

RETAIL SPACE FOR LEASE AT PIPER PLAZA



BUILDING HIGHLIGHTS

- **2,122 SF Restaurant Space Available**
- Strong national and local co-tenancy
- Currently occupied by Pizza Hut; Do Not Disturb Tenant
- Kitchen infrastructure in place including hood and grease trap
- Traffic counts over 17,000 cars per day
- Excellent exposure to Parallel Parkway
- Adjacent to Wal-Mart Supercenter and Target

LEASING CONTACTS

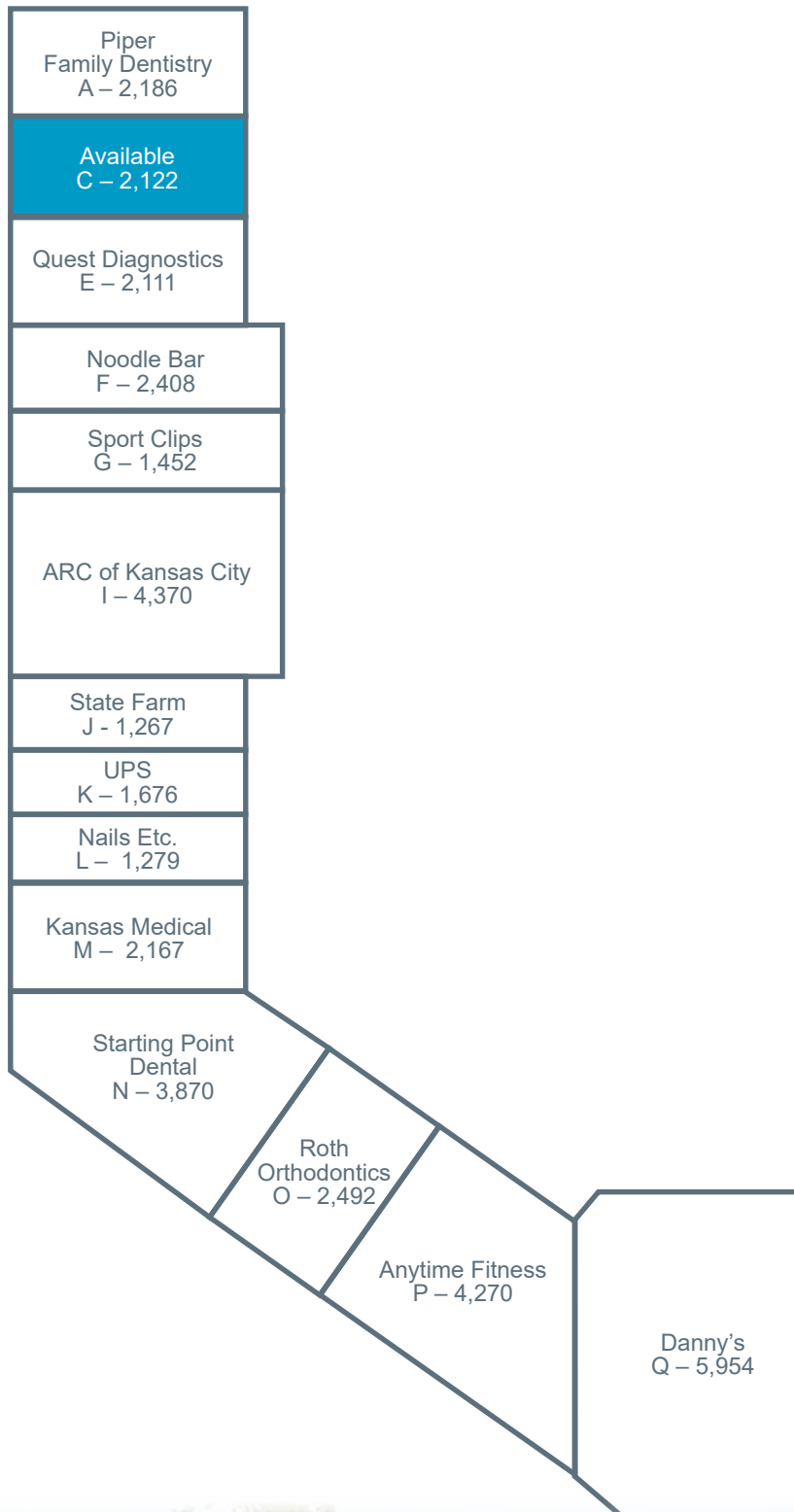
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KANSAS CITY, KANSAS



DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population	2,291	13,134	41,222
Households	825	4,838	15,760
Avg HH Income	\$91,621	\$96,702	\$76,174



Demographic Detail Report

Piper Plaza

10940 Parallel Pky, Kansas City, KS 66109

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **37,624 SF** Rent/SF/Yr: -
 Year Built: **2005**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	4,275		14,796		43,382	
2020 Estimate	3,905		14,159		42,418	
2010 Census	1,965		10,947		38,049	
Growth 2020 - 2025	9.48%		4.50%		2.27%	
Growth 2010 - 2020	98.73%		29.34%		11.48%	
2020 Population by Age	3,905		14,159		42,418	
Age 0 - 4	287	7.35%	1,001	7.07%	3,055	7.20%
Age 5 - 9	279	7.14%	985	6.96%	2,979	7.02%
Age 10 - 14	282	7.22%	1,001	7.07%	2,962	6.98%
Age 15 - 19	244	6.25%	864	6.10%	2,549	6.01%
Age 20 - 24	230	5.89%	793	5.60%	2,438	5.75%
Age 25 - 29	278	7.12%	927	6.55%	2,945	6.94%
Age 30 - 34	270	6.91%	901	6.36%	2,772	6.53%
Age 35 - 39	269	6.89%	953	6.73%	2,784	6.56%
Age 40 - 44	249	6.38%	895	6.32%	2,499	5.89%
Age 45 - 49	268	6.86%	932	6.58%	2,568	6.05%
Age 50 - 54	260	6.66%	916	6.47%	2,585	6.09%
Age 55 - 59	276	7.07%	1,032	7.29%	2,981	7.03%
Age 60 - 64	240	6.15%	958	6.77%	2,835	6.68%
Age 65 - 69	178	4.56%	745	5.26%	2,260	5.33%
Age 70 - 74	117	3.00%	501	3.54%	1,573	3.71%
Age 75 - 79	75	1.92%	327	2.31%	1,075	2.53%
Age 80 - 84	50	1.28%	207	1.46%	713	1.68%
Age 85+	53	1.36%	221	1.56%	847	2.00%
Age 65+	473	12.11%	2,001	14.13%	6,468	15.25%
Median Age	36.50		38.20		37.70	
Average Age	36.80		38.00		38.20	

Demographic Detail Report

Piper Plaza						
10940 Parallel Pky, Kansas City, KS 66109						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	3,905		14,159		42,418	
White	3,269	83.71%	11,199	79.09%	30,419	71.71%
Black	408	10.45%	1,913	13.51%	8,777	20.69%
Am. Indian & Alaskan	10	0.26%	103	0.73%	367	0.87%
Asian	118	3.02%	526	3.71%	1,336	3.15%
Hawaiian & Pacific Island	6	0.15%	20	0.14%	222	0.52%
Other	95	2.43%	399	2.82%	1,297	3.06%
Population by Hispanic Origin	3,905		14,159		42,418	
Non-Hispanic Origin	3,653	93.55%	13,086	92.42%	38,228	90.12%
Hispanic Origin	252	6.45%	1,073	7.58%	4,191	9.88%
2020 Median Age, Male	35.00		36.90		36.10	
2020 Average Age, Male	35.50		37.00		36.90	
2020 Median Age, Female	38.00		39.40		39.20	
2020 Average Age, Female	38.00		39.00		39.40	
2020 Population by Occupation Classification	3,008		10,996		32,910	
Civilian Employed	2,209	73.44%	7,830	71.21%	21,967	66.75%
Civilian Unemployed	47	1.56%	148	1.35%	716	2.18%
Civilian Non-Labor Force	751	24.97%	2,951	26.84%	10,121	30.75%
Armed Forces	1	0.03%	67	0.61%	106	0.32%
Households by Marital Status						
Married	885		3,283		8,470	
Married No Children	475		1,878		5,126	
Married w/Children	411		1,405		3,344	
2020 Population by Education	2,753		9,927		30,007	
Some High School, No Diploma	157	5.70%	552	5.56%	2,282	7.60%
High School Grad (Incl Equivalency)	626	22.74%	2,237	22.53%	8,435	28.11%
Some College, No Degree	1,106	40.17%	3,489	35.15%	10,198	33.99%
Associate Degree	170	6.18%	412	4.15%	1,572	5.24%
Bachelor Degree	544	19.76%	2,081	20.96%	4,988	16.62%
Advanced Degree	150	5.45%	1,156	11.65%	2,532	8.44%

