



**METRO NORTH
CROSSING**



METRO NORTH CROSSING

400 NW Barry Road | Kansas City, Missouri 64155

5,000 - 60,000 SF | Lease Rate: Call for Details

PACEPROPERTIES.COM | 816.866.9898

4400 College Boulevard, Suite 180 | Overland Park, KS 66211

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Property Details

Highly visible ground-up Anchor and Junior Anchor opportunities are available

Strong QSR and sit-down restaurant sales

Projected growth in the immediate area to add 75,000 people within the next 10 years

Anchored by T-Shotz, Furniture Mall of Missouri (coming soon), and 250 luxury Woodstone apartments

US 169 - 41,638 VPD | Barry Road - 21,781 VPD



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



POPULATION

7,802 | 68,545 | 155,977



DAYTIME POPULATION

4,251 | 28,194 | 75,100



MEDIAN HOUSEHOLD INCOME

\$73,103 | \$91,699 | \$93,635



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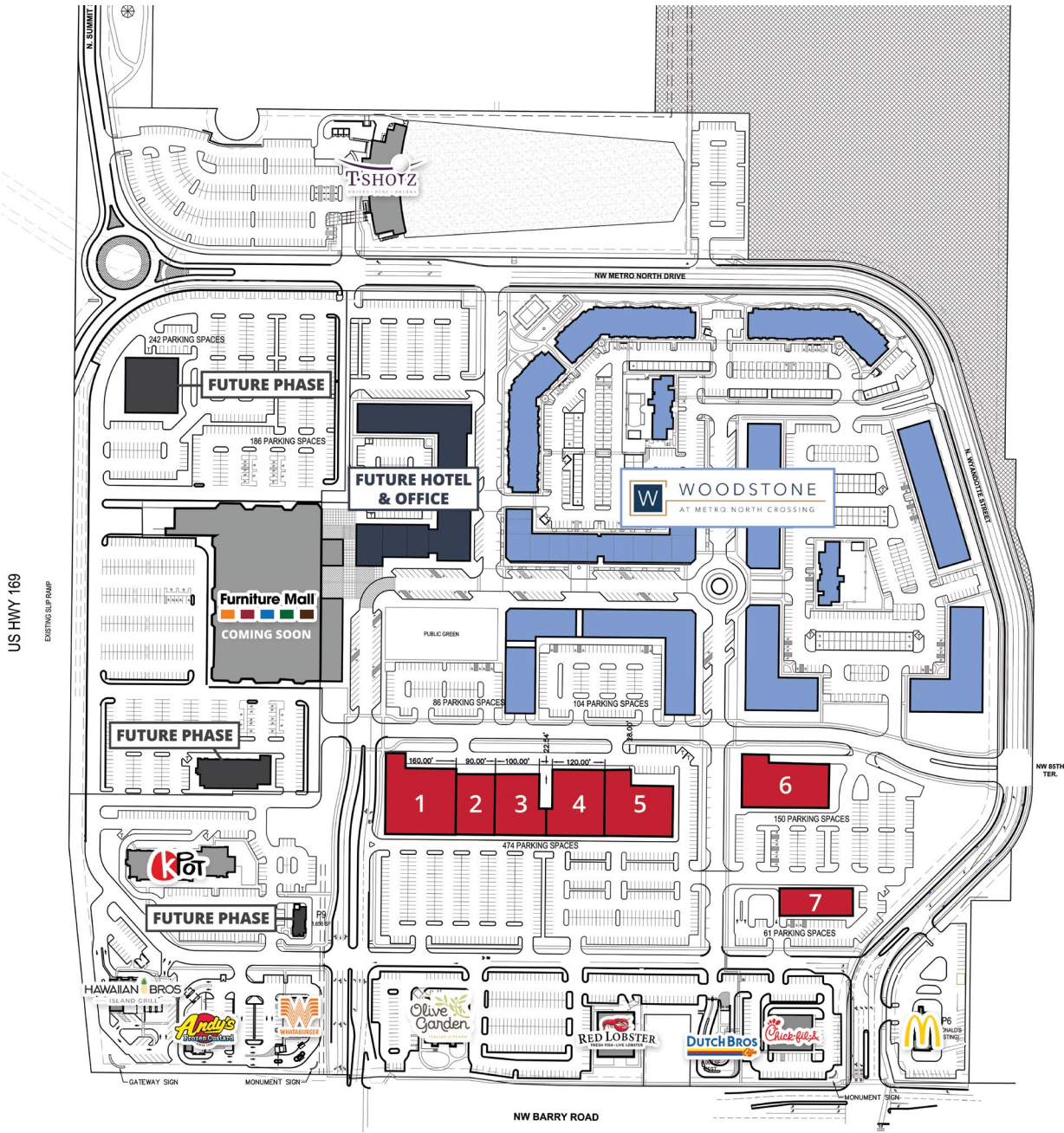
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Inset Map: Shows the location of the site (red pin) in Metro North Kansas City, Missouri, relative to major highways (I-435, I-69, I-70, I-76) and surrounding cities (West Platte, Smithville, Arley, Winner, Kearney, Mosby, Liberty, Missouri, Gladstone, North Kansas City, Independence, Shawnee, Raytown, Blue Springs).

Main Map Labels:

- Streets:** NW 100 St, NW 96th St, NW 95th St, NW 94th St, NW 93rd St, NW 91st St, NW 88th St, NW 87th St, NW 85th St, NW 82nd St, NW 80th St, NW 78th St, NW 76th St, NW 74th St, NW 72nd St, NW 70th St, NW 68th St, NW 66th St, NW 64th St, NW 62nd St, NW 60th St, NW 58th St, NW 56th St, NW 54th St, NW 52nd St, NW 50th St, NW 48th St, NW 46th St, NW 44th St, NW 42nd St, NW 40th St, NW 38th St, NW 36th St, NW 34th St, NW 32nd St, NW 30th St, NW 28th St, NW 26th St, NW 24th St, NW 22nd St, NW 20th St, NW 18th St, NW 16th St, NW 14th St, NW 12th St, NW 10th St, NW 8th St, NW 6th St, NW 4th St, NW 2nd St, NW 1st St, NW 0th St, NW -1st St, NW -3rd St, NW -5th St, NW -7th St, NW -9th St, NW -11th St, NW -13th St, NW -15th St, NW -17th St, NW -19th St, NW -21st St, NW -23rd St, NW -25th St, NW -27th St, NW -29th St, NW -31st St, NW -33rd St, NW -35th St, NW -37th St, NW -39th St, NW -41st St, NW -43rd St, NW -45th St, NW -47th St, NW -49th St, NW -51st St, NW -53rd St, NW -55th St, NW -57th 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Site Plan



Available Space	SF
1	24,000
2	12,500
3	14,000
4	18,000
5	20,000
6	20,000
7	10,000



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