

RETAIL/RESTAURANT SPACE I-435 & Bannister Road FOR LEASE



6,000 Sq Ft Available with 1 Acre Fenced Yard
I-435 & Bannister Road (SEQ) | 4601 E. Bannister Road, Kansas City, Missouri



Estimated Population
158,972

Average Household Income
\$66,603

Daytime Population (age 16+)
124,016

Five Mile Radius

- Excellent access and visibility
- Just north of new South Patrol Police Station
- In front of Home Depot along Bannister Road
- Just south of the new \$4.45 billion Cerner Trails Campus with 1.57 million sq ft of office space and 1.3 million sq ft of retail, Cerner to occupy office space with 16,000 employees by 2020
- I-435 & Bannister Road carries over 118,000 cars per day

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

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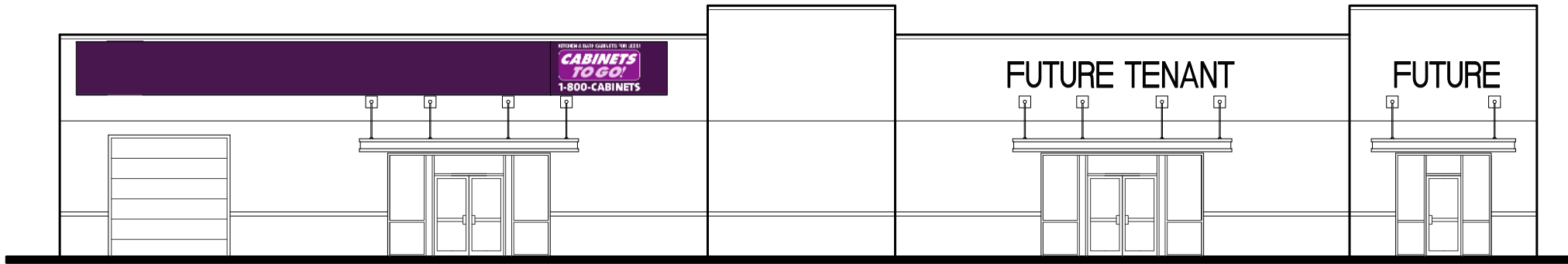
4601 E. Bannister Road (I-435 & Bannister Road), Kansas City, Missouri



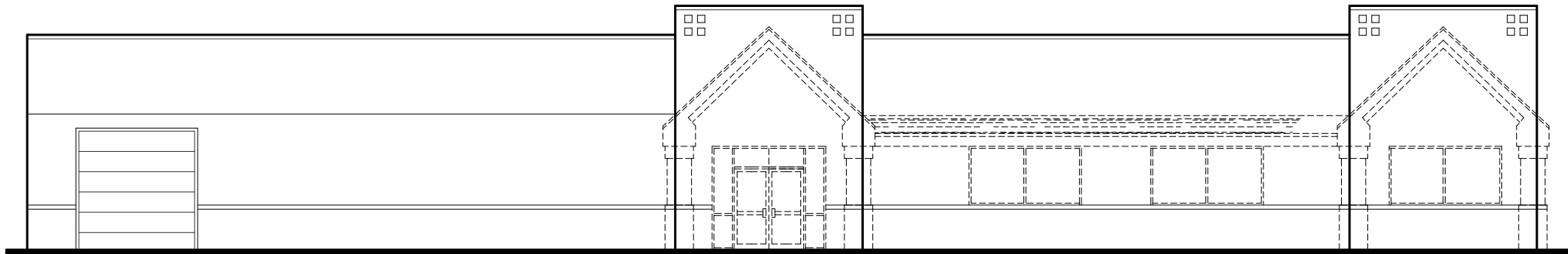
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PROPOSED FRONT ELEVATION



DEMO FRONT ELEVATION

I-435 & Bannister Road, Kansas City, Missouri
NEW SOUTH PATROL POLICE STATION



Cerner Trails campus construction reaches top of first two towers

Jobs were the focus of the topping out ceremony at Cerner's Trails Campus. Crews lifted the last beam into place with a prayer for worker safety. **Mark Davis** - mdavis@kcstar.com

BY MARK DAVIS

mdavis@kcstar.com

The first two towers in the \$4.45 billion Cerner Trails campus in Kansas City reached their summits Friday with a topping-out ceremony.