Demographic Detail Report

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10940 Parallel Pky, Kansas City, KS 66109						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	4,235		14,996		41,316	
Real Estate & Finance	180	4.25%	722	4.81%	1,695	4.10%
Professional & Management	931	21.98%	3,835	25.57%	8,960	21.69%
Public Administration	246	5.81%	757	5.05%	1,774	4.29%
Education & Health	373	8.81%	1,857	12.38%	4,950	11.98%
Services	345	8.15%	1,152	7.68%	3,738	9.05%
Information	136	3.21%	243	1.62%	453	1.10%
Sales	653	15.42%	2,187	14.58%	6,112	14.79%
Transportation	28	0.66%	29	0.19%	130	0.31%
Retail	126	2.98%	589	3.93%	2,302	5.57%
Wholesale	54	1.28%	255	1.70%	841	2.04%
Manufacturing	324	7.65%	866	5.77%	2,540	6.15%
Production	361	8.52%	963	6.42%	3,270	7.91%
Construction	208	4.91%	621	4.14%	1,904	4.61%
Utilities	149	3.52%	521	3.47%	1,619	3.92%
Agriculture & Mining	23	0.54%	24	0.16%	76	0.18%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	26	0.06%
Other Services	98	2.31%	375	2.50%	926	2.24%
2020 Worker Travel Time to Job	2,182		7,584		21,409	
<30 Minutes	1,587	72.73%	5,476	72.20%	15,278	71.36%
30-60 Minutes	482	22.09%	1,842	24.29%	5,472	25.56%
60+ Minutes	113	5.18%	266	3.51%	659	3.08%
2010 Households by HH Size	708		4,054		14,564	
1-Person Households	137	19.35%	783	19.31%	3,536	24.28%
2-Person Households	226	31.92%	1,441	35.55%	5,005	34.37%
3-Person Households	129	18.22%	739	18.23%	2,441	16.76%
4-Person Households	140	19.77%	657	16.21%	2,029	13.93%
5-Person Households	51	7.20%	270	6.66%	926	6.36%
6-Person Households	12	1.69%	105	2.59%	385	2.64%
7 or more Person Households	13	1.84%	59	1.46%	242	1.66%
2020 Average Household Size	2.80		2.70		2.60	
Households						
2025 Projection	1,545		5,479		16,610	
2020 Estimate	1,411		5,242		16,237	
2010 Census	709		4,053		14,563	
Growth 2020 - 2025	9.50%		4.52%		2.30%	
Growth 2010 - 2020	99.01%		29.34%		11.49%	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	1,412		5,242		16,238	
<\$25,000	133	9.42%	432	8.24%	2,030	12.50%
\$25,000 - \$50,000	151	10.69%	601	11.47%	3,145	19.37%
\$50,000 - \$75,000	342	24.22%	936	17.86%	3,350	20.63%
\$75,000 - \$100,000	221	15.65%	815	15.55%	2,358	14.52%
\$100,000 - \$125,000	296	20.96%	1,174	22.40%	2,892	17.81%
\$125,000 - \$150,000	117	8.29%	330	6.30%	656	4.04%
\$150,000 - \$200,000	102	7.22%	645	12.30%	1,151	7.09%
\$200,000+	50	3.54%	309	5.89%	656	4.04%
2020 Avg Household Income	\$94,124		\$104,399		\$85,581	
2020 Med Household Income	\$84,049		\$94,999		\$72,204	
2020 Occupied Housing	1,411		5,243		16,238	
Owner Occupied	1,323	93.76%	4,482	85.49%	12,108	74.57%
Renter Occupied	88	6.24%	761	14.51%	4,130	25.43%
2010 Housing Units	1,402		5,363		16,831	
1 Unit	1,345	95.93%	5,099	95.08%	14,431	85.74%
2 - 4 Units	56	3.99%	119	2.22%	528	3.14%
5 - 19 Units	0	0.00%	49	0.91%	1,193	7.09%
20+ Units	1	0.07%	96	1.79%	679	4.03%
2020 Housing Value	1,324		4,481		12,108	
<\$100,000	46	3.47%	200	4.46%	2,029	16.76%
\$100,000 - \$200,000	677	51.13%	1,806	40.30%	5,630	46.50%
\$200,000 - \$300,000	539	40.71%	1,775	39.61%	2,976	24.58%
\$300,000 - \$400,000	11	0.83%	517	11.54%	1,105	9.13%
\$400,000 - \$500,000	50	3.78%	124	2.77%	221	1.83%
\$500,000 - \$1,000,000	1	0.08%	59	1.32%	147	1.21%
\$1,000,000+	0	0.00%	0	0.00%	0	0.00%
2020 Median Home Value	\$190,989		\$213,211		\$171,491	
2020 Housing Units by Yr Built	1,439		5,439		17,350	
Built 2010+	700	48.64%	1,151	21.16%	1,602	9.23%
Built 2000 - 2010	205	14.25%	1,774	32.62%	3,009	17.34%
Built 1990 - 1999	197	13.69%	609	11.20%	1,706	9.83%
Built 1980 - 1989	157	10.91%	526	9.67%	1,998	11.52%
Built 1970 - 1979	99	6.88%	534	9.82%	2,757	15.89%
Built 1960 - 1969	32	2.22%	311	5.72%	2,882	16.61%
Built 1950 - 1959	20	1.39%	241	4.43%	2,006	11.56%
Built <1949	29	2.02%	293	5.39%	1,390	8.01%
2020 Median Year Built	2009		2000		1978	

