

# SHOPPING CENTER SPACE FOR LEASE

## Anchor, Pads, and Small Shops Available



### Bannister Square Shopping Center | 1,500 - 23,000 Sq Ft Available

I-435 & Bannister Road, Kansas City, Missouri



Estimated Population  
**158,581**

Average Household Income  
**\$54,277**

Five Mile Radius

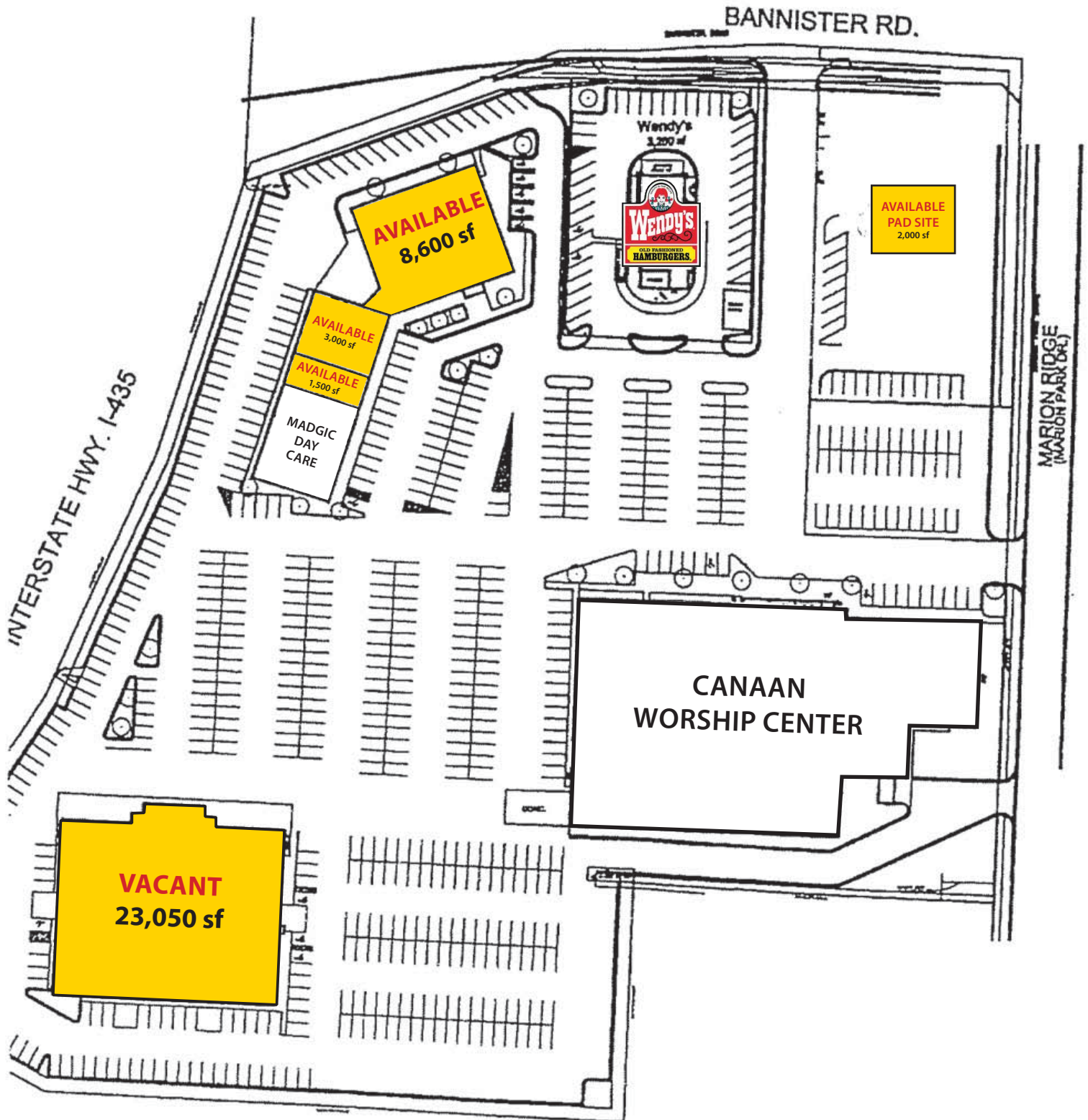
- Next to Home Depot and former Bannister Mall site
- Join Wendy's
- Great retail, restaurant, office, and pad sites available
- Just south of proposed redevelopment with 1.57 million sq ft of office space, Cerner to occupy office space with 20,000 employees by 2020, and 1.3 million sq ft of retail
- Just west of proposed South Patrol Police Station
- Intersection carries over 118,000 cars per day

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

# I-435 & Bannister Road, Kansas City, Missouri



# I-435 & Bannister Road, Kansas City, Missouri



**\$590 MILLION DEVELOPMENT |**

Office space, retail in the mix

# BANNISTER AREA PLAN ENDORSED

**Trails project heads  
to full City Council;  
approval expected.**

By KEVIN COLLISON  
The Kansas City Star

A \$590 million redevelopment plan for the former Bannister Mall property in south Kansas City was endorsed Wednesday by the Kansas City Council Planning and Zoning Committee.

The Trails plan calls for a retail and office development to be built in phases on the 260-acre site near Interstate 435 