

FOR SALE

TIFFANY TRIANGLE LAND SITES

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



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 ready 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, The Eden, approved and under construction
- Shadow Anchored by; Home Depot, Target, JCPenney & Academy Sports

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$106,283	\$99,625	\$98,166
2024 Total Population	10,127	46,670	115,435
2024 Households	4,367	19,510	47,178

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LOT	LOT SF	ACRES	PROPOSED
1A.1	88,083	2.02	Retail
1A.2	60,024	1.38	Retail
1A.3	49,025	1.13	Retail
1B	183,936	4.22	Retail
1C	350,511	8.05	SOLD
2	74,536	1.71	Retail
3	113,075	2.60	Retail
4	63,427	1.46	Retail
5	79,140	1.82	UNDER CONTRACT
6	40,950	0.94	SOLD
7	51,024	1.17	SOLD
8a	67,580	1.55	UNDER CONTRACT
8b	40,522	0.93	UNDER CONTRACT
9	54,253	1.25	Retail
10	32,666	0.74	SOLD



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. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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