Village at Shoal Creek

8365 N Booth Ave, Kansas City, MO

For Lease

Site Highlights

- **Suite 8251:** 5,111± SF restaurant endcap
- High growth residential area - Join Sprouts, First Watch, Boot Barn, pOpshelf, GolfTRK, and more!
- Leases just signed with Chicken Salad Chick (opening Late Spring 2026) and DSW (opening Fall 2026).
- New Andy's Frozen Custard, QuikTrip, Whataburger, Fareway Meat Market, Meddy's, Starbucks directly across the street
- Great visibility with 52,339 VPD on Hwy 152 with signalized access to property
- Monument signage available
- Excellent demographics with high growth



Demographics	1 Mile	3 Miles	5 Miles
Population	6,370	51,290	119,686
2029 Projected Population	6,724	53,888	125,581
Average HH Income	$105,502	$112,091	$104,740
Median Age	32.2	38.6	38.6

For Information:

David Hickman
david@vadllc.com
Office: 913-491-8900
Mobile: 816-898-8531

VARNUM ARMSTRONG DEETER

Shopping Center Photo



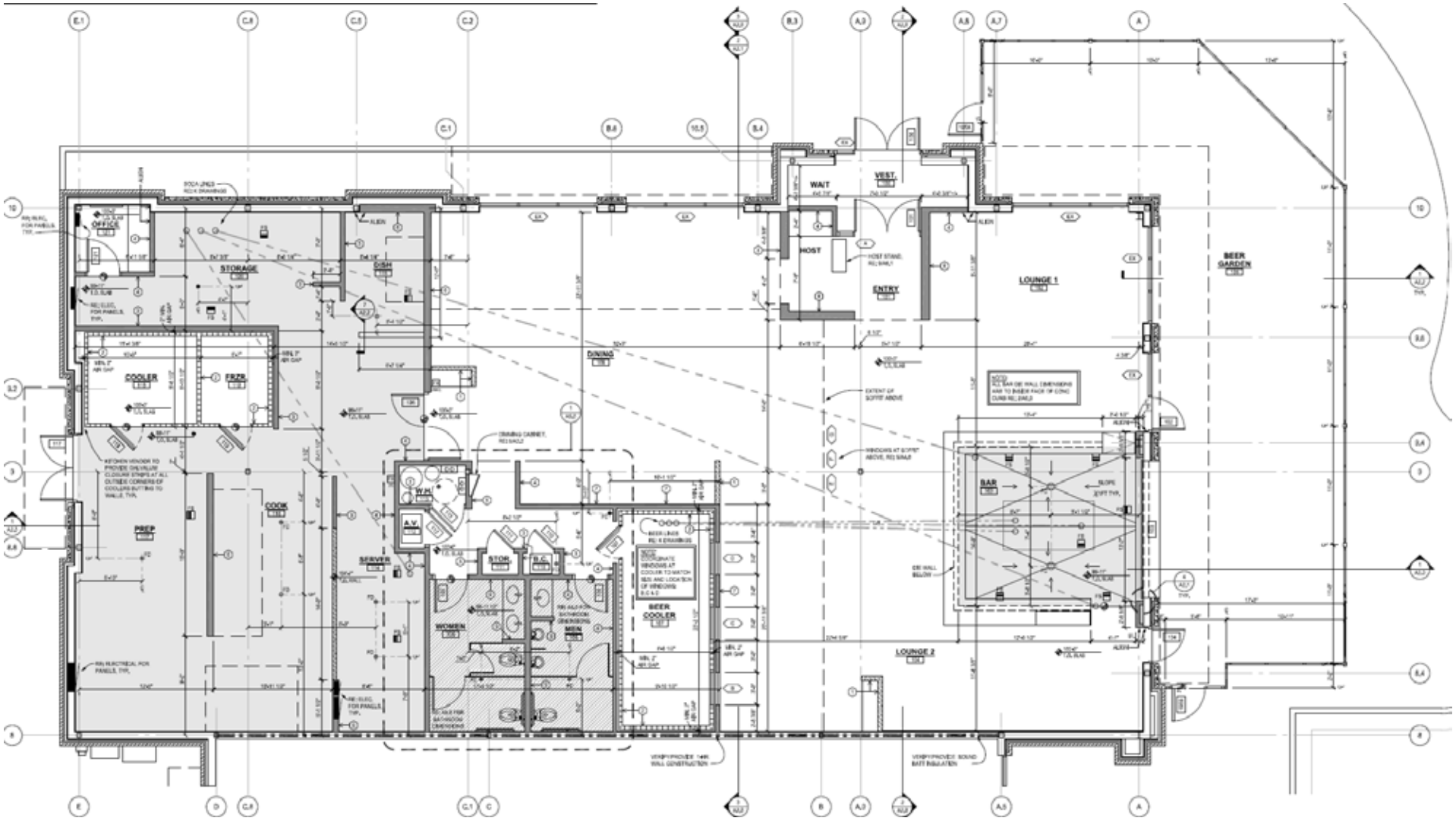
Shopping Center Photo



Exterior Photo

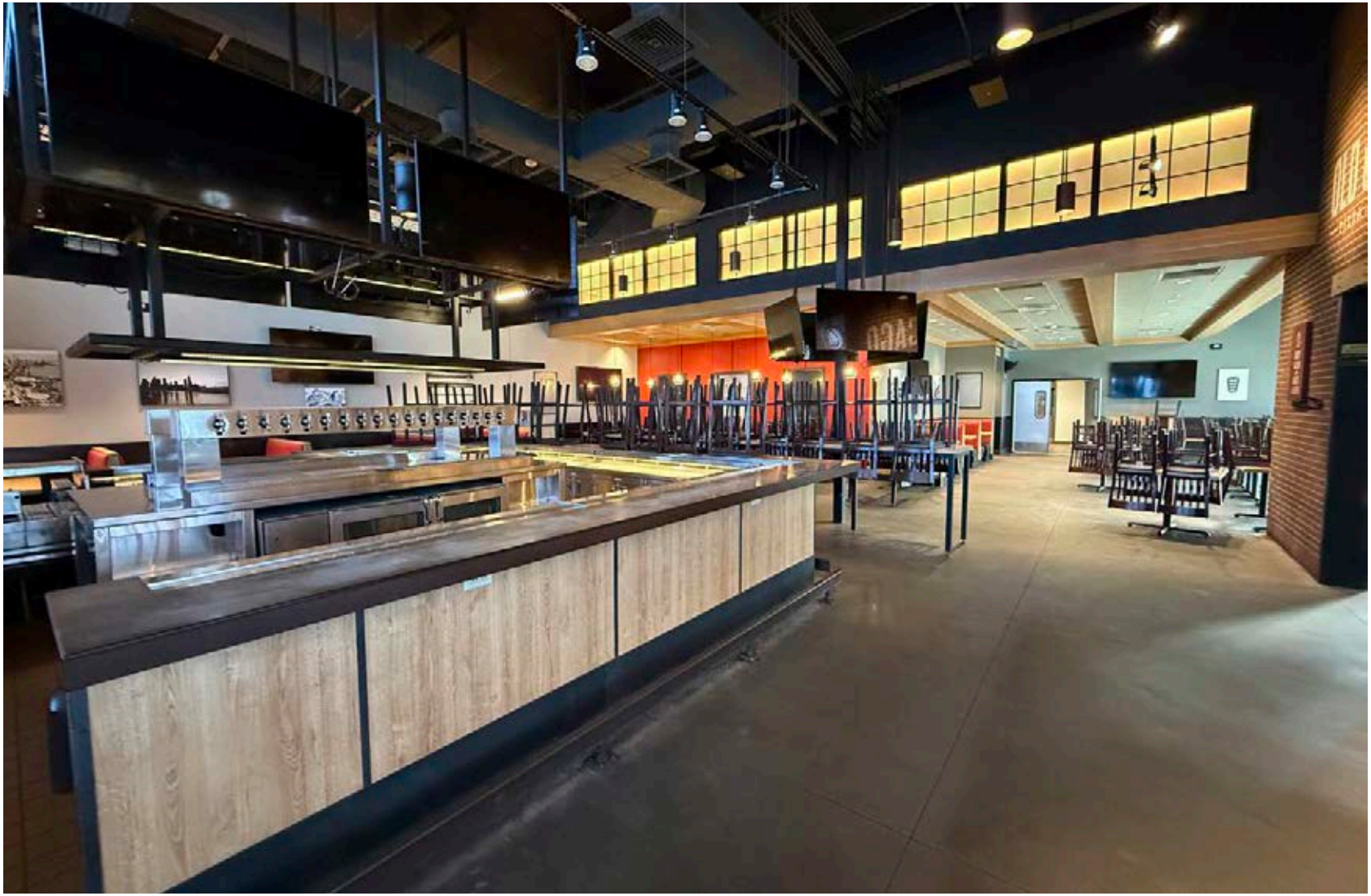


Floor Plan



VARNUM
ARMSTRONG
DEETER