J.E. Dunn Construction Co. is building the first phase of the 4.7 million-square-foot development at the site of the former Bannister Mall and Benjamin Stables shopping centers.

Both towers are expected to be completed this year and open early in 2017.

In addition to 15 floors of office space and other standard features such as a gym, dining hall and cafe, Cerner is adding features for its software engineers in these buildings.

Each of more than a dozen "neighborhood nodes" will have its own personality to help the software engineers be innovative and productive, said Mike Nill, chief operating officer at Cerner. These will include a library, a maker space for hands-on tinkering, a gaming area and a think tank.

"These buildings are going to be awesome," said Nill, who pointed out that he's a software engineer, too. "I can't wait to move in myself."

Proclaimed the largest economic development in Missouri's history, Cerner's sprawling campus is a massive 11-year undertaking expected to open its last tower in 2025.

"It's about jobs surrounded by a strong neighborhood," Kansas City Mayor Sly James said at the ceremony.

Cerner said it eventually will add as many as 16,000 employees at the site, roughly doubling its employment from the November 2014 groundbreaking ceremony on this first phase.

Dunn [started work on the first two towers](#) last summer. These first buildings are expected to accommodate up to 3,500 workers.

Friday's ceremony marked the moment work reached the apex of the first two structures. Cerner plans 16 buildings in all, with 3.7 million square feet of office space.

Other structures in the plan include a conference and training center, data center, hotel, retail locations, medical clinic and day care center.

Cerner, the North Kansas City-based health care information company, said it needs the development to keep up with its rapidly growing business. The company earned \$539 million last year from \$4.43 billion in business, mostly helping hospitals and other parts of the nation's health care system incorporate electronic records into their operations.

Customers already have booked a record \$5.4 billion in additional business with Cerner.

Financing for the campus has come mostly from private backers but includes a substantial helping of public support. Last week, Kansas City's Tax Increment Financing Commission [approved nearly \\$1.1 billion in funding](#) for the project.

Extending the public support helped resolve a community eyesore, the vacated grounds of the shopping centers.

"This is transforming a difficult area," Missouri Gov. Jay Nixon said at the event. "Lots of projects looked at what you could do with Bannister Mall."

Cerner's Trails campus is expected to attract additional commercial development in south Kansas City, as well as spur housing and retail projects that will boost resources for local schools.

"I've lived out here 49 years and we've lost many of our retail outlets. I have to drive across town to shop sometimes," said John Sharp, former city councilman for the Sixth District. "It will spark a retail revival in the Hickman Mills School District."

The campus site was declared blighted in the tax increment financing agreement.

Cerner also operates a campus in Wyandotte County.

What Cerner workers say they want may guide south Kansas City development

BY DIANE STAFFORD
stafford@kcstar.com

A majority of Cerner Corp. workers interested in the new office campus under construction in south Kansas City would like to be able to buy gasoline, groceries and restaurant meals nearby, but there's less indication they'd move to live nearer their jobs.

The South Kansas City Alliance — eager to prompt commercial and residential development around the planned 290-acre Cerner campus at Interstate 435 and 87th Street — last fall began a survey to find out what future workers there would like to see.

The alliance on Tuesday shared survey results with dozens of area developers, real estate agents and business owners, hoping to provide guideposts for location decisions.

The influx of Cerner workers will add a strong dose of buying power to south Kansas City. The survey report noted that the average Cerner salary was \$97,156, according to an application filed with the Tax Increment Financing Commission. The median income in the surrounding community was \$43,559.

"We hope to attract people who want to invest in our community," said Stacey Johnson-Cosby, who organized the survey for the alliance, a nonprofit volunteer group.

About 250 people were at the meeting, including south Kansas City residents who are pinning hopes on revitalization of their neighborhoods to provide more basic shopping services.

One graphic showed that among 31 types of retail and restaurant establishments in the area around the new campus, only one — liquor stores — was plentiful enough to provide competition for dollars spent in the area.

About 3,500 workers are expected to move into the two newest office towers in early 2017. In 10 years, the company projects that 16,000 people will work at the location in 4.7 million square feet of new office space.

The office campus for the North Kansas City-based health care technology company is being built on the site of the razed Bannister Mall and other commercial locations between 87th and 95th streets. The new development has been called the "Trails" campus.

