

FOR SALE > GROUND LEASE OR BUILD-TO-SUIT

Tiffany Springs East

LAST OUTPARCEL REMAINING!

NEC HWY 152 & N AMBASSADOR DRIVE, KANSAS CITY, MISSOURI



Property Features

- > 2.3 acres available
- > Major signalized intersection
- > Pad is graded with utilities
- > More than 1 million SF of retail at this intersection
- > **Perfect for medical office, daycare or entertainment**

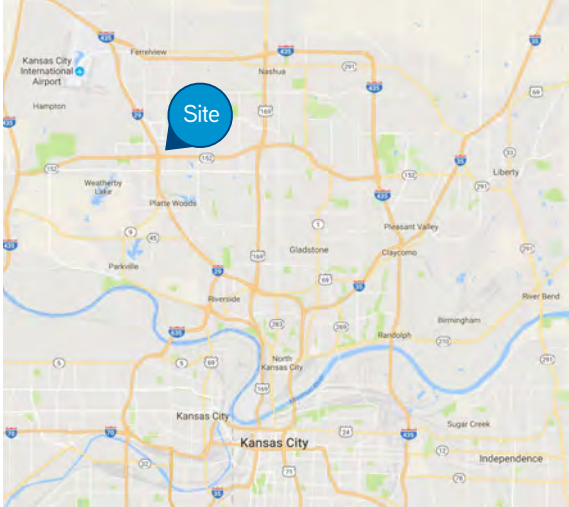
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DEMOGRAPHICS	1	3	5
Total Population	7,331	39,769	103,963
Average Household Income	\$84,160	\$84,427	\$86,372
Population Growth	4.3%	2.3%	1.5%

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