

# Shops at Fairway



2724 West 53rd Street,  
Fairway, KS 66205



41,000 SF



Tiffany Ruzicka  
p: 816-876-2513  
e: [truzicka@openarea.com](mailto:truzicka@openarea.com)



GLA: 41,000

Property Summary

## Highlights

Shops at Fairway is a grocery-anchored neighborhood shopping center strategically positioned in one of the wealthiest areas of Kansas City. The property features an excellent tenant mix of boutiques, restaurants, and high-end retailers.



Trade Area

	1 Mile	3 Mile	5 Mile
<b>Population</b>	10,148	116,078	275,902
<b>No. of Households</b>	4,407	55,664	125,522
<b>Avg. HH Income</b>	\$158,914	\$113,003	\$94,935

Where It Really Matters.



# Shops at Fairway



Tiffany Ruzicka  
p: 816-876-2513  
e: truzicka@openarea.com



■ AVAILABLE SPACE

Retailers	SF
01 Available (Former Architecture Studio)	1,320
02 In Lease (Former Kids Boutique)	4,083
03 Fairway Frames Shop	808
04 First Watch Restaurant	4,309

Retailers	SF
06 SHOE EXPRESS	444
07 Hen House	20,840
08 Front Range	859
09 Pride Cleaners	1,185

Retailers	SF
10 Stretchlab	1,750
12 Clairvaux	1,522
13 Hoopla Salon	1,475
14 Rainy Day Books	2,405

**GLA TOTAL 41,000**

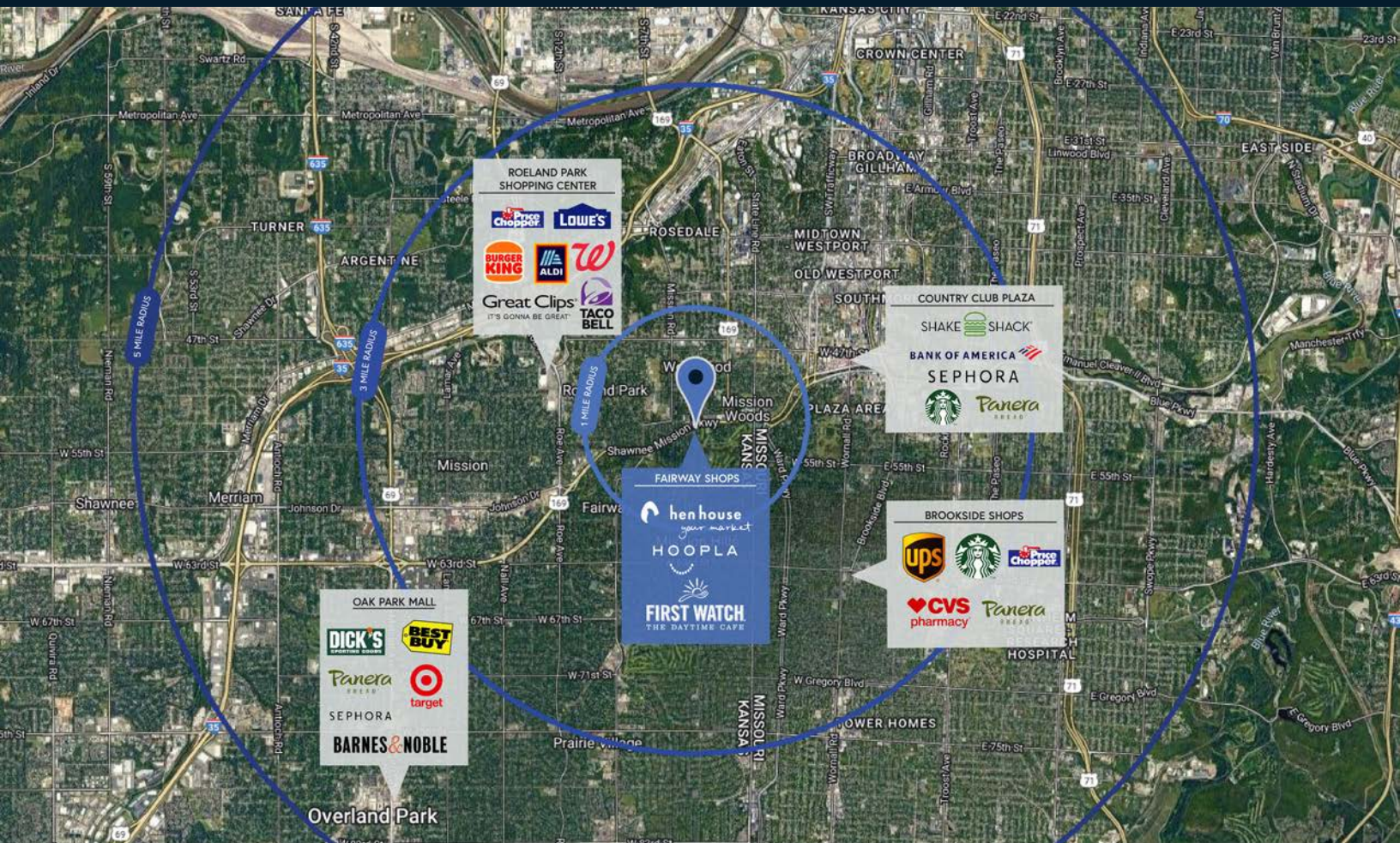
Where It Really Matters.





