



## FEATURES

- 1,452 SF available
- Strong national and local co-tenancy
- Perfect location for salon, fast casual restaurant, dry cleaner, or other neighborhood service
- Traffic counts over 17,000 cars per day
- Excellent exposure to Parallel Parkway
- Adjacent to Wal-Mart Supercenter and Target



**CONTACT:** **ERIN JOHNSTON**  
(816) 701-5028  
ejohnston@copen-brooks.com

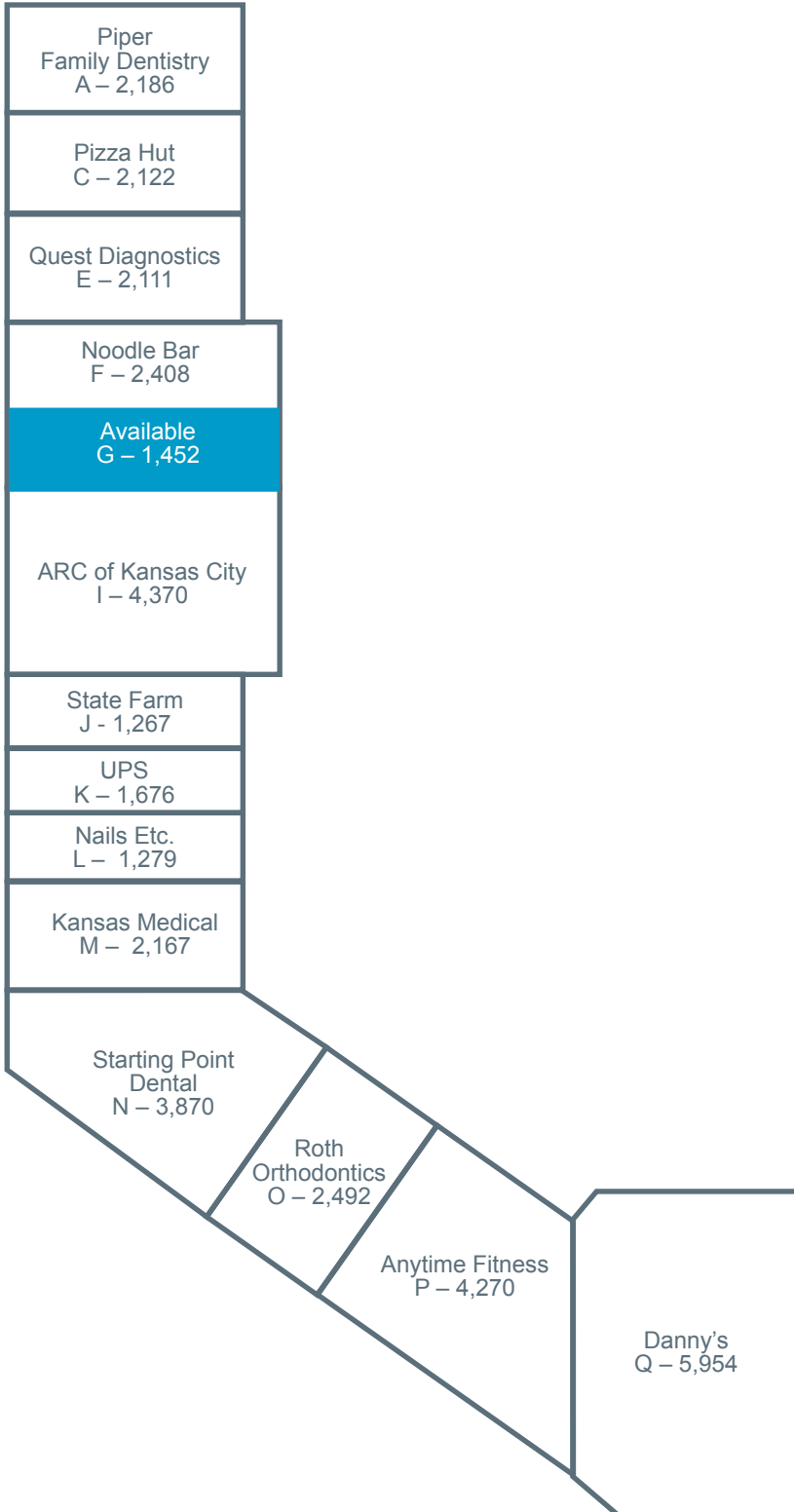




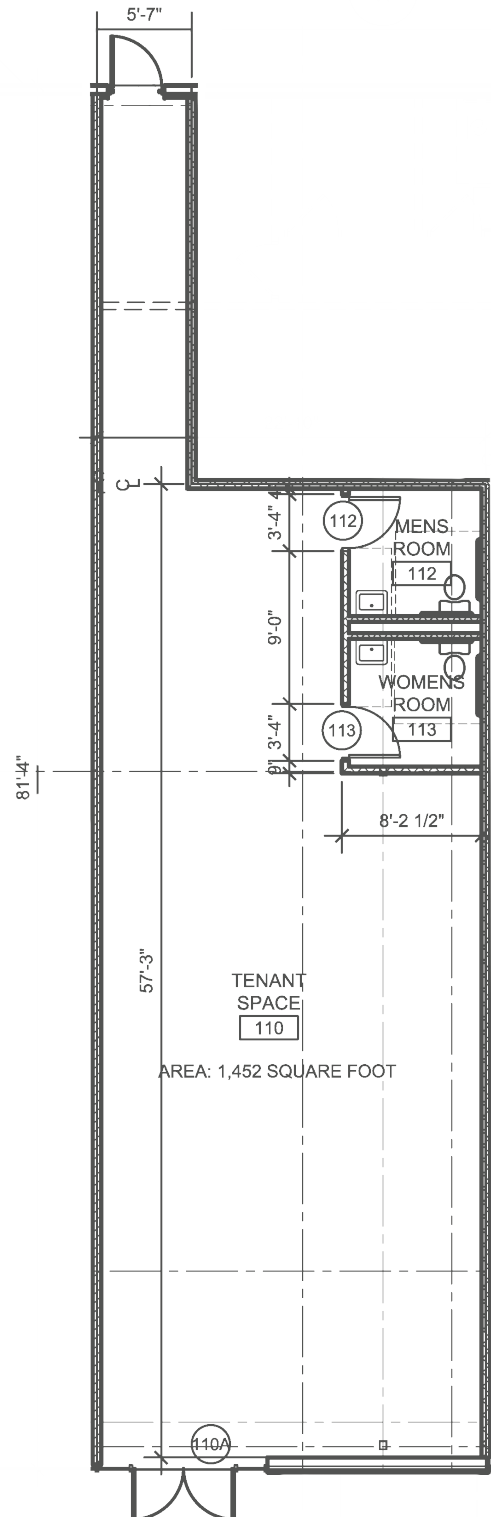


**PIPER PLAZA**

**10940 PARALLEL PKWY | KANSAS CITY, KS**



**SPACE AVAILABLE**



## PIPER PLAZA

## 10940 PARALLEL PKWY | KANSAS CITY, KS

GLA: **37,624 SF**  
 Year Built: **2005**

Rent/SF/Yr: **\$18.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	2,422	13,861	43,053
2017 Estimate	2,291	13,134	41,222
2010 Census	1,944	11,255	37,630
Growth 2017 - 2022	5.72%	5.54%	4.44%
Growth 2010 - 2017	17.85%	16.69%	9.55%

2017 Population by Age	2,291	13,134	41,222
