



LINWOOD SHOPPING CENTER

3110 Prospect Avenue, Kansas City, Missouri 64128
SW Corner of E. 31st Street & Prospect Avenue

OPPORTUNITY

This site offers an operator the chance to anchor the Linwood Shopping Center and capture grocery demand in one of Kansas City's most established neighborhoods. The combination of built-in grocery infrastructure, neighborhood support, and a high-traffic location creates a unique leasing opportunity.



**KC COMMERCIAL
REALTY GROUP**
real estate | development | management

For Information Contact:

JUSTIN COTTRELL

913.568.9918

justin@kccommercialrealty.com

kccommercialrealty.com

LINWOOD SHOPPING CENTER

3110 PROSPECT AVENUE, KANSAS CITY, MISSOURI 64128

SW CORNER OF E. 31ST STREET & PROSPECT AVENUE

AVAILABLE GROCERY SPACE

- 37,260 SF fully equipped grocery store space
- Former Sun Fresh with existing infrastructure, fixtures, and equipment
- Located in the heart of the Prospect Corridor, a high-visibility urban corridor undergoing steady growth and reinvestment

CENTER HIGHLIGHTS

- Retail co-tenants include Rainbow Shops, Pizza Hut, Beauty Icon, Kingdom Kids Dental, Popeye's, Liberty Tax, Metro by T-Mobile and China Express
- Prominent pylon signage available along Prospect Avenue
- Ample parking for customers and staff
- Well-maintained common areas with professional property management
- Dedicated on-site security patrol
- High neighborhood visibility and strong community support