# Shops at Fairway

Market Aerial



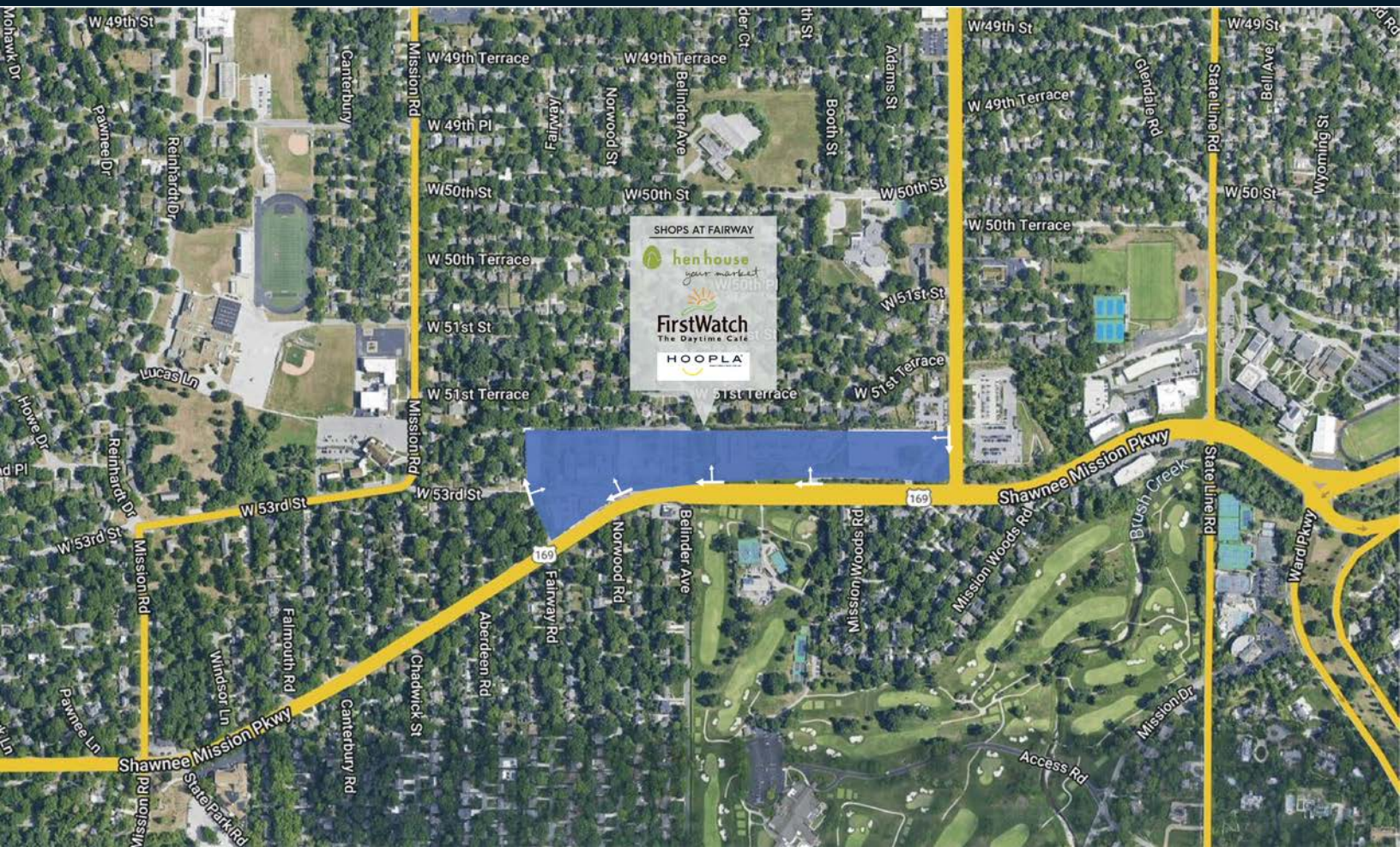
Where It Really Matters.





# Shops at Fairway

Access Aerial



Where It Really Matters.

