeled J), Firehouse Subs (labeled K), and a parking lot (labeled L). A red arrow points to the entrance.



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