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
2025 Total Population	9,665	44,156	107,037
2025 Households	4,281	19,458	45,707

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

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

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

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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	39,204	0.90	SOLD
5b	39,936	0.92	Retail
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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