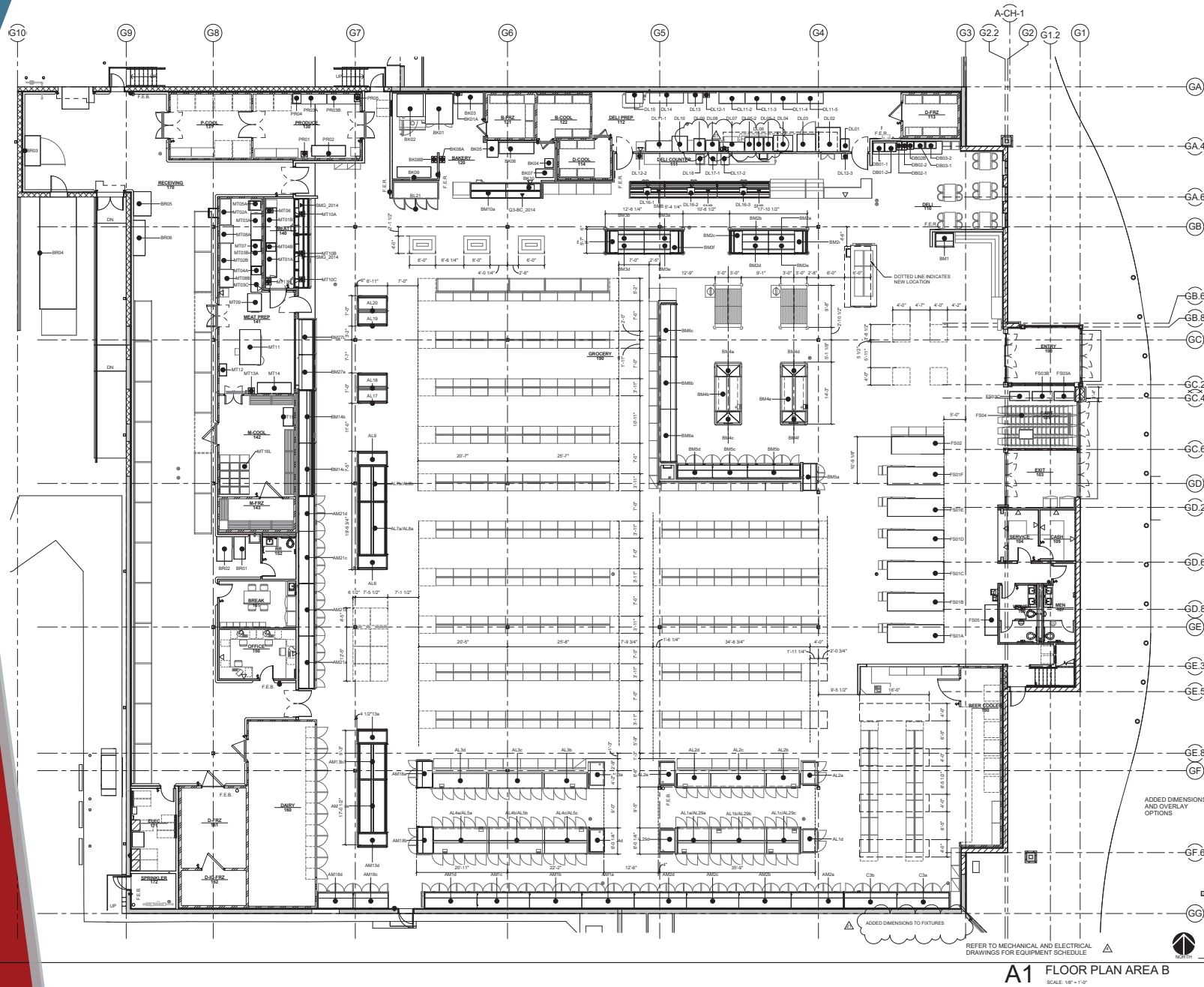
TRADE AREA STRENGTHS

- Dense residential population within a 2-mile radius underserved corridor — While there are neighborhood grocers in the area, the Prospect Corridor continues to show strong demand for a full-service operator to anchor the community
- Easy access from 31st Street and Prospect, two major urban thoroughfares
- Highly anticipated operator — The community and its partners are eager to welcome the right grocery operator to this space, creating strong visibility and broad support for long-term success.

LINWOOD SHOPPING CENTER

3110 PROSPECT AVENUE, KANSAS CITY, MISSOURI 64128
SW CORNER OF E. 31ST STREET & PROSPECT AVENUE





REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EQUIPMENT SCHEDULE

A1 FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"

ADDED DIMENSIONS AND OVERLAY OPTIONS

ADDED DIMENSIONS TO FEATURES



ARCHITECT
BENJAMIN POWELL
LICENSE # A-5841
YAEGER ARCHITECTURE, INC.
7780 West 118th Street
Overland Park, KS 66213
Tel: (913) 742-8800
Fax: (913) 742-8870
jpowell@yaegearchi.com
MO CERTIFICATE OF AUTH. #000270

OWNER
City of Kansas City
City Hall, 414 East 12th Street
Kansas City, MO 64101
Tel: (816) 513-6584

DEVELOPER
Linwood Boulevard
Development, LLC
4520 Madison Avenue, Suite 300,
Kansas City, MO 64111
Tel: (816) 581-5111

Construction Manager
A.L. HUBER General Contractor
10710 S. Maple
Overland Park, KS 66211
Tel: (913) 341-4880

MEP ENGINEER
GPW & Associates,
1501 West Independence Street,
Lawrence, KS 66044
Tel: (785) 845-2352

ME ENGINEER
Custom Engineering,
12700 U.S. Highway 40,
Independence, MO 64055
Tel: (816) 360-1473

CIVIL/STRUCTURAL ENGINEER
TALIAFERRO & BROWNE
1020 E. 8th St.
Kansas City, MO
Tel: (816) 283-3456
Fax: (816) 283-0810

NEW LINWOOD SHOPPING CENTER
LINWOOD AND PROSPECT
KANSAS CITY, MO.

PROJECT	A18050
DATE	09/16/2017
DRAWN BY	BP
CHECKED BY	BP
REVISOR	PL
REVISOR DATE	
DESCRIPTION	
01/17/2017	PHD REV-02 ADDITION
02/01/2018	MAJOR PHASE 2

FIXTURE LAYOUT

Q-202

© YAEGER ARCHITECTURE, INC.

LINWOOD SHOPPING CENTER | GROCERY STORE FIXTURE PLAN

A map of the Kansas City metropolitan area, centered on the city of Kansas City. The map displays major highways (Interstates 70, 435, 291, 24, 50, 35, 29, 40, 10, 32, 152, 5) and surrounding cities/towns including Fairmount, Basehor, Bonner Springs, Linwood, De Soto, Hesper, Olathe, Lenexa, Overland Park, Shawnee, Lake Quivira, Weatherby Lake, Parkville, Gladstone, Liberty, Missouri City, Orrick, Camden, Sibley, Buckner, Napoleon, Wellington, Pink Hill, Grain Valley, Bates City, Tarsney Lakes, Lake Lotawana, Lone Jack, Lee's Summit, Grandview, Raytown, Independence, Sugar Creek, and North Kansas City. Concentric dashed circles represent 1, 3, 5, and 10 mile radii from the 'Subject Shopping Center' (marked with a blue diamond). A thick blue line indicates the 15-minute drive radius. The map is sourced from Google Maps, with data dated 2025.

Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	17,249	136,837	245,459	737,090	453,202
5 Yr Growth	3.9%	2.4%	1.6%	1.4%	1.4%
Median Age	37	35	35	37	37
5 Yr Forecast	38	37	37	39	39
White / Black / Hispanic	14% / 70% / 10%	41% / 38% / 16%	45% / 31% / 19%	57% / 21% / 16%	53% / 24% / 17%
5 Yr Forecast	15% / 70% / 10%	41% / 38% / 16%	45% / 31% / 19%	57% / 21% / 16%	53% / 24% / 17%
Employment	3,248	172,974	254,957	502,828	232,939
Buying Power	\$261.7M	\$3.1B	\$5.7B	\$18.5B	\$11.1B
5 Yr Growth	8.2%	4.5%	3.3%	2.4%	2.2%
College Graduates	12.6%	30.7%	31.3%	30.1%	38.7%
Household					
Households	7,184	63,351	108,434	314,524	197,287
5 Yr Growth	3.8%	2.4%	1.7%	1.5%	1.5%
Median Household Income	\$36,424	\$48,851	\$52,250	\$58,912	\$56,366
5 Yr Forecast	\$37,969	\$49,840	\$53,074	\$59,399	\$56,759
Average Household Income	\$52,980	\$70,110	\$75,869	\$79,270	\$78,714
5 Yr Forecast	\$54,810	\$71,647	\$77,170	\$80,232	\$79,479
% High Income (>\$75K)	23%	32%	35%	39%	37%
Housing					
Median Home Value	\$88,146	\$161,994	\$176,995	\$184,511	\$185,198
Median Year Built	1949	1954	1952	1960	1956
Owner / Renter Occupied	38% / 62%	32% / 68%	40% / 60%	52% / 48%	48% / 52%

LINWOOD SHOPPING CENTER

Income & Spending Demographics

Linwood Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	7,184		63,354		108,434		197,287	
<\$25,000	2,704	37.64%	17,546	27.70%	27,076	24.97%	42,798	21.69%
\$25,000 - \$50,000	1,726	24.03%	14,720	23.23%	25,278	23.31%	45,797	23.21%
\$50,000 - \$75,000	1,114	15.51%	10,786	17.02%	18,653	17.20%	34,846	17.66%
\$75,000 - \$100,000	694	9.66%	6,913	10.91%	11,691	10.78%	23,748	12.04%
\$100,000 - \$125,000	442	6.15%	4,751	7.50%	8,514	7.85%	16,766	8.50%
\$125,000 - \$150,000	203	2.83%	2,249	3.55%	4,495	4.15%	9,429	4.78%
\$150,000 - \$200,000	145	2.02%	3,151	4.97%	5,613	5.18%	11,625	5.89%
\$200,000+	156	2.17%	3,238	5.11%	7,114	6.56%	12,279	6.22%
2024 Avg Household Income	\$52,980		\$70,110		\$75,869		\$78,714	
2024 Med Household Income	\$36,424		\$48,851		\$52,250		\$56,366	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$145.5M		\$1.5B		\$2.7B		\$5.2B	
Total Apparel	\$9.6M	6.57%	\$84.3M	5.73%	\$152.8M	5.63%	\$284.5M	5.47%
Women's Apparel	\$3.5M	2.41%	\$31.8M	2.16%	\$57.5M	2.12%	\$107.5M	2.07%
Men's Apparel	\$1.8M	1.25%	\$17.3M	1.17%	\$31.1M	1.15%	\$57.4M	1.10%
Girl's Apparel	\$766.2K	0.53%	\$5.9M	0.40%	\$11M	0.41%	\$20.5M	0.39%
Boy's Apparel	\$583.7K	0.40%	\$4.5M	0.30%	\$8.3M	0.31%	\$15.5M	0.30%
Infant Apparel	\$528K	0.36%	\$4.7M	0.32%	\$8.4M	0.31%	\$15.3M	0.29%
Footwear	\$2.4M	1.63%	\$20.2M	1.37%	\$36.6M	1.35%	\$68.1M	1.31%

