

Tiffany Square East

N Ambassador Dr. & NW 88th Street, Kansas City,

MO 64154

GREAT EXPOSURE AND LOCATION



GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITIES



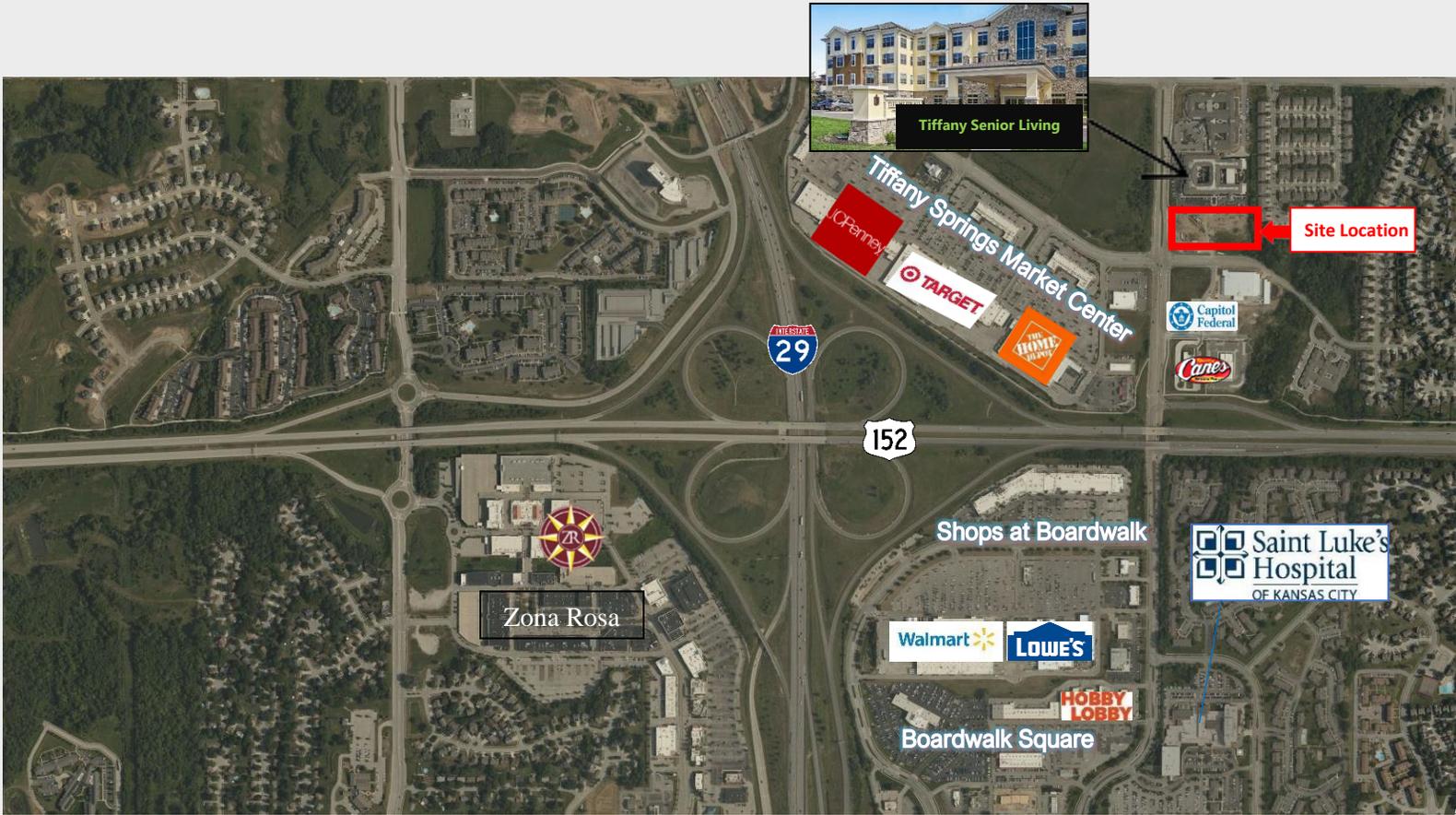
CONTACT INFORMATION

Jeff Taylor

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Location



Property Features



Key Attributes

Our lot is located amidst both retail and residential property offering a vast number of possible customers for your business. This is also a very advantageous lot to consider because of the visibility it offers on Highway 152 and accessibility from I-29.