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Other	95 2.43%	399 2.82%	1,297 3.06%
U.S. Armed Forces	1	72	112
Households			
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Income: <\$25,000	133 9.42%	432 8.24%	2,030 12.50%
Income: \$25,000 - \$50,000	151 10.69%	601 11.47%	3,145 19.37%
Income: \$50,000 - \$75,000	342 24.22%	936 17.86%	3,350 20.63%
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Income: \$100,000 - \$125,000	296 20.96%	1,174 22.40%	2,892 17.81%
Income: \$125,000 - \$150,000	117 8.29%	330 6.30%	656 4.04%
Income: \$150,000 - \$200,000	102 7.22%	645 12.30%	1,151 7.09%
Income: \$200,000+	50 3.54%	309 5.89%	656 4.04%
2020 Avg Household Income	\$94,124	\$104,399	\$85,581
2020 Med Household Income	\$84,049	\$94,999	\$72,204

SPACE FOR LEASE



LEASING CONTACT

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Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.

- 1 Personal Service:** When you work with Baceline, you get a personal team: leasing, construction, property management, community event planner, who works to make terms and conditions that work for you and your business. We pride ourselves on providing real, human interaction and support you can count on.
- 2 Involvement:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



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INVESTING IN OUR COMMUNITIES
www.bacelineinvestments.com