Age 0 - 4	165 7.20%	901 6.86%	2,909 7.06%
Age 5 - 9	168 7.33%	936 7.13%	2,990 7.25%
Age 10 - 14	163 7.11%	905 6.89%	2,807 6.81%
Age 15 - 19	148 6.46%	822 6.26%	2,525 6.13%
Age 20 - 24	143 6.24%	778 5.92%	2,523 6.12%
Age 25 - 29	151 6.59%	782 5.95%	2,644 6.41%
Age 30 - 34	164 7.16%	853 6.49%	2,762 6.70%
Age 35 - 39	153 6.68%	857 6.53%	2,620 6.36%
Age 40 - 44	154 6.72%	857 6.53%	2,499 6.06%
Age 45 - 49	156 6.81%	842 6.41%	2,447 5.94%
Age 50 - 54	167 7.29%	929 7.07%	2,766 6.71%
Age 55 - 59	161 7.03%	981 7.47%	2,942 7.14%
Age 60 - 64	134 5.85%	874 6.65%	2,668 6.47%
Age 65 - 69	98 4.28%	670 5.10%	2,094 5.08%
Age 70 - 74	64 2.79%	449 3.42%	1,454 3.53%
Age 75 - 79	41 1.79%	291 2.22%	1,007 2.44%
Age 80 - 84	30 1.31%	198 1.51%	719 1.74%
Age 85+	31 1.35%	208 1.58%	846 2.05%
Age 65+	264 11.52%	1,816 13.83%	6,120 14.85%
<b>Median Age</b>	<b>36.40</b>	<b>38.40</b>	<b>37.80</b>
<b>Average Age</b>	<b>36.50</b>	<b>38.00</b>	<b>38.10</b>

