



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
- 15,150 SF strip center
 - 960 SF spaces available
- Minutes from the Village West 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	9,672
3-mile	34,897
5-mile	64,870



Daytime Population

1-mile	9,317
3-mile	31,545
5-mile	63,423



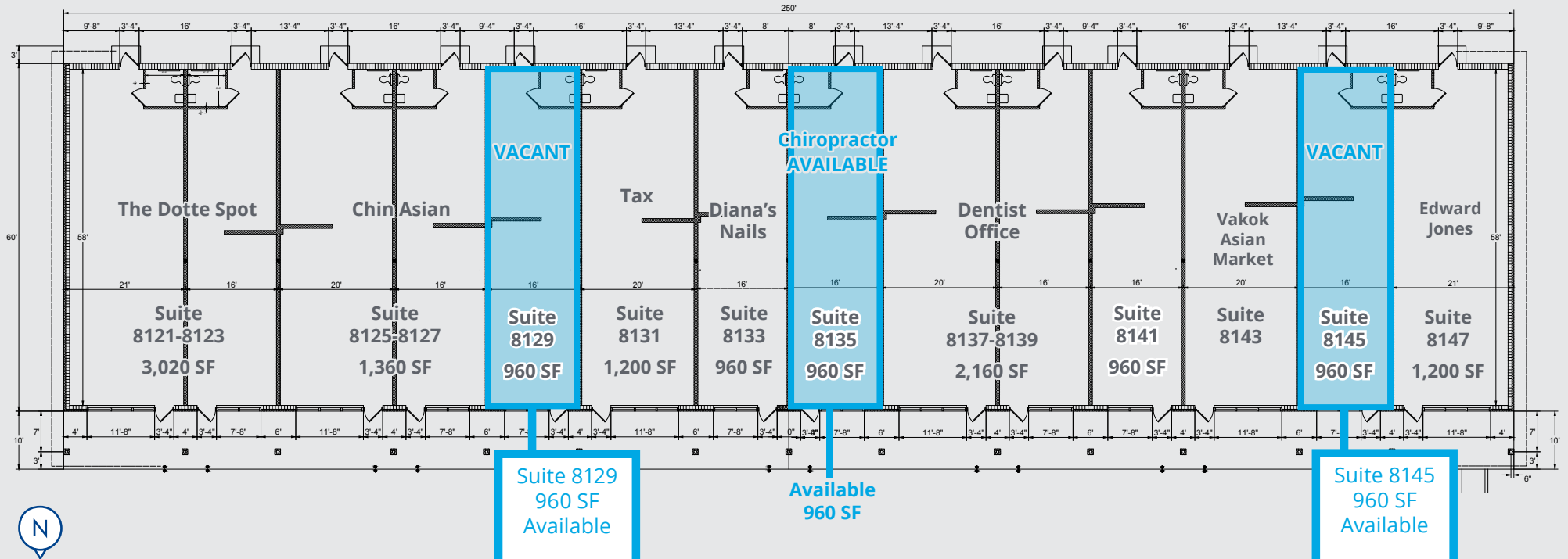
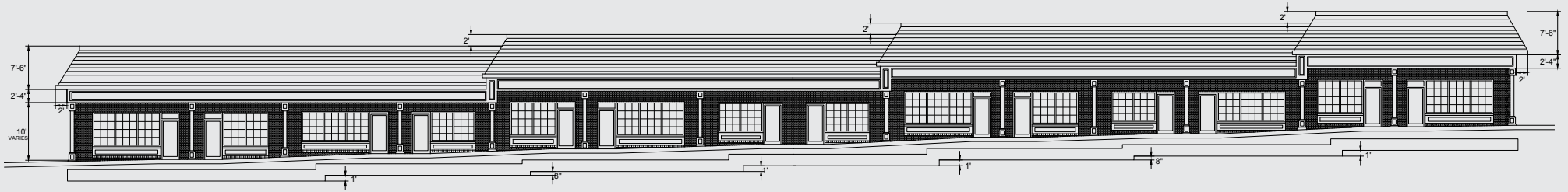
Household Income (Avg.)

1-mile	\$82,632
3-mile	\$74,754
5-mile	\$76,846



Household Income (Med.)

1-mile	\$62,436
3-mile	\$57,383
5-mile	\$59,452



Suite 8129
960 SF
Available

VR Tour



Available
960 SF

Suite 8145
960 SF
Available

VR Tour



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