

SALE/LEASE/BTS



PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

16611-16703 E 23rd Street South | Independence, MO 64055



PROPERTY FEATURES

- 2,654 up to ±21,500 SF of in-line retail available for lease
- Pad sites available for sale or lease
- Price Chopper is a member of Associated Wholesale Grocer (AWG) with more than 3,000 locations in 28 states
- Join Dollar Tree, CosmoProf, and Oak Street Health
- RTE 291 visibility of up to 67,960 CPD

CONNOR WELTMER
cweltmer@Crossroads-KC.com
M (913) 230-3986

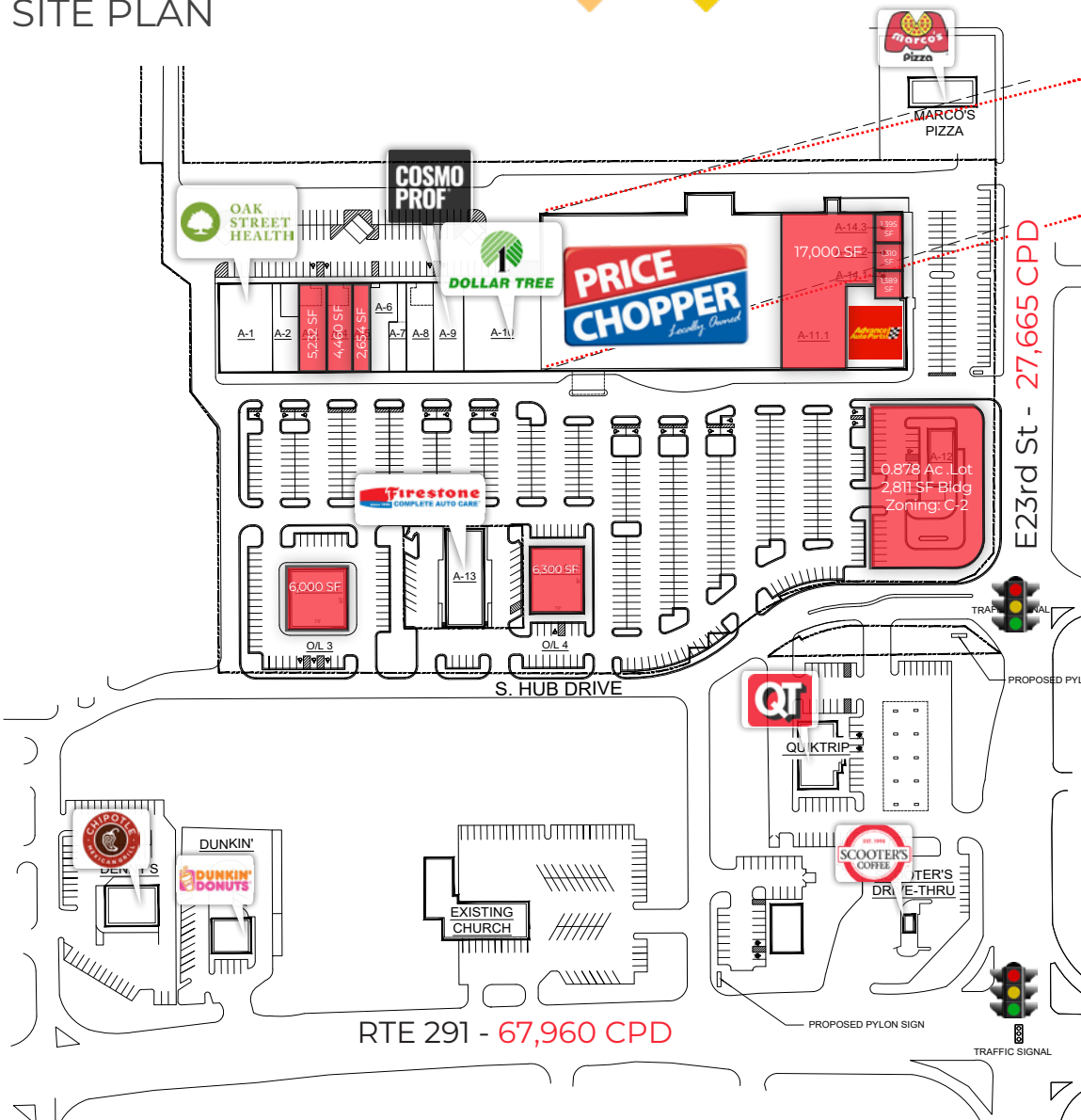
JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129



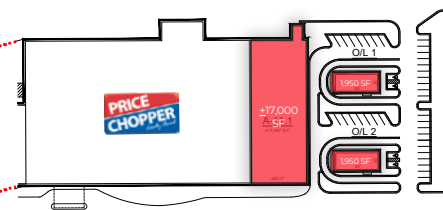
CROSSROADS
REAL ESTATE GROUP



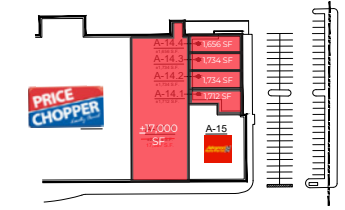
SITE PLAN



ALTERNATE PLAN A



ALTERNATE PLAN B



PROPERTY FEATURES

The Hub Shopping Center is a 93% occupied, Price Chopper anchored, 160,000-square-foot retail center serving the Kansas City trade area. Situated at the southwest corner of Route 291 & 23rd Street, over 94,000 vehicles pass this site on a daily basis.