## PIPER PLAZA

## 10940 PARALLEL PKWY | KANSAS CITY, KS

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	<b>2,291</b>		<b>13,134</b>		<b>41,222</b>	
White	1,924	83.98%	10,247	78.02%	29,193	70.82%
Black	255	11.13%	2,023	15.40%	9,310	22.59%
Am. Indian & Alaskan	7	0.31%	100	0.76%	355	0.86%
Asian	50	2.18%	385	2.93%	996	2.42%
Hawaiian & Pacific Island	1	0.04%	7	0.05%	113	0.27%
Other	54	2.36%	372	2.83%	1,256	3.05%
<b>Population by Hispanic Origin</b>	<b>2,291</b>		<b>13,134</b>		<b>41,222</b>	
Non-Hispanic Origin	2,154	94.02%	12,201	92.90%	37,338	90.58%
Hispanic Origin	138	6.02%	933	7.10%	3,884	9.42%
<b>2017 Median Age, Male</b>	<b>35.10</b>		<b>37.20</b>		<b>36.10</b>	
<b>2017 Average Age, Male</b>	<b>35.40</b>		<b>37.10</b>		<b>36.80</b>	
<b>2017 Median Age, Female</b>	<b>37.80</b>		<b>39.60</b>		<b>39.30</b>	
<b>2017 Average Age, Female</b>	<b>37.80</b>		<b>38.90</b>		<b>39.30</b>	
<b>2017 Population by Occupation Classification</b>	<b>1,766</b>		<b>10,227</b>		<b>32,010</b>	
Civilian Employed	1,247	70.61%	7,505	73.38%	21,299	66.54%
Civilian Unemployed	35	1.98%	220	2.15%	949	2.96%
Civilian Non-Labor Force	484	27.41%	2,492	24.37%	9,728	30.39%
Armed Forces	0	0.00%	10	0.10%	34	0.11%
<b>Households by Marital Status</b>						
Married	520		3,041		8,158	
Married No Children	279		1,762		4,964	
Married w/Children	241		1,279		3,194	
<b>2017 Population by Education</b>	<b>1,606</b>		<b>9,284</b>		<b>29,163</b>	
Some High School, No Diploma	78	4.86%	480	5.17%	2,299	7.88%
High School Grad (Incl Equivalency)	419	26.09%	2,190	23.59%	8,408	28.83%
Some College, No Degree	651	40.54%	3,402	36.64%	9,724	33.34%
Associate Degree	101	6.29%	491	5.29%	1,694	5.81%
Bachelor Degree	273	17.00%	1,657	17.85%	4,702	16.12%
Advanced Degree	84	5.23%	1,064	11.46%	2,336	8.01%

## PIPER PLAZA

## 10940 PARALLEL PKWY | KANSAS CITY, KS

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	2,386		13,980		39,548	
Real Estate & Finance	99	4.15%	646	4.62%	1,506	3.81%
Professional & Management	531	22.25%	3,404	24.35%	8,468	21.41%
Public Administration	115	4.82%	737	5.27%	1,788	4.52%
Education & Health	204	8.55%	1,675	11.98%	4,963	12.55%
Services	187	7.84%	1,261	9.02%	3,796	9.60%
Information	63	2.64%	177	1.27%	392	0.99%
Sales	433	18.15%	2,115	15.13%	5,856	14.81%
Transportation	19	0.80%	19	0.14%	96	0.24%
Retail	68	2.85%	581	4.16%	2,191	5.54%
Wholesale	65	2.72%	232	1.66%	752	1.90%
Manufacturing	208	8.72%	737	5.27%	2,373	6.00%
Production	149	6.24%	794	5.68%	2,986	7.55%
Construction	134	5.62%	806	5.77%	1,999	5.05%
Utilities	57	2.39%	454	3.25%	1,496	3.78%
Agriculture & Mining	11	0.46%	12	0.09%	72	0.18%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	34	0.09%
Other Services	43	1.80%	330	2.36%	780	1.97%

2017 Worker Travel Time to Job	1,237		7,257		20,740	
<30 Minutes	940	75.99%	5,583	76.93%	15,235	73.46%
30-60 Minutes	266	21.50%	1,465	20.19%	4,885	23.55%
60+ Minutes	31	2.51%	209	2.88%	620	2.99%

