



Colliers

For Lease

Arrowhead Center

8121-8147 Parallel Parkway
Kansas City, Kansas

Property Features

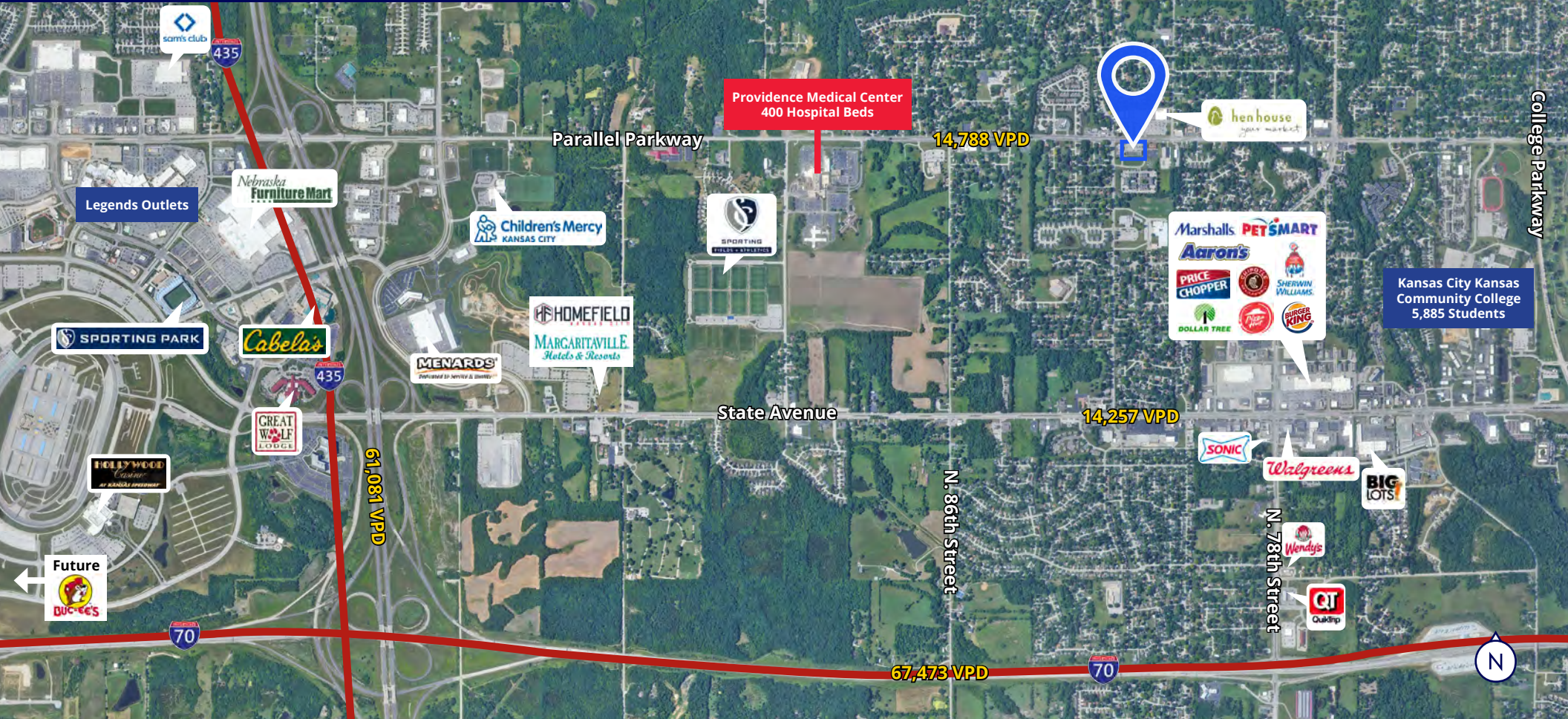
- Former smoothie shop available, great for smoothie, coffee, or tea shop
- Former medical space available
- 15,150 SF strip center
 - 960-3,120 SF available
- Minutes from the Legends shopping district
- Quick access to I-435 and I-70
- Great visibility to Parallel Parkway with more than 14,750 VPD
- Recently refreshed signage, lighting, parking, and landscaping
- Lease rate: \$15.00 PSF, NNN

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Accelerating success.