AVAILABLE SPACES

Suite A-3: 5,232 SF

Suite A-4: 4,460 SF

Suite A-5: 2,654 SF

Anchor 1: ±21,000 SF

Outparcels

Lot 1 & 2: 2,811 SF w/ drive-thru

Lot 3: 6,000 SF

Lot 4: 6,300 SF

CURRENT TENANT LIST

- Price Chopper
- Advanced Auto Parts
- UPS
- Eye Care
- Dollar Tree
- Oak Street Health
- Cosmo Prof
- Firestone

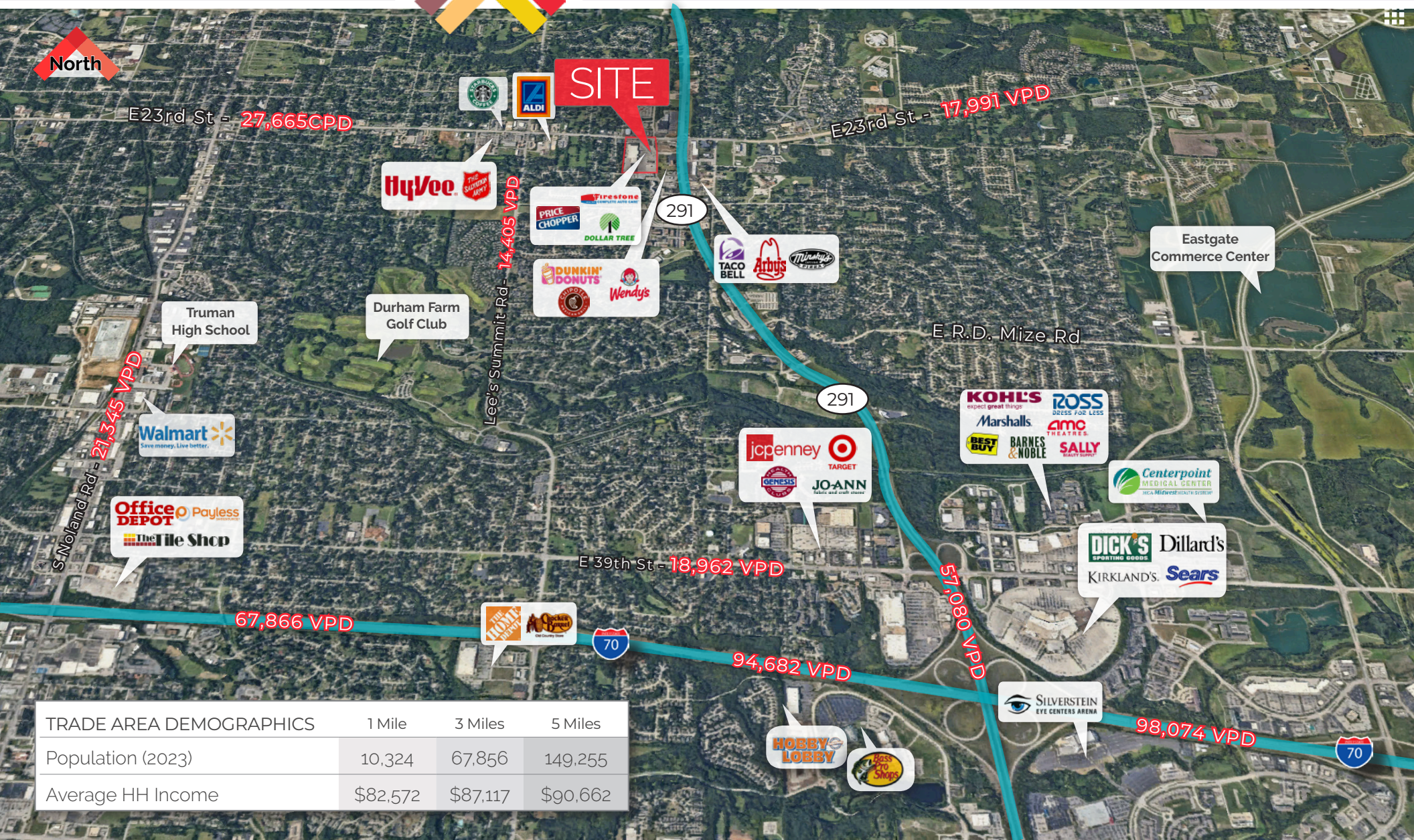
OBO Tenants

- Quiktrip
- Scooters
- Dunkin Donuts
- Chipotle (coming soon)
- Marco's Pizza

SALE/LEASE/BTS

PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

16611-16703 E 23rd Street South | Independence, MO 64055



CONNOR WELTMER
cweltmer@Crossroads-KC.com
M (913) 230-3986

JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129



CROSSROADS
REAL ESTATE GROUP



SALE/LEASE/BTS

PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

16611-16703 E 23rd Street South | Independence, MO 64055



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

SALE/LEASE/BTS

PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

16611-16703 E 23rd Street South | Independence, MO 64055

OUTLOT 1 & 2:

