



NEC HWY Y & 58 HWY • BELTON, MO

**CROSSROADS  
AT BELTON**

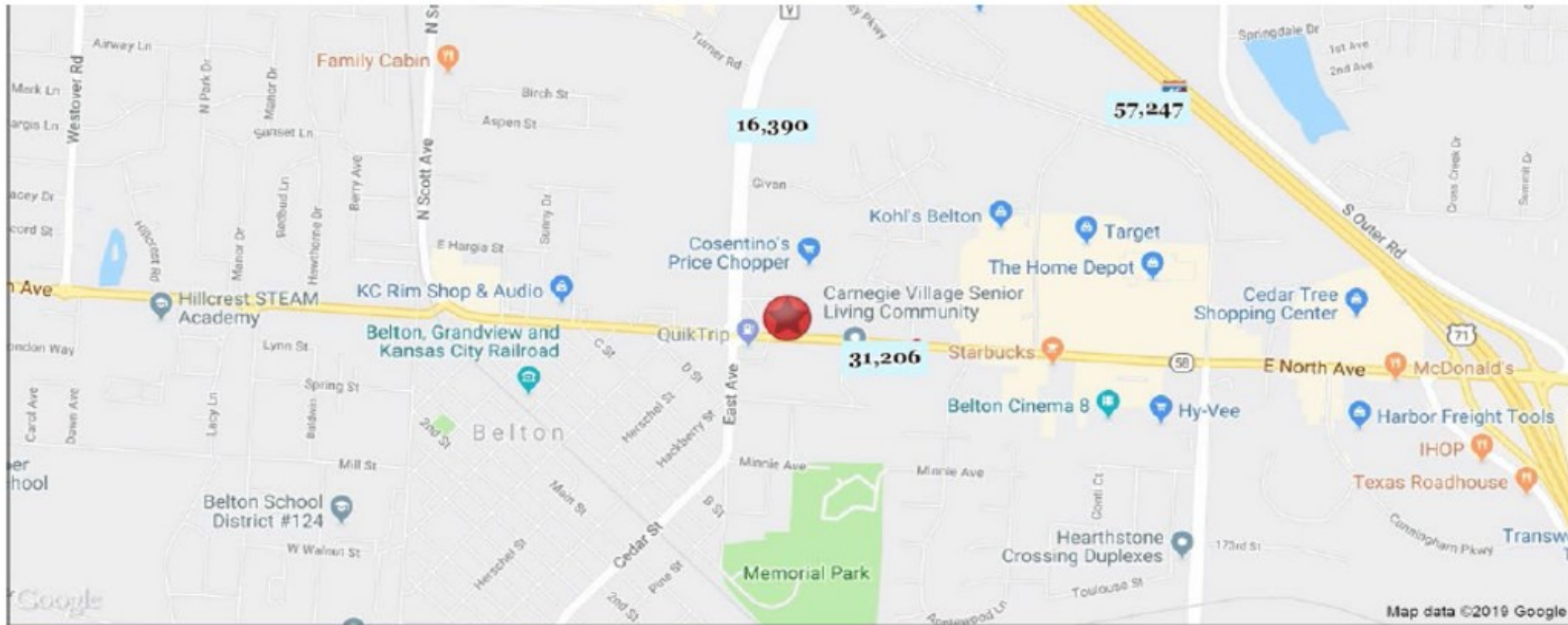
- Anchored by a 68,000 SF Cosentino's Price Chopper
- Join Arvest Bank, Great Clips, Pride Cleaners, Pizza Hut and more
- 25,000 SF junior anchor opportunity
- Small shops available: 1,400 SF and up
- Pad sites available: 0.81 AC & 0.85 AC
- Route Y improved to a 4-lane highway
- Near Academy Sports, Hobby Lobby and Menards

FOR MORE INFORMATION

Garrett Fugate  
P: 913-649-4500  
E: [garrett@christiedev.com](mailto:garrett@christiedev.com)



# Cosentino's Corner Pad Site



## Aerial View

## Demographics

	1 mi radius	5 mi radius	5 min drivetime
Population	7,387	63,463	18,662
Population Median Age	34.6	37.0	36.1
5 Yr Pop Growth (Total%)	0.4%	4.6%	5.5%

## 5 Mile Information



## Details

- Build-to-suit available
- Anchored by major, quality grocer
- New, quality tenants moving in development continue to drive traffic

