

FOR SALE

TIFFANY TRIANGLE LAND SITES

NWC of Skyview Ave & N Ambassador Dr. | Kansas City, MO 64153



North

PROPERTY OVERVIEW

- Highly desirable 1st tier pad sites for sale in Northland's main shopping area
- Located at the NWC of Skyview Ave and N Ambassador Dr.
- Pad site delivered 1st quarter, 2025 with all stop lights installed, interior ingress/egress roads built and utilities to pad sites
- Platted and zoned B3-3
- 228 Tiffany Springs, Class-A multifamily apartment project approved
- Shadow Anchored by; Home Depot, Target, JCPenney & Academy Sports



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$90,510	\$103,651	\$98,764
2023 Total Population	12,380	49,360	116,400
2022 Median Age	36.9	38.8	38.6
2023 Households	5,257	20,817	47,393

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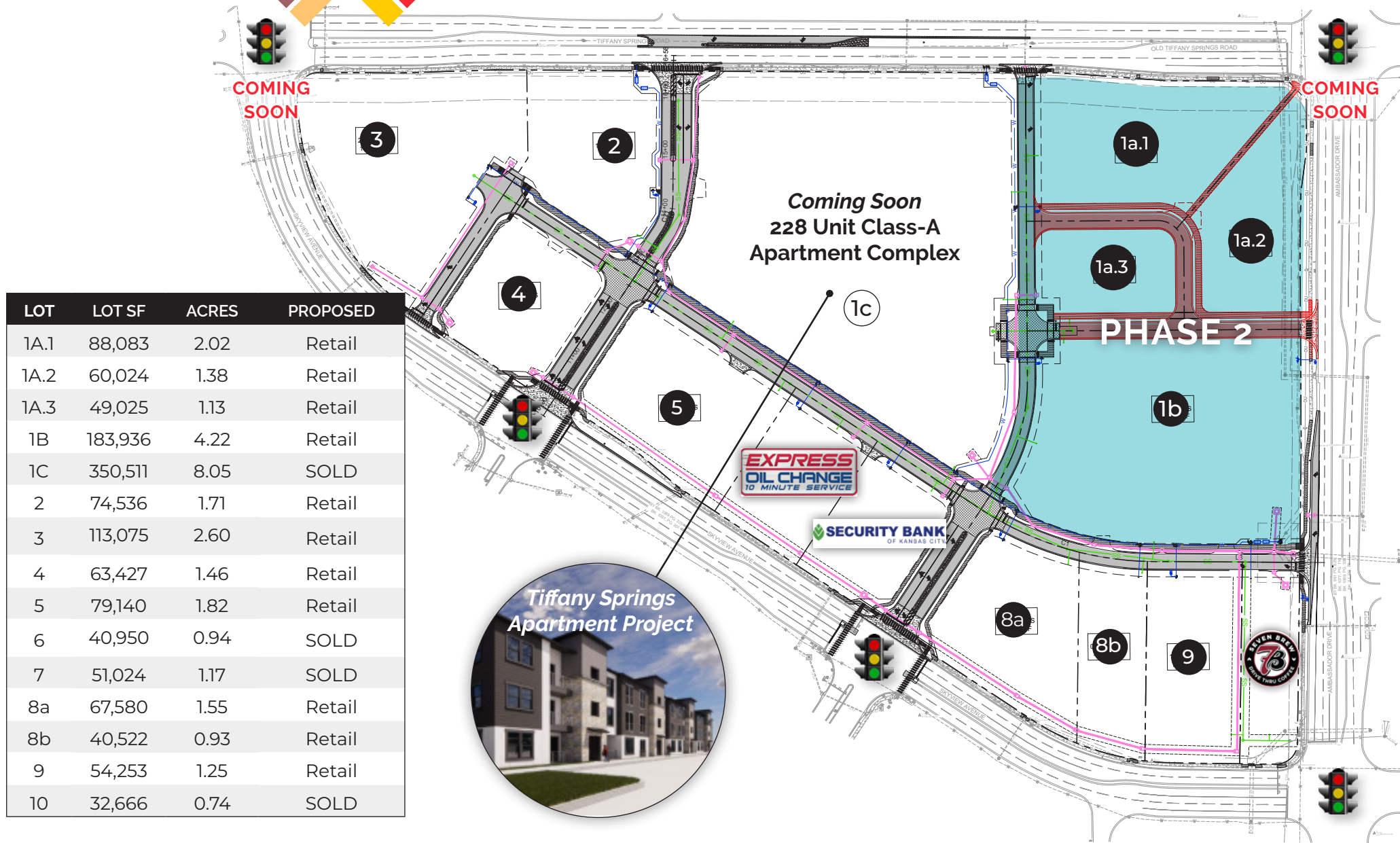
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