The Property

Lot Size: 4.43 Acres

Available Now

Build-to-Suit or Ground Lease

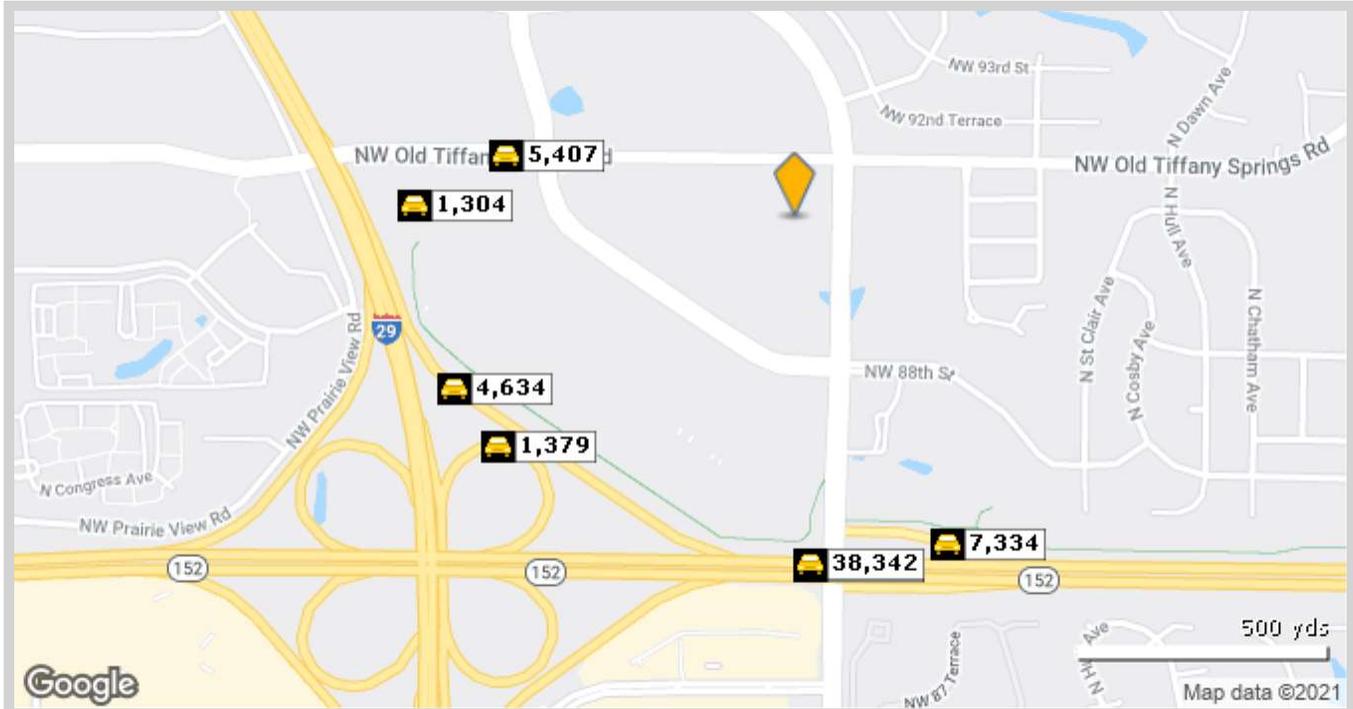


Traffic Count Report

Tiffany square East III

9191 N Ambassador Dr, Kansas City, MO 64154

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **192,970 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW Tiffany Springs Rd	NW Skyview Ave	0.09 W	2018	4,524	MPSI	.34
2	NW Tiffany Springs Rd	NW Skyview Ave	0.09 W	2020	5,407	MPSI	.34
3	State Hwy 152	N Ambassador Dr	0.03 E	2018	32,363	MPSI	.40
4	7056	I- 29	0.44 W	2015	39,749	MPSI	.40
5	State Hwy 152	N Ambassador Dr	0.03 E	2020	38,342	MPSI	.40
6	State Hwy 152	N Ambassador Dr	0.13 W	2018	7,917	MPSI	.41
7	State Hwy 152	N Ambassador Dr	0.13 W	2020	7,334	MPSI	.41
8	Not Available	Not Available	0.00 No	2020	1,379	MPSI	.43
9	Not Available	Not Available	0.00 No	2020	4,634	MPSI	.44
10	NW Skyview Ave	NW Tiffany Springs Rd	0.06 N	2020	1,304	MPSI	.44

