



Colliers

OLD TOWN BARBER COLLEGE

John's
CARDS

OLD TIME
Pottery

DOLLAR TREE

NK NAILS

Furniture Deals!

Available
Pad Site
0.84 acres

Available
Suite 14129
1,200 SF

Available
Suite 4815
5,897 SF

S. NOLAND ROAD

S. HOCKER ROAD

E. US HIGHWAY 40

23,936 VPD

N

For Lease

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Hawthorne 40 Shopping Center

14121-14221 E. US Highway 40
Kansas City, Missouri

Property Features:

- 1,200-5,897 SF available
- .84 acre pad site available
- Join Old Time Pottery, Furniture Deals, Dollar Tree, Old Town Barber College, and Pizza Hut
- Abundant parking
- Small shop space and pad site available
- Across from strong-performing Hy-Vee grocery
- 24,000± vehicles per day on Highway 40 and 18,600± vehicles per day on S. Noland Road
- Strong daytime population

Accelerating success.

Location



Hawthorne 40 Shopping Center

Tenant	SF
Suite 4815 Available	5,897
Furniture Deals	60,192
At Lease	2,040
At Lease	1,120
Suite 14129 Available	1,200
NK Nails & Spa	2,000
Old Town Barber College	6,187
Dollar Tree	21,763
Old Time Pottery	93,605
Heartland Dental	5,431
Pizza Hut	3,360
Pad 2 (BTS or ground lease)	0.84 acres

Suite 4815
5,897 SF
Available

VR Tour



Suite 14129
1,200 SF
Available

VR Tour



Demographics



Total
Population
1-mile 7,123
3-mile 61,443
5-mile 151,836



Daytime
Population
1-mile 4,314
3-mile 20,074
5-mile 63,877



Household
Income (Avg.)
1-mile \$81,450
3-mile \$77,528
5-mile \$70,140

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