With Cerner's permission, the alliance polled about 2,700 Cerner employees and got responses from more than 600, a response rate of 23 percent. There's no guarantee the respondents were employees who might actually work at the new campus, but the survey was designed to get a sense of housing and retail opinions from people employed at the company.

The responses indicated that about nine in 10 of those Cerner workers would patronize nearby gas stations, food markets and sit-down restaurants; about six in 10 said they would visit convenience stores, medical offices, drugstores or fast-food restaurants; and about half would be interested in buying clothing or accessories near their work.

The survey's residential-oriented questions revealed that two-thirds of the Cerner employees are 35 years old or younger, whereas only one-fifth of the surrounding population in south Kansas City is between 20 and 34 years old.

The relatively young Cerner workers indicated strong preference for homes that are 10 years old or less. Only 3 percent of homes in the surrounding community have been built since 2000. Three-fourths of the respondents said they preferred single-family homes. But half also said they would prefer maintenance-free living.

"There's not any of that in this marketplace now," noted Kellie Johnston-Dorsey, a lead planner with the city of Kansas City, suggesting a development opportunity for multifamily and townhome builders.

Among those who preferred to own houses, most wanted homes costing \$200,000 and up. Derek Ramsay, vice president of the Kansas City Regional Association of Realtors, said only 6 percent of houses sold in the area in the last 10 years cost that much or more.

"Builders and Realtors all have their own ways to analyze the market," Ramsay said, "but this survey presents what the influx of employees may want beyond the campus."

Austin Bradley, a project manager with EPC Real Estate Group, said developers recognize the opportunity that development in south Kansas City presents. He particularly noted that "there's nothing housing-wise that a bunch of high-paid employees might want."

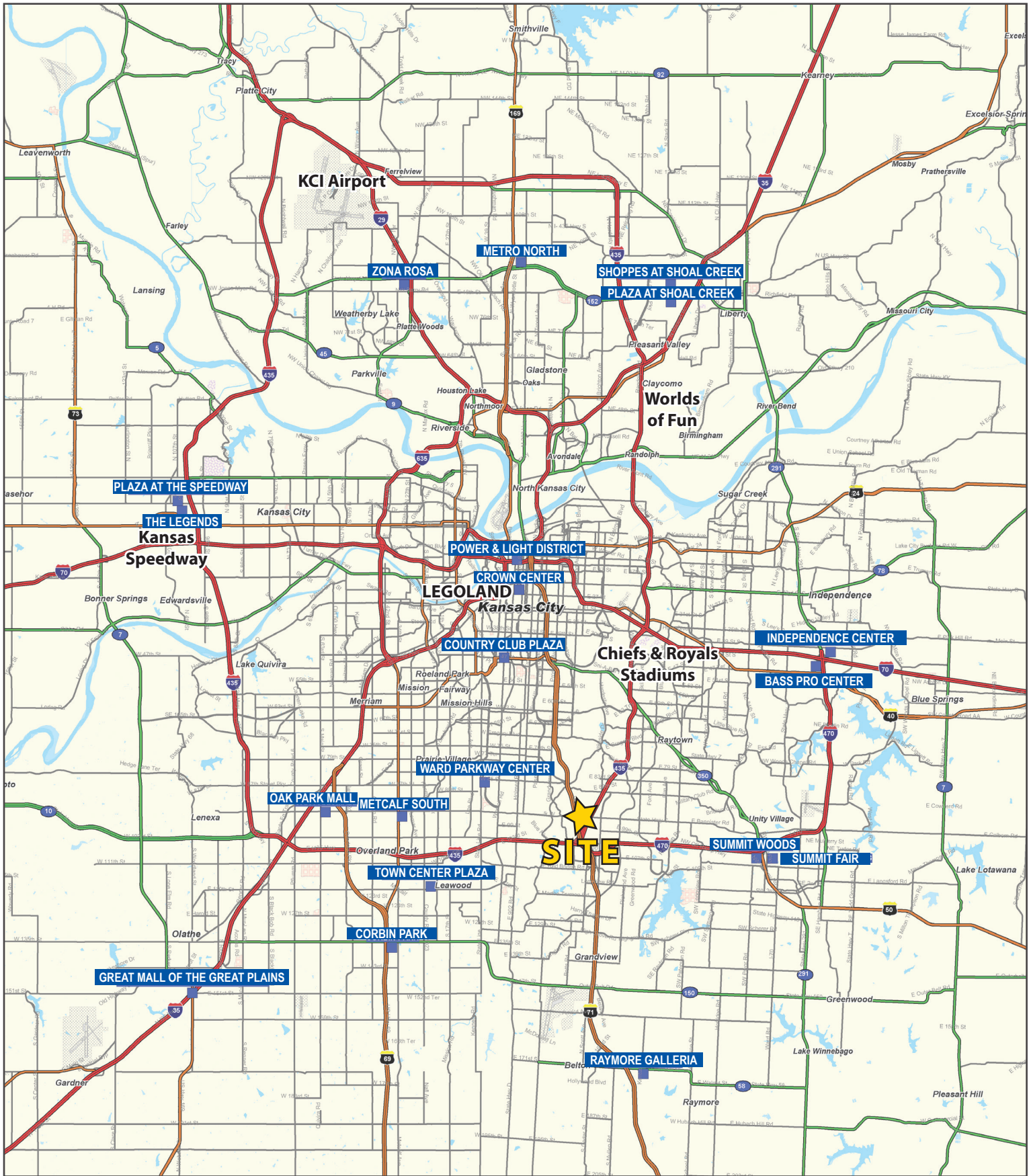
Seventy percent of the Cerner respondents indicated they were "very likely" or "somewhat likely" to move within five years. Nothing in the survey, though, asked about a specific desire to move near the new campus.