Location Aerial



Demographics



Population

1-mile	9,722
3-mile	35,489
5-mile	65,268



Daytime Population

1-mile	10,052
3-mile	40,704
5-mile	72,681



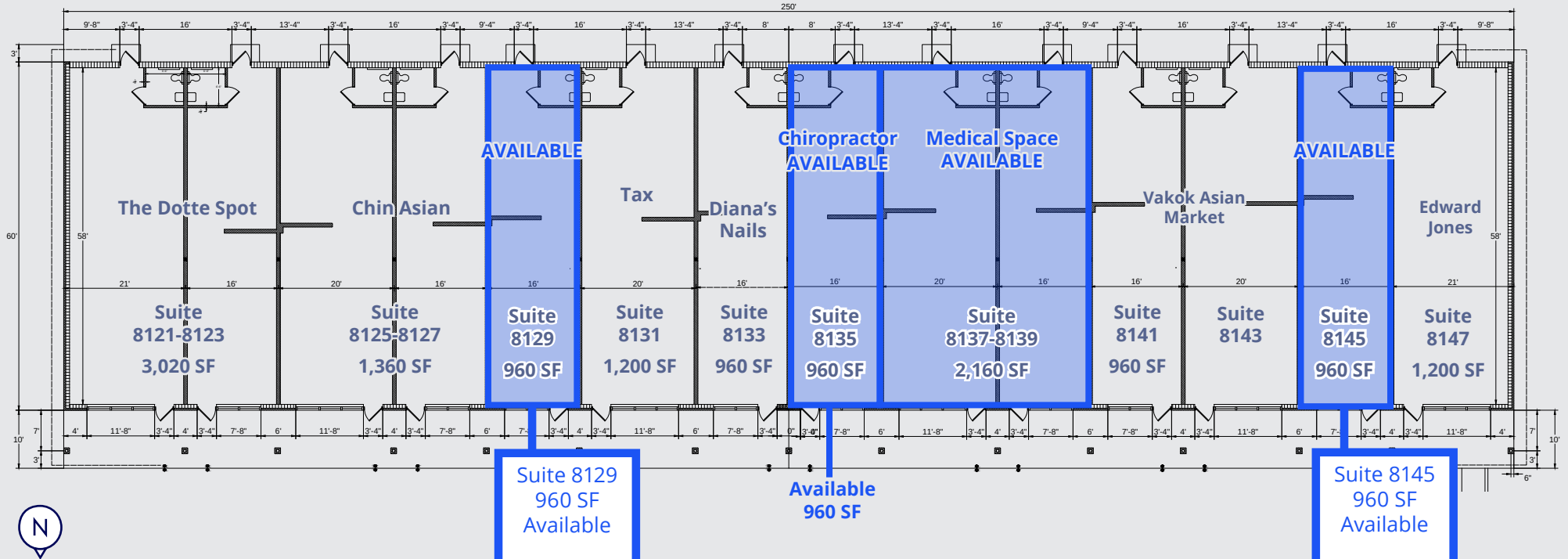
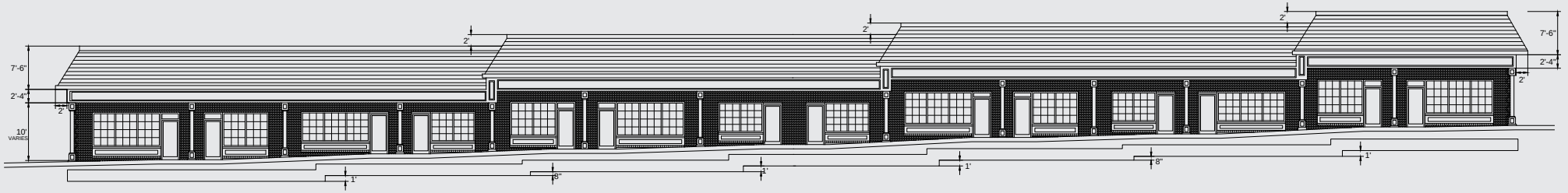
Household Income (Avg.)

1-mile	\$73,074
3-mile	\$79,868
5-mile	\$86,188



Household Income (Med.)

1-mile	\$62,366
3-mile	\$65,534
5-mile	\$69,373



Suite 8129
960 SF
Available

VR Tour



Available
960 SF

Suite 8145
960 SF
Available

VR Tour



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