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,221	49,996	123,822
2021 Estimate	10,008	45,693	114,508
2010 Census	5,865	34,275	92,701
Growth 2021 - 2026	12.12%	9.42%	8.13%
Growth 2010 - 2021	70.64%	33.31%	23.52%
2021 Population by Age			
	10,008	45,693	114,508
Age 0 - 4	723 7.22%	2,981 6.52%	7,299 6.37%
Age 5 - 9	762 7.61%	3,105 6.80%	7,678 6.71%
Age 10 - 14	729 7.28%	3,029 6.63%	7,701 6.73%
Age 15 - 19	613 6.13%	2,694 5.90%	7,028 6.14%
Age 20 - 24	559 5.59%	2,480 5.43%	6,502 5.68%
Age 25 - 29	777 7.76%	3,238 7.09%	8,311 7.26%
Age 30 - 34	856 8.55%	3,472 7.60%	8,473 7.40%
Age 35 - 39	955 9.54%	3,846 8.42%	8,815 7.70%
Age 40 - 44	797 7.96%	3,279 7.18%	7,668 6.70%
Age 45 - 49	692 6.91%	3,053 6.68%	7,473 6.53%
Age 50 - 54	560 5.60%	2,732 5.98%	6,984 6.10%
Age 55 - 59	551 5.51%	2,897 6.34%	7,556 6.60%
Age 60 - 64	459 4.59%	2,534 5.55%	6,727 5.87%
Age 65 - 69	364 3.64%	2,132 4.67%	5,548 4.85%
Age 70 - 74	270 2.70%	1,692 3.70%	4,375 3.82%
Age 75 - 79	168 1.68%	1,134 2.48%	2,878 2.51%
Age 80 - 84	88 0.88%	647 1.42%	1,685 1.47%
Age 85+	83 0.83%	748 1.64%	1,804 1.58%
Age 65+	973 9.72%	6,353 13.90%	16,290 14.23%
Median Age	34.90	37.40	37.40
Average Age	34.90	37.70	37.90

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	10,008	45,693	114,508
White	7,628 76.22%	37,636 82.37%	94,630 82.64%
Black	1,505 15.04%	4,584 10.03%	11,381 9.94%
Am. Indian & Alaskan	42 0.42%	251 0.55%	664 0.58%
Asian	446 4.46%	1,744 3.82%	3,656 3.19%
Hawaiian & Pacific Island	36 0.36%	213 0.47%	721 0.63%
Other	349 3.49%	1,266 2.77%	3,456 3.02%
Population by Hispanic Origin	10,008	45,693	114,508
Non-Hispanic Origin	9,205 91.98%	42,304 92.58%	105,932 92.51%
Hispanic Origin	803 8.02%	3,390 7.42%	8,576 7.49%
2021 Median Age, Male	34.20	36.70	36.50
2021 Average Age, Male	34.20	36.80	37.00
2021 Median Age, Female	35.50	38.10	38.30
2021 Average Age, Female	35.50	38.60	38.80
2021 Population by Occupation Classification	7,670	36,039	90,431
Civilian Employed	5,231 68.20%	24,949 69.23%	61,678 68.20%
Civilian Unemployed	392 5.11%	1,293 3.59%	3,391 3.75%
Civilian Non-Labor Force	2,032 26.49%	9,698 26.91%	25,155 27.82%
Armed Forces	15 0.20%	99 0.27%	207 0.23%
Households by Marital Status			
Married	1,867	9,145	23,049
Married No Children	931	5,187	13,031
Married w/Children	937	3,958	10,017
2021 Population by Education	7,009	33,173	83,790
Some High School, No Diploma	501 7.15%	1,347 4.06%	4,097 4.89%
High School Grad (Incl Equivalency)	1,302 18.58%	5,439 16.40%	16,304 19.46%
Some College, No Degree	2,025 28.89%	10,309 31.08%	26,034 31.07%
Associate Degree	389 5.55%	1,769 5.33%	5,491 6.55%
Bachelor Degree	1,650 23.54%	8,758 26.40%	20,227 24.14%
Advanced Degree	1,142 16.29%	5,551 16.73%	11,637 13.89%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	9,951		47,196		115,013	
Real Estate & Finance	357	3.59%	2,203	4.67%	5,171	4.50%
Professional & Management	2,975	29.90%	15,363	32.55%	35,571	30.93%
Public Administration	239	2.40%	1,307	2.77%	2,999	2.61%
Education & Health	1,016	10.21%	5,686	12.05%	13,174	11.45%
Services	460	4.62%	2,987	6.33%	8,949	7.78%
Information	89	0.89%	688	1.46%	1,383	1.20%
Sales	1,523	15.30%	6,297	13.34%	15,222	13.24%
Transportation	90	0.90%	130	0.28%	353	0.31%
Retail	892	8.96%	2,851	6.04%	7,086	6.16%
Wholesale	79	0.79%	704	1.49%	2,017	1.75%
Manufacturing	338	3.40%	1,859	3.94%	4,771	4.15%
Production	637	6.40%	2,618	5.55%	7,114	6.19%
Construction	237	2.38%	1,083	2.29%	3,594	3.12%
Utilities	827	8.31%	2,356	4.99%	4,709	4.09%
Agriculture & Mining	38	0.38%	172	0.36%	368	0.32%
Farming, Fishing, Forestry	10	0.10%	17	0.04%	107	0.09%
Other Services	144	1.45%	875	1.85%	2,425	2.11%
2021 Worker Travel Time to Job	5,081		23,764		58,943	
<30 Minutes	3,727	73.35%	16,730	70.40%	41,499	70.41%
30-60 Minutes	1,275	25.09%	6,628	27.89%	16,113	27.34%
60+ Minutes	79	1.55%	406	1.71%	1,331	2.26%
2010 Households by HH Size	2,517		14,694		37,861	
1-Person Households	809	32.14%	4,638	31.56%	10,660	28.16%
2-Person Households	820	32.58%	5,042	34.31%	13,010	34.36%
3-Person Households	379	15.06%	2,168	14.75%	6,132	16.20%
4-Person Households	332	13.19%	1,818	12.37%	5,027	13.28%
5-Person Households	129	5.13%	705	4.80%	2,026	5.35%
6-Person Households	34	1.35%	214	1.46%	689	1.82%
7 or more Person Households	14	0.56%	109	0.74%	317	0.84%
2021 Average Household Size	2.40		2.30		2.40	
Households						
2026 Projection	4,687		21,082		50,060	
2021 Estimate	4,192		19,313		46,375	
2010 Census	2,516		14,694		37,861	
Growth 2021 - 2026	11.81%		9.16%		7.95%	
Growth 2010 - 2021	66.61%		31.43%		22.49%	