## Contact Information

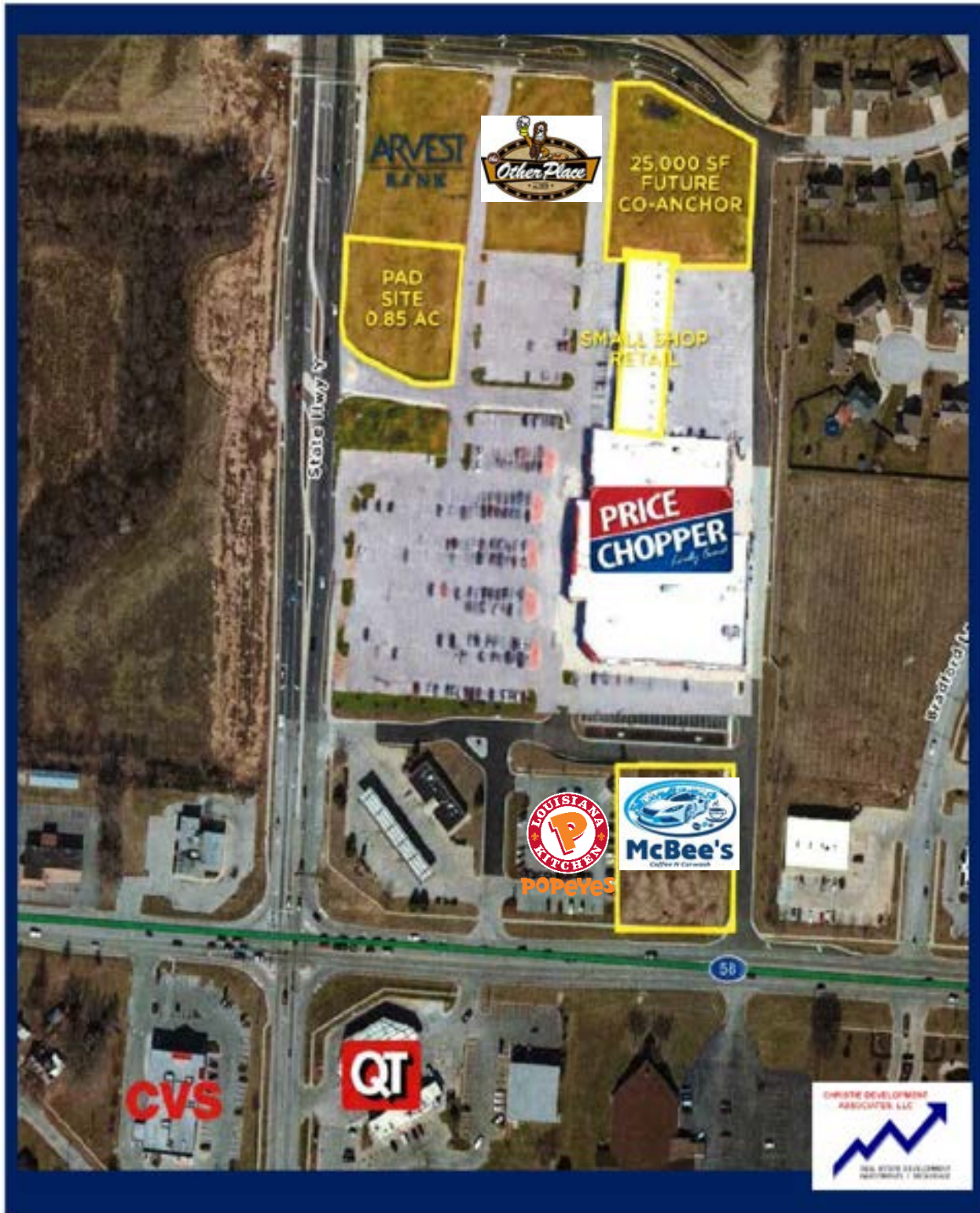
CHRISTIE DEVELOPMENT ASSOCIATES, LLC

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REAL ESTATE DEVELOPMENT INVESTMENTS / BROKERAGE

<p>The Bloc 4,085 SF #225-221</p>	<p>College Hunks 1,460 SF #219</p>	<p>Vacant 1,455 SF #217</p>	<p>Vacant 1,400 SF #215</p>	<p>Pizza Hut 1,400 SF #213</p>	<p>Twisted Tango #211</p>	<p>Vacant 1,817 SF #209</p>	<p>Beltone 983 SF #207</p>	<p>Nail Deluxe 1,400 SF #205</p>	<p>Pride Cleaners 1,400 SF #203</p>	<p>Great Clips 1,400 SF #201</p>
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25,000 SF  
FUTURE  
CO-ANCHOR