2,811 SF w/ Drive-thru

0.878 Acre Lot, Zoning: C-2



CONNOR WELTMER
cweltmer@Crossroads-KC.com
M (913) 230-3986

JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129



CROSSROADS
REAL ESTATE GROUP



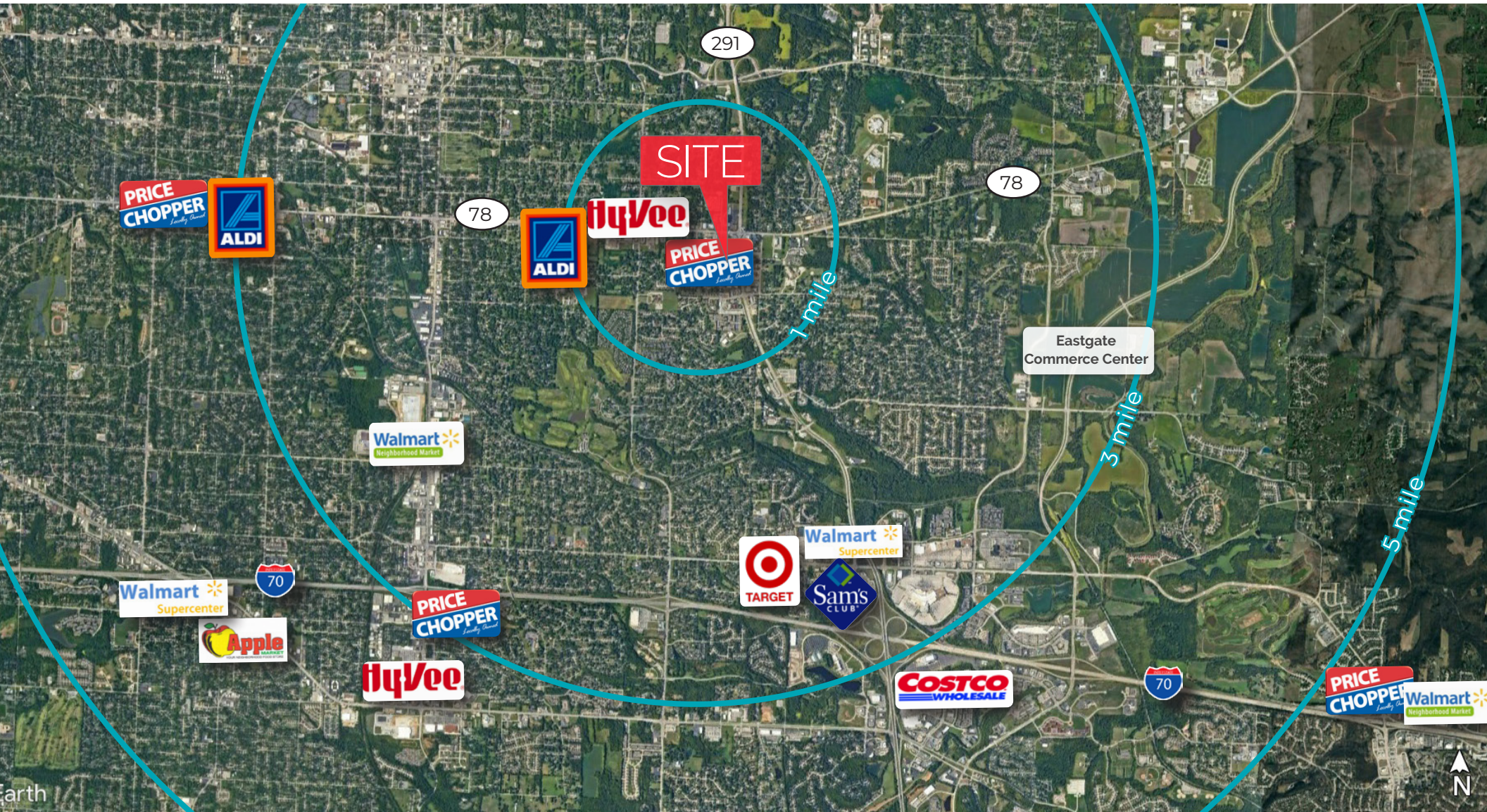
SALE/LEASE/BTS



PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

16611-16703 E 23rd Street South | Independence, MO 64055

GROCERY COMPETITION AERIAL



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP