SALE/LEASE/BTS

PRICE CHOPPER ANCHORED - HUB SHOPPING CENTER

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



PROPERTY FEATURES

- 2,654 up to ±12,346 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 Savers, Dollar Tree, Jersey Mike's, Oak Street Health & more
- RTE 291 visibility of up to 67,960 CPD

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CROSSROADS REAL ESTATE GROUP

TRI-LAND PROPERTIES, INC.

SALE/LEASE/BTS

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SITE PLAN



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 / OUTPARCELS

Suite A-3:	5,232 SF	Lot 1 & 2:	2,811 SF w/ drive-thru
Suite A-4:	4,460 SF	Lot 3:	6,000 SF
Suite A-5:	2,654 SF	Lot 4:	6,300 SF

CURRENT TENANT LIST

- Price Chopper
- Savers
- Advanced Auto Parts
- Jersey Mike's
- UPS
- Eye Care
- Dollar Tree
- Oak Street Health
- Cosmo Prof
- Firestone
- Belle Nail Lounge

OBO Tenants

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

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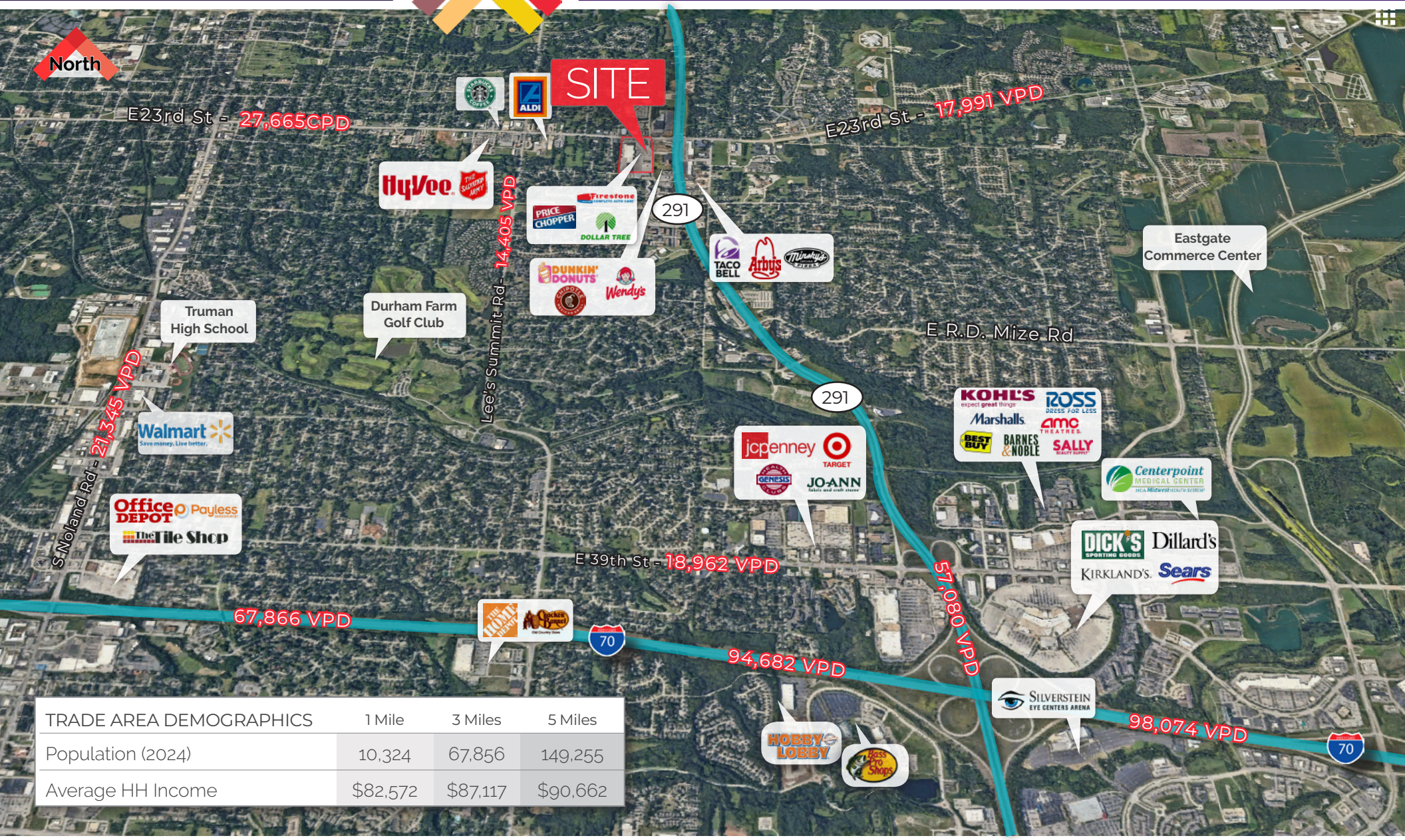
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TRADE AREA DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2024)	10,324	67,856	149,255
Average HH Income	$82,572	$87,117	$90,662

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OUTLOT 1 & 2:
2,811 SF w/ Drive-thru
0.878 Acre Lot, Zoning: C-2









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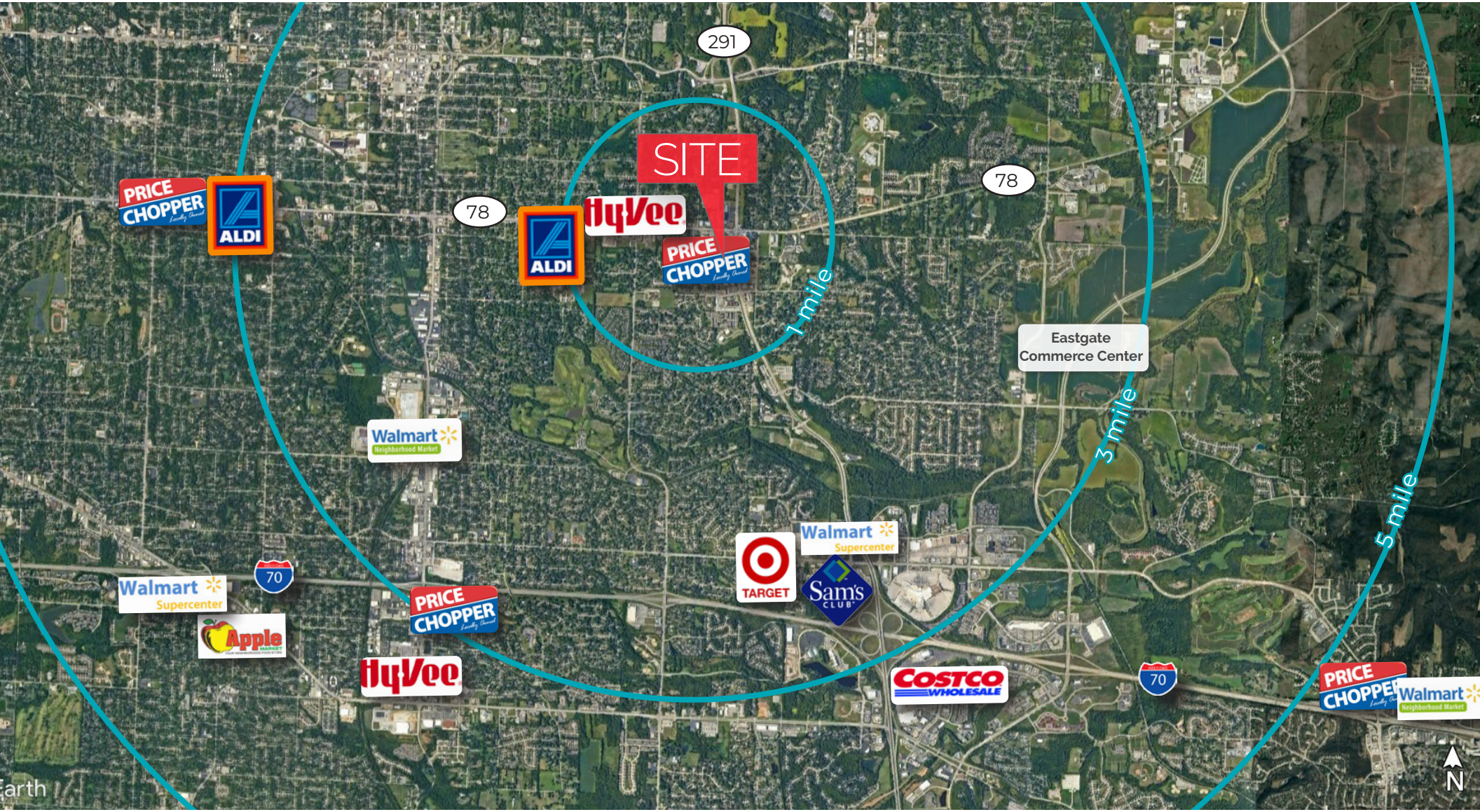
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GROCERY COMPETITION AERIAL



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