PAD  
SITE  
0.85 AC

SMALL SHOP  
RETAIL



POPPER'S

CVS

QT







**KOHL'S**

Site

**MENARDS**



Under Construction  
336 Market Rate Apts.  
NorthPoint

Pad Sites  
Build-to-Suit



**HOBBY LOBBY**

**ROSS**  
DISCOUNT STORES

**Marshalls**



**Party City**

**five BELOW**



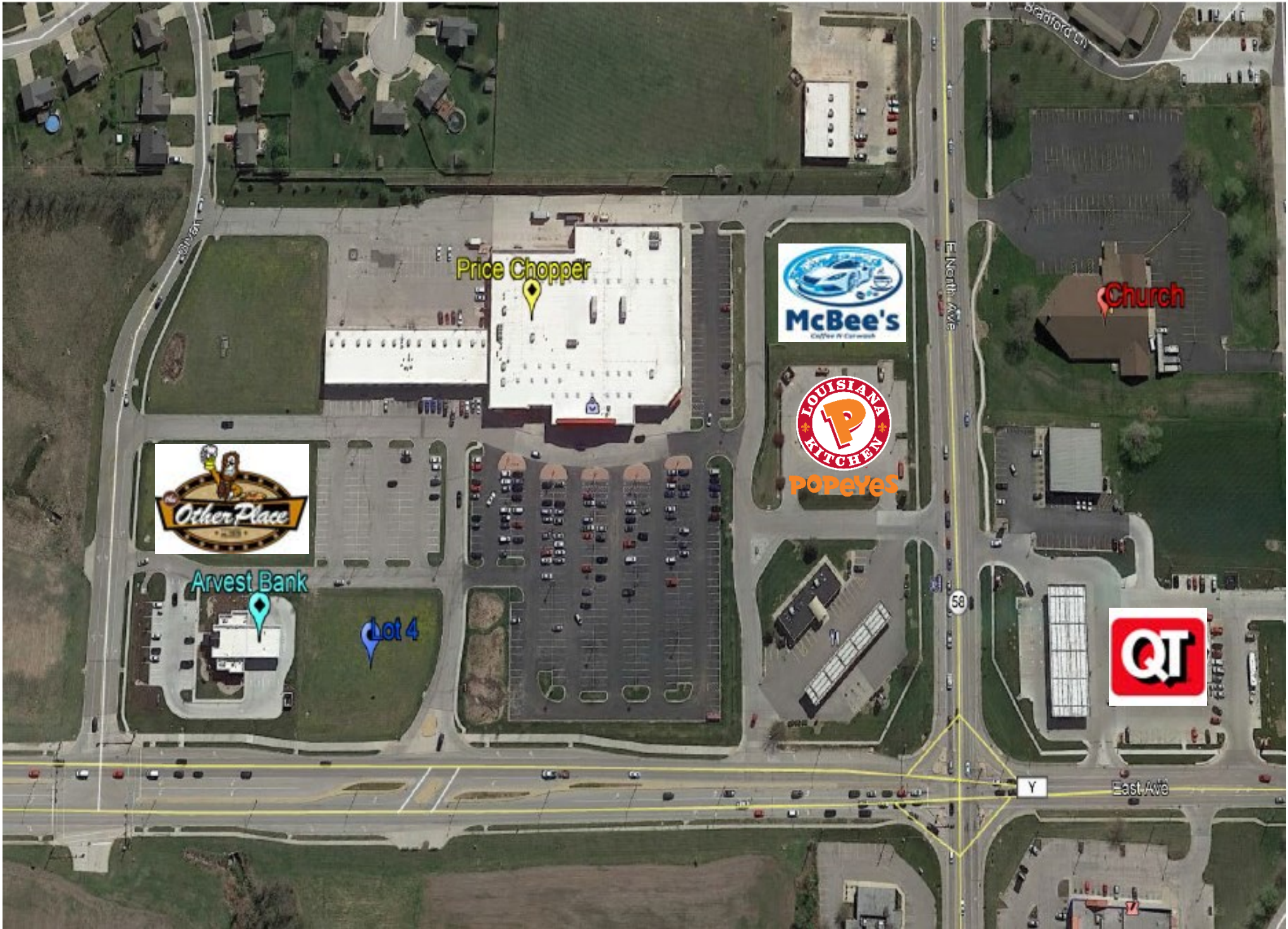


# The Crossroads at Belton, MO

## Y HWY & 58 HWY







Price Chopper



Church



Arvest Bank

Lot 4



POPEYES

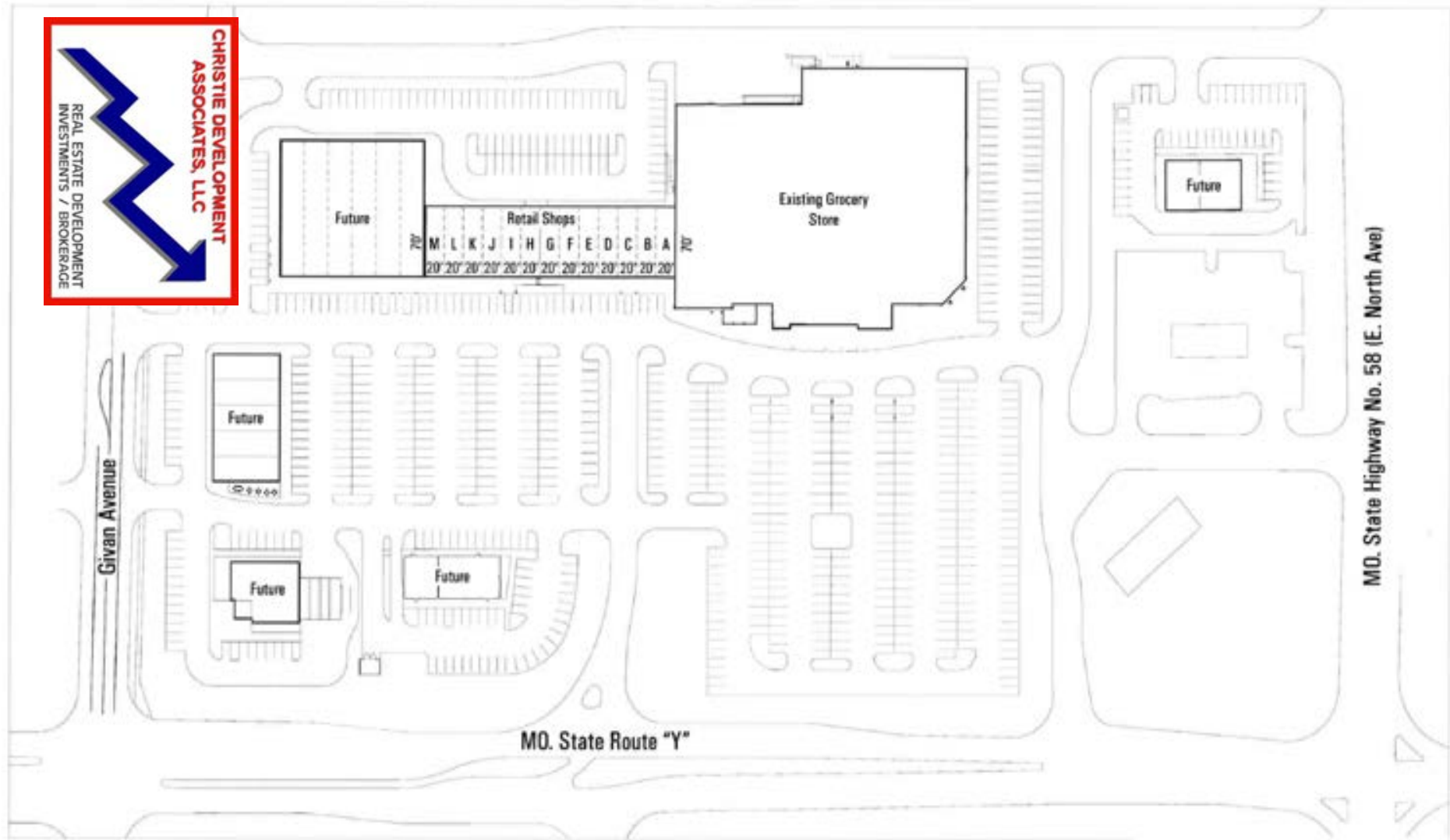


58

Y

East Ave

**CHRISTIE DEVELOPMENT ASSOCIATES, LLC**  
 REAL ESTATE DEVELOPMENT INVESTMENTS / BROKERAGE



Note: Refer to civil engineering site plan for final parking and drive layouts.



**Crossroads at Belton Retail Building**



January 11, 2012

Belton, Missouri

**Preliminary Site Plan**