Total Entertainment & Hobbies	\$22.8M	15.69%	\$223.1M	15.18%	\$405.1M	14.93%	\$775.9M	14.93%
Entertainment	\$2.6M	1.79%	\$22.1M	1.51%	\$41.1M	1.52%	\$82.3M	1.58%
Audio & Visual Equipment/Service	\$5.9M	4.05%	\$54.2M	3.69%	\$96.3M	3.55%	\$181.8M	3.50%
Reading Materials	\$244.8K	0.17%	\$3.3M	0.22%	\$6M	0.22%	\$11.9M	0.23%
Pets, Toys, & Hobbies	\$3M	2.09%	\$36.2M	2.46%	\$67.4M	2.48%	\$132.8M	2.55%
Personal Items	\$11M	7.58%	\$107.3M	7.30%	\$194.1M	7.15%	\$367.1M	7.06%

Total Food and Alcohol	\$41.5M	28.54%	\$427.5M	29.08%	\$775.1M	28.56%	\$1.5B	28.20%
Food At Home	\$24.6M	16.93%	\$225.1M	15.31%	\$408.4M	15.05%	\$773.8M	14.89%
Food Away From Home	\$14.7M	10.13%	\$171.9M	11.69%	\$311.3M	11.47%	\$588.2M	11.32%
Alcoholic Beverages	\$2.2M	1.48%	\$30.6M	2.08%	\$55.5M	2.04%	\$103.8M	2.00%

Total Household	\$22.4M	15.38%	\$227.6M	15.48%	\$430M	15.85%	\$834.5M	16.05%
House Maintenance & Repair	\$4.8M	3.30%	\$37.8M	2.57%	\$80.2M	2.96%	\$172.4M	3.32%
Household Equip & Furnishings	\$9.1M	6.27%	\$92.4M	6.29%	\$169.4M	6.24%	\$321.4M	6.18%
Household Operations	\$6.5M	4.48%	\$70.8M	4.82%	\$130.9M	4.82%	\$248.5M	4.78%
Housing Costs	\$1.9M	1.32%	\$26.5M	1.81%	\$49.5M	1.82%	\$92.2M	1.77%

Income & Spending Demographics

Linwood Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$36.6M	25.17%	\$353.8M	24.06%	\$662M	24.40%	\$1.3B	24.73%
Vehicle Purchases	\$17.5M	12.00%	\$161.8M	11.01%	\$312.5M	11.52%	\$624.4M	12.01%
Gasoline	\$10.8M	7.39%	\$99.9M	6.79%	\$182.7M	6.73%	\$349.3M	6.72%
Vehicle Expenses	\$1M	0.69%	\$9.1M	0.62%	\$16.1M	0.59%	\$29.4M	0.57%
Transportation	\$2.9M	2.01%	\$36.8M	2.50%	\$65.7M	2.42%	\$119.5M	2.30%
Automotive Repair & Maintenance	\$4.5M	3.08%	\$46.2M	3.14%	\$85M	3.13%	\$162.6M	3.13%
Total Health Care	\$6.4M	4.42%	\$68M	4.62%	\$127.6M	4.70%	\$253.8M	4.88%
Medical Services	\$3.5M	2.43%	\$40.2M	2.73%	\$75.9M	2.80%	\$150.9M	2.90%
Prescription Drugs	\$2.1M	1.42%	\$19.9M	1.36%	\$37.2M	1.37%	\$74.8M	1.44%
Medical Supplies	\$826.9K	0.57%	\$7.9M	0.54%	\$14.4M	0.53%	\$28.2M	0.54%
Total Education/Day Care	\$6.2M	4.23%	\$86M	5.85%	\$160.9M	5.93%	\$298.2M	5.74%
Education	\$4.1M	2.85%	\$55.5M	3.77%	\$103.3M	3.81%	\$188.6M	3.63%
Fees & Admissions	\$2M	1.38%	\$30.5M	2.07%	\$57.6M	2.12%	\$109.6M	2.11%



**KC COMMERCIAL
REALTY GROUP**
kccommercialrealty.com

LINWOOD SHOPPING CENTER