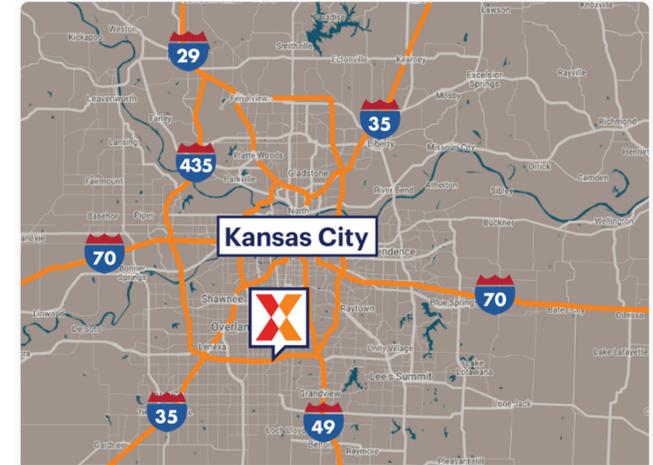


Watts Mill Plaza

1020-1236 West 103rd Street | Kansas City, MO 64114

38.9435, -94.6058

📍 Jackson County 📍 Kansas City, MO-KS 📏 161,717 Sq Ft



Demographics	1 Mile	3 Miles	5 Miles
Population	8,047	67,574	199,792
Daytime Pop.	9,473	104,913	260,052
Households	4,061	30,645	88,642
Income	\$129,201	\$150,194	\$143,381

Source: Synergos Technologies, Inc. 2024

Anchored by 66,947 Sq Ft Price Chopper, with a strong lineup of national & local restaurants and service-related tenants

Surrounded by an affluent and highly educated population with an average household income of \$150K+, and 61% holding a college degree within 3 miles

Strong daytime population of 105K+ within a 3-mile radius

High visibility from 31K+ vehicles daily on State Line Rd, 11K+ on W 103 St, and located just north of I-435 with 140K+ vehicles daily, offering direct access to all metro areas (Kalibrate 2025)

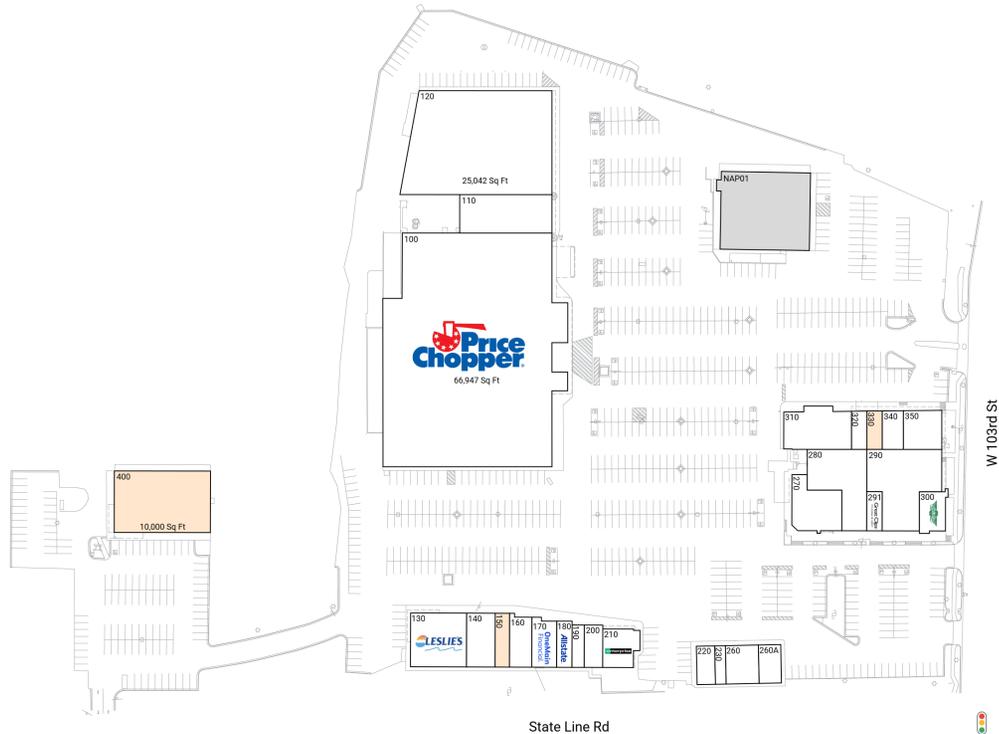


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Available Spaces

150	1,400 Sq Ft	360°	400	10,000 Sq Ft
330	1,000 Sq Ft	360°		

Current Tenants

Space size listed in square feet

100	Price Chopper	66,947
110	KC Looks Salon and Day Spa	6,000
120	Fowling Warehouse	25,042
130	Leslie's Pool Supplies	5,110
140	Novack Vision Care	2,600
160	Uniforms & More and Geno's Sho	1,755
170	OneMain Financial	2,045
180	Allstate Insurance	1,200
190	Anessong African Hair Braidin	853
200	Legends Foot Spa	1,320
210	Enterprise Rent-A-Car	2,200
220	Blue Stream Dental	1,200
230	Johnny's Hairstyling	700
260	Happy Dragon	2,150
260A	The Bad Cat	1,450
270	Southside Bar & Grille	3,600
280	The Comedy Club Kansas City	6,875
290	Exclusive Jerk Bar and Grill	6,525
291	Great Clips	1,075
300	Wingstop	1,650
310	Mexico Lindo KC	4,145
320	L&A Nails	1,000
340	Royal Tobacco	1,375
350	Cozy Thai	2,500
NAP01	NAP	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 4143