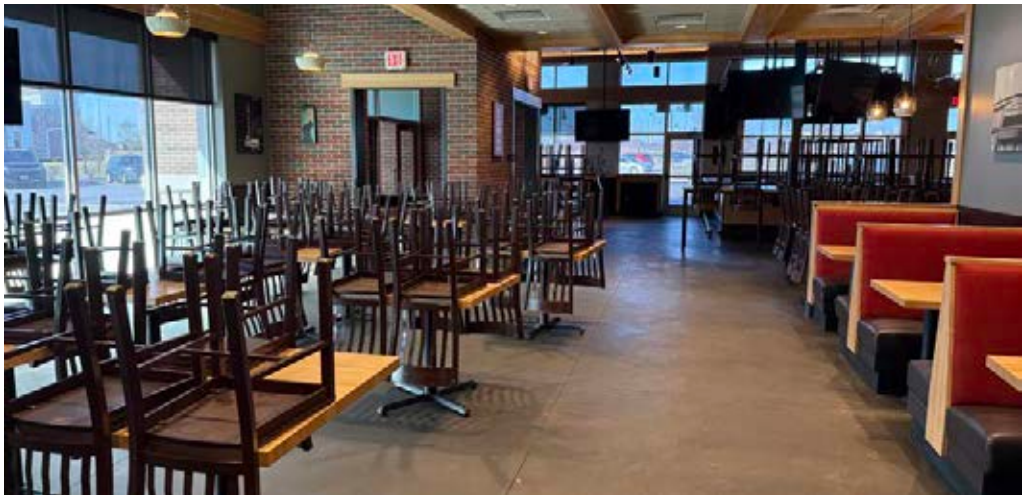
Interior Photos



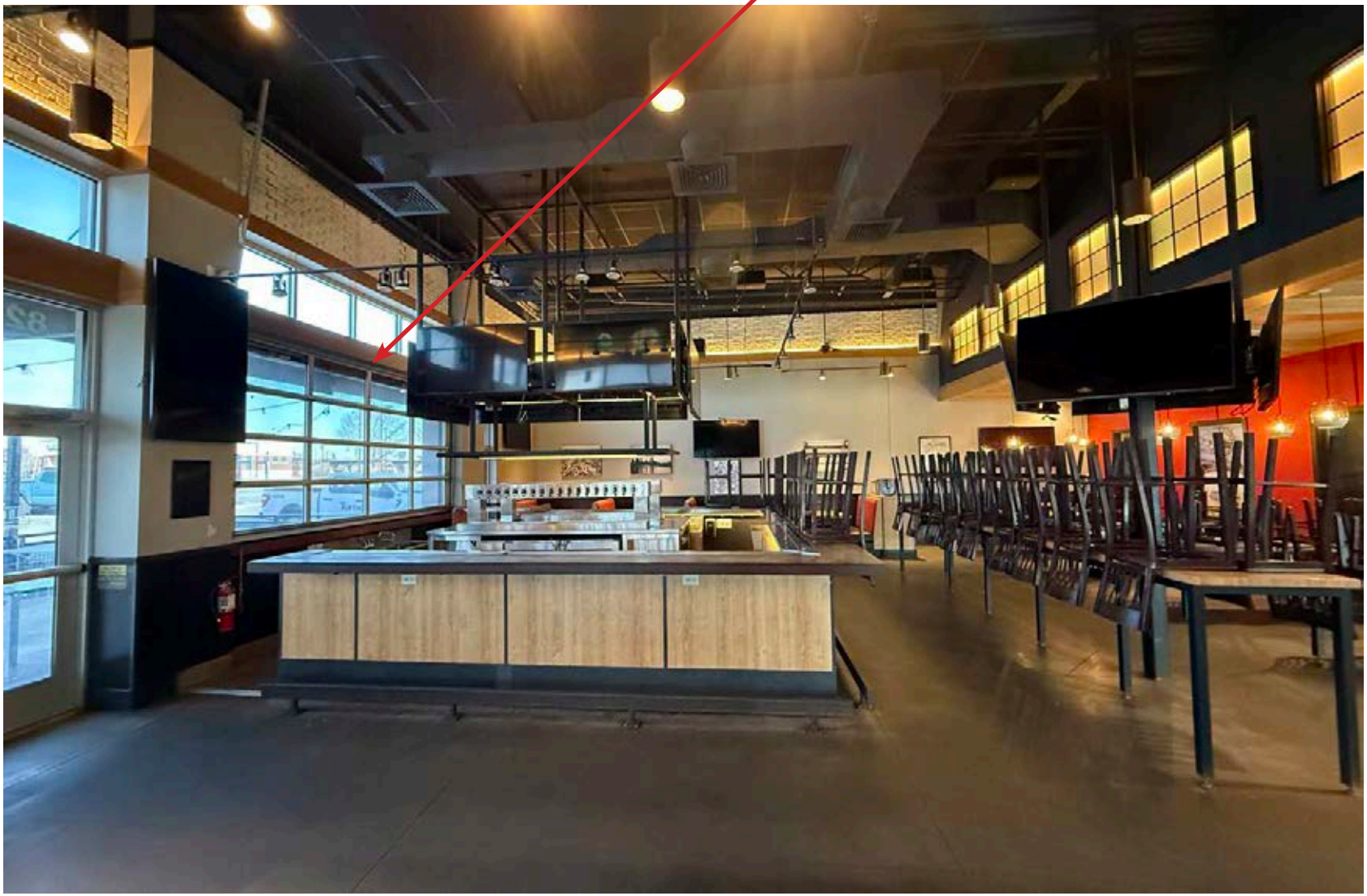
Interior Photos







Interior Photos



Village at Shoal Creek, 8311 N. Booth Ave, Kansas City MO



VARNUM
ARMSTRONG
DEETER

Village at Shoal Creek, 8311 N. Booth Ave, Kansas City MO





Contact Us

David Hickman
david@vadllc.com
Office: 913-491-8900
Mobile: 816-898-8531

VARNUM ARMSTRONG DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Disclaimer: The information provided herein is believed to be reliable, but we cannot guarantee its accuracy or completeness. We have not independently verified the information, and make no warranty, representation, or guarantee, either expressed or implied, as to its reliability, suitability, or availability. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and do not necessarily reflect the current or future performance of the property. It is recommended that you and your advisors conduct an independent investigation of the property to ensure it meets your needs. Any photos and logos featured are the property of their respective owners, and their unauthorized use is prohibited.