A majority of the workers said they'd worked at Cerner for five years or less. The youngest and newest workers were particularly likely to favor renting. If they choose to rent in the south Kansas City area, two-thirds of the Cerner respondents said they would expect to pay monthly rents between \$650 and \$999.

Nearly all respondents said they currently drive to their workplace, but about one-fourth expressed a preference for biking, walking or using public transportation, and six in 10 said they'd likely use public transportation more often if it was available and convenient.

Asked to rank their highest priorities when deciding where to live, the workers who responded said safety, 91 percent; housing or rental costs, 71 percent; characteristics of the house itself, 71 percent; quality of public schools, 61 percent; proximity of green space, 55 percent; and proximity of shopping or entertainment, 50 percent.

Half of the respondents said they have school-age children.



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9531/-94.5353

RS1

4601 Bannister Road

Kansas City, MO 64137

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	3,634	53,570	158,972
	2021 Projected Population	3,987	55,322	164,514
	2010 Census Population	3,531	53,970	160,083
	2000 Census Population	4,054	56,963	168,806
	Projected Annual Growth 2016 to 2021	1.9%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.4%	-0.4%
	2016 Median Age	29.7	33.7	37.3
HOUSEHOLDS	2016 Estimated Households	1,620	22,575	69,343
	2021 Projected Households	1,809	23,732	72,890
	2010 Census Households	1,522	22,033	67,874
	2000 Census Households	1,750	23,410	71,237
	Projected Annual Growth 2016 to 2021	2.3%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	-0.5%	-0.2%	-0.2%
RACE AND ETHNICITY	2016 Estimated White	37.0%	39.3%	51.3%
	2016 Estimated Black or African American	54.9%	51.5%	41.0%
	2016 Estimated Asian or Pacific Islander	1.4%	2.0%	1.8%
	2016 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2016 Estimated Other Races	6.4%	6.8%	5.6%
	2016 Estimated Hispanic	5.4%	6.2%	5.4%
INCOME	2016 Estimated Average Household Income	\$36,756	\$47,926	\$66,603
	2016 Estimated Median Household Income	\$32,035	\$42,296	\$55,660
	2016 Estimated Per Capita Income	\$16,576	\$20,245	\$29,123
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.4%	2.2%
	2016 Estimated Some High School (Grade Level 9 to 11)	12.0%	8.2%	6.4%
	2016 Estimated High School Graduate	34.6%	33.6%	27.5%
	2016 Estimated Some College	24.5%	27.2%	24.6%
	2016 Estimated Associates Degree Only	7.9%	7.8%	7.3%
	2016 Estimated Bachelors Degree Only	14.3%	13.7%	19.5%
	2016 Estimated Graduate Degree	2.3%	7.0%	12.7%
BUSINESS	2016 Estimated Total Businesses	63	1,281	6,068
	2016 Estimated Total Employees	1,716	17,365	77,426
	2016 Estimated Employee Population per Business	27.4	13.6	12.8
	2016 Estimated Residential Population per Business	58.1	41.8	26.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.