

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

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TUTERAREALESTATE.COM

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: -

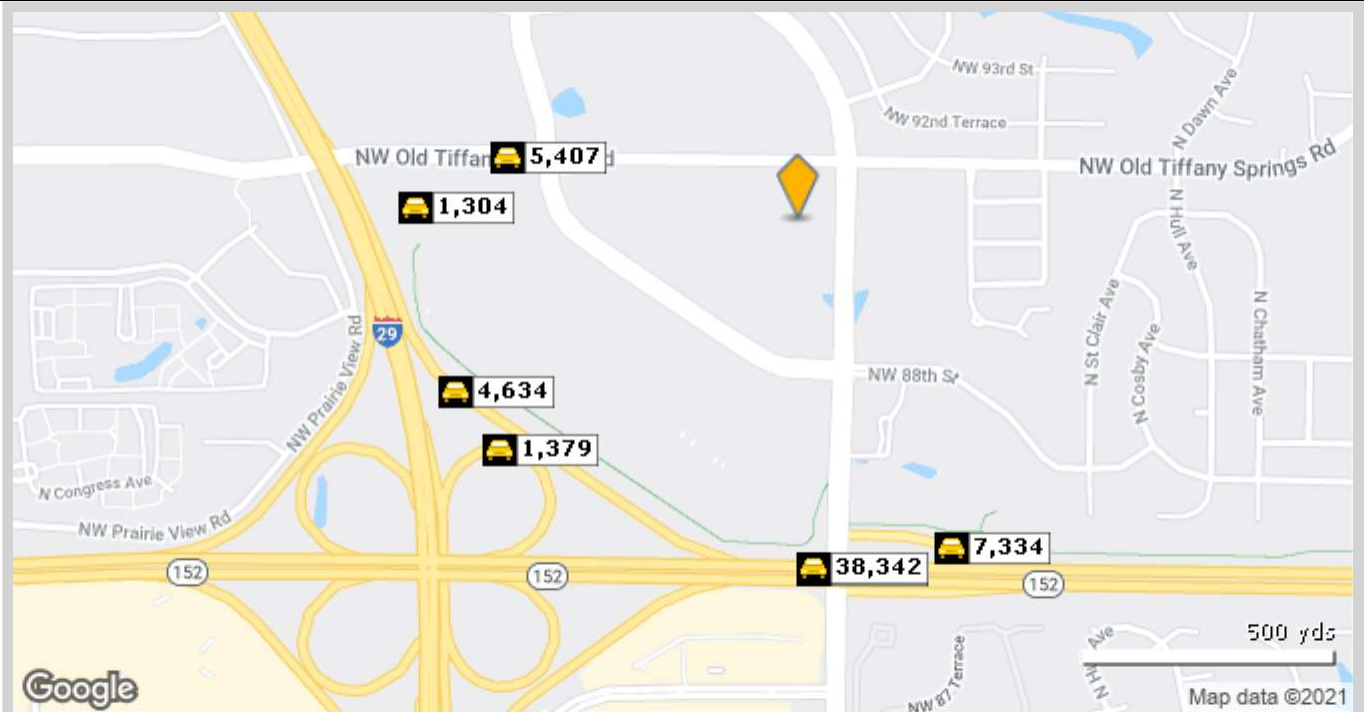
RBA: -

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

Tiffany square East III 9191 N Ambassador Dr, Kansas City, MO 64154					
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

Tiffany square East III						
9191 N Ambassador Dr, Kansas City, MO 64154						
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%	

Demographic Detail Report

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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		

Demographic Summary Report

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U.S. Armed Forces	18	110	225
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