2010 Households by HH Size	703		4,166		14,395	
1-Person Households	136	19.35%	803	19.28%	3,487	24.22%
2-Person Households	224	31.86%	1,487	35.69%	4,951	34.39%
3-Person Households	128	18.21%	758	18.19%	2,414	16.77%
4-Person Households	139	19.77%	673	16.15%	2,008	13.95%
5-Person Households	51	7.25%	277	6.65%	915	6.36%
6-Person Households	12	1.71%	107	2.57%	381	2.65%
7 or more Person Households	13	1.85%	61	1.46%	239	1.66%

2017 Average Household Size	2.80	2.70	2.60
-----------------------------	------	------	------

Households			
2022 Projection	872	5,103	16,464
2017 Estimate	825	4,838	15,760
2010 Census	702	4,167	14,395
Growth 2017 - 2022	5.70%	5.48%	4.47%
Growth 2010 - 2017	17.52%	16.10%	9.48%

## PIPER PLAZA

## 10940 PARALLEL PKWY | KANSAS CITY, KS

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>825</b>		<b>4,838</b>		<b>15,760</b>	
<\$25,000	33	4.00%	320	6.61%	2,355	14.94%
\$25,000 - \$50,000	117	14.18%	791	16.35%	3,740	23.73%
\$50,000 - \$75,000	217	26.30%	907	18.75%	3,186	20.22%
\$75,000 - \$100,000	194	23.52%	836	17.28%	2,352	14.92%
\$100,000 - \$125,000	152	18.42%	900	18.60%	2,064	13.10%
\$125,000 - \$150,000	47	5.70%	518	10.71%	971	6.16%
\$150,000 - \$200,000	31	3.76%	337	6.97%	631	4.00%
\$200,000+	34	4.12%	229	4.73%	461	2.93%
<b>2017 Avg Household Income</b>	<b>\$91,621</b>		<b>\$96,702</b>		<b>\$76,174</b>	
<b>2017 Med Household Income</b>	<b>\$80,863</b>		<b>\$86,991</b>		<b>\$64,798</b>	
<b>2017 Occupied Housing</b>	<b>826</b>		<b>4,839</b>		<b>15,760</b>	
Owner Occupied	774	93.70%	4,080	84.31%	11,666	74.02%
Renter Occupied	52	6.30%	759	15.69%	4,094	25.98%
<b>2010 Housing Units</b>	<b>816</b>		<b>4,959</b>		<b>16,069</b>	
1 Unit	790	96.81%	4,726	95.30%	13,754	85.59%
2 - 4 Units	26	3.19%	109	2.20%	466	2.90%
5 - 19 Units	0	0.00%	51	1.03%	1,236	7.69%
20+ Units	0	0.00%	73	1.47%	613	3.81%
<b>2017 Housing Value</b>	<b>775</b>		<b>4,079</b>		<b>11,667</b>	
<\$100,000	79	10.19%	515	12.63%	3,307	28.34%
\$100,000 - \$200,000	490	63.23%	2,014	49.37%	5,596	47.96%
\$200,000 - \$300,000	197	25.42%	1,085	26.60%	1,878	16.10%
\$300,000 - \$400,000	8	1.03%	406	9.95%	735	6.30%
\$400,000 - \$500,000	0	0.00%	39	0.96%	88	0.75%
\$500,000 - \$1,000,000	1	0.13%	20	0.49%	56	0.48%
\$1,000,000+	0	0.00%	0	0.00%	7	0.06%
<b>2017 Median Home Value</b>	<b>\$162,959</b>		<b>\$175,694</b>		<b>\$145,148</b>	
<b>2017 Housing Units by Yr Built</b>	<b>843</b>		<b>4,991</b>		<b>16,541</b>	
Built 2010+	112	13.29%	570	11.42%	975	5.89%
Built 2000 - 2010	204	24.20%	1,813	36.33%	2,970	17.96%
Built 1990 - 1999	195	23.13%	618	12.38%	1,667	10.08%
Built 1980 - 1989	155	18.39%	548	10.98%	1,962	11.86%
Built 1970 - 1979	98	11.63%	550	11.02%	2,711	16.39%
Built 1960 - 1969	32	3.80%	333	6.67%	2,861	17.30%
Built 1950 - 1959	19	2.25%	249	4.99%	2,011	12.16%
Built <1949	28	3.32%	310	6.21%	1,384	8.37%