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Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	4,192	19,314	46,375
<\$25,000	514 12.26%	1,594 8.25%	4,635 9.99%
\$25,000 - \$50,000	1,123 26.79%	4,228 21.89%	10,403 22.43%
\$50,000 - \$75,000	545 13.00%	3,306 17.12%	7,596 16.38%
\$75,000 - \$100,000	675 16.10%	2,622 13.58%	6,064 13.08%
\$100,000 - \$125,000	389 9.28%	2,740 14.19%	6,668 14.38%
\$125,000 - \$150,000	270 6.44%	1,420 7.35%	3,319 7.16%
\$150,000 - \$200,000	343 8.18%	1,808 9.36%	4,299 9.27%
\$200,000+	333 7.94%	1,596 8.26%	3,391 7.31%
2021 Avg Household Income	\$92,319	\$100,051	\$96,367
2021 Med Household Income	\$70,597	\$80,044	\$77,282
2021 Occupied Housing	4,193	19,314	46,375
Owner Occupied	1,844 43.98%	11,156 57.76%	29,662 63.96%
Renter Occupied	2,349 56.02%	8,158 42.24%	16,713 36.04%
2010 Housing Units	4,376	20,234	47,637
1 Unit	2,392 54.66%	13,320 65.83%	33,508 70.34%
2 - 4 Units	771 17.62%	1,545 7.64%	3,113 6.53%
5 - 19 Units	996 22.76%	3,648 18.03%	7,464 15.67%
20+ Units	217 4.96%	1,721 8.51%	3,552 7.46%
2021 Housing Value	1,845	11,156	29,661
<\$100,000	170 9.21%	405 3.63%	1,332 4.49%
\$100,000 - \$200,000	180 9.76%	3,400 30.48%	11,485 38.72%
\$200,000 - \$300,000	841 45.58%	3,766 33.76%	9,136 30.80%
\$300,000 - \$400,000	344 18.64%	2,253 20.20%	4,274 14.41%
\$400,000 - \$500,000	136 7.37%	822 7.37%	2,010 6.78%
\$500,000 - \$1,000,000	174 9.43%	498 4.46%	1,227 4.14%
\$1,000,000+	0 0.00%	12 0.11%	197 0.66%
2021 Median Home Value	\$268,073	\$247,079	\$222,039
2021 Housing Units by Yr Built	4,376	20,235	48,000
Built 2010+	1,661 37.96%	4,245 20.98%	7,688 16.02%
Built 2000 - 2010	1,034 23.63%	4,590 22.68%	8,179 17.04%
Built 1990 - 1999	526 12.02%	3,717 18.37%	9,938 20.70%
Built 1980 - 1989	941 21.50%	3,027 14.96%	7,736 16.12%
Built 1970 - 1979	154 3.52%	2,332 11.52%	6,917 14.41%
Built 1960 - 1969	32 0.73%	1,343 6.64%	3,830 7.98%
Built 1950 - 1959	20 0.46%	701 3.46%	2,501 5.21%
Built <1949	8 0.18%	280 1.38%	1,211 2.52%
2021 Median Year Built	2004	1996	1991

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U.S. Armed Forces	18	110	225
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