

Sni-A-Bar Plaza - Become Part Of The Community



Excellent Location

- 32,000± SF Retail/Office Strip Center on busy Highway Route AA
- Spaces Available:
 - 1,250 SF Former Nail Salon
 - 7,337 SF Former Medical/Office Space
 - 1,000 SF Retail/Office Space
- Join The Grain Valley Chamber of Commerce, Dental, Dance, and many others.
- Signage on Canopy and Monument Sign Available
- [View Additional Photos](#)

For more information:

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Land Site:	157,482 SF/3.62 acres
Address:	1400 – 1454 SW Eagles Parkway, Grain Valley, Missouri 64029
Constructed:	2002
Building Area:	35,887± SF
Zoning:	C-2 Commercial
Major Access Roads:	I-70 to the North, MO AA Hwy aka Bucker Tarsney Rd./Main St. to the East, Eagles Parkway/aka County Road AA to the South and Adama Dairy Parkway to the West
Spaces:	23 Individual spaces and they can be combined. Spaces are 1,250 SF (typical) but do vary in size and layout. Firewalls separate groups of spaces. Access to each space via front and rear door entry from rear alley with parking and asphalt access around entire property.
Tenant Uses:	Current uses include medical/dental office, retail sales, nail/beauty salons, dance/performing arts studios, economic development office, pet grooming, restaurant
Utilities:	Individually metered, all-electric heating and central air conditioning for each tenant space
Signage	Individual lighted signage over each space as well as monument signage along roadway
On-Site Parking:	100 Surface Spaces
Net Charges (2025)	Tax: \$1.50 Ins: \$0.64 Total: \$2.14

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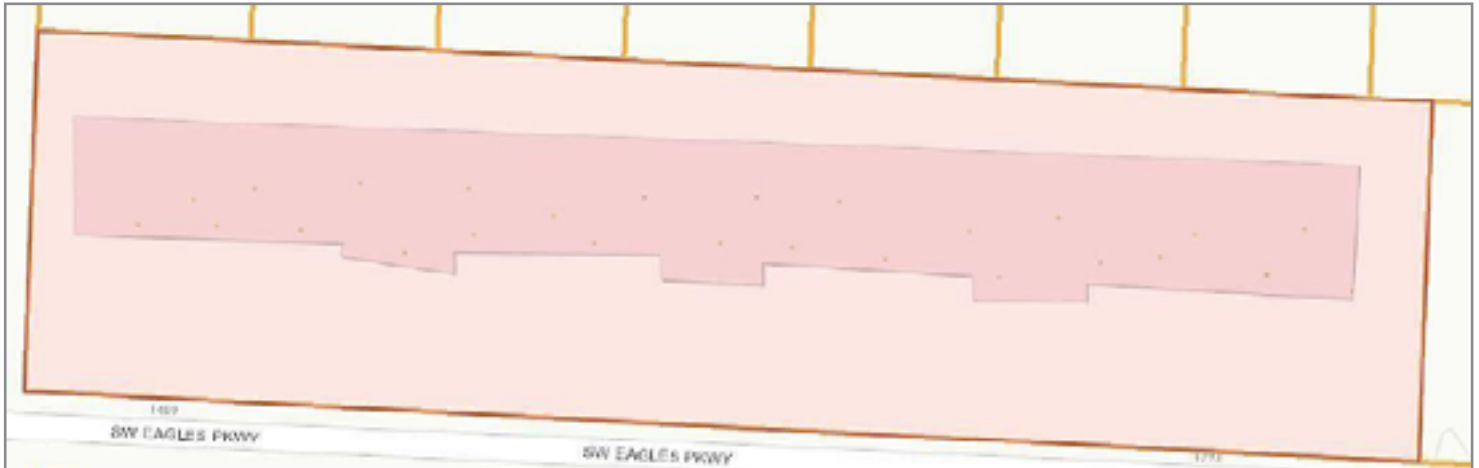
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1400 Southwest Eagles Parkway

Grain Valley, Missouri 64029

For Lease

Parcel Outline



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Additional Photos



Demographics

1400 SW Eagles Pkwy Grain Valley, MO 64029	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	6,914	42,466	80,236
2027 Projected Population	6,984	44,598	84,489
2020 Census Population	6,910	42,428	79,885
2010 Census Population	6,158	36,447	70,597
Projected Annual Growth 2022 to 2027	0.2%	1.0%	1.1%
Historical Annual Growth 2010 to 2022	1.0%	1.4%	1.1%
Households			
2022 Estimated Households	2,581	15,677	29,781
2027 Projected Households	2,579	16,268	31,012
2020 Census Households	2,558	15,553	29,435
2010 Census Households	2,194	13,340	26,053
Projected Annual Growth 2022 to 2027	-	0.8%	0.8%
Historical Annual Growth 2010 to 2022	1.5%	1.5%	1.2%
Age			
2022 Est. Population Under 10 Years	15.0%	14.7%	13.8%
2022 Est. Population 10 to 19 Years	13.3%	14.3%	14.5%
2022 Est. Population 20 to 29 Years	13.1%	12.8%	11.9%
2022 Est. Population 30 to 44 Years	27.8%	24.3%	22.8%
2022 Est. Population 45 to 59 Years	14.4%	15.9%	17.2%
2022 Est. Population 60 to 74 Years	12.1%	13.9%	15.5%
2022 Est. Population 75 Years or Over	4.3%	4.1%	4.3%
2022 Est. Median Age	33.3	34.2	35.8
Marital Status & Gender			
2022 Est. Male Population	48.4%	48.6%	48.9%
2022 Est. Female Population	51.6%	51.4%	51.1%
2022 Est. Never Married	26.1%	26.8%	24.9%
2022 Est. Now Married	48.0%	54.3%	57.0%
2022 Est. Separated or Divorced	20.3%	15.2%	14.4%
2022 Est. Widowed	5.7%	3.7%	3.6%
Income			
2022 Est. HH Income \$200,000 or More	1.0%	3.7%	5.2%
2022 Est. HH Income \$150,000 to \$199,999	7.9%	7.4%	8.5%
2022 Est. HH Income \$100,000 to \$149,999	17.6%	20.6%	20.9%
2022 Est. HH Income \$75,000 to \$99,999	18.9%	17.4%	17.1%
2022 Est. HH Income \$50,000 to \$74,999	21.0%	22.4%	21.1%
2022 Est. HH Income \$35,000 to \$49,999	16.9%	11.9%	11.6%
2022 Est. HH Income \$25,000 to \$34,999	8.1%	6.8%	6.2%
2022 Est. HH Income \$15,000 to \$24,999	3.5%	5.1%	4.7%
2022 Est. HH Income Under \$15,000	5.1%	4.7%	4.6%
2022 Est. Average Household Income	\$73,964	\$88,054	\$88,946
2022 Est. Median Household Income	\$71,752	\$77,849	\$80,413
2022 Est. Per Capita Income	\$27,640	\$32,536	\$33,042
2022 Est. Total Businesses	79	1,110	2,210
2022 Est. Total Employees	482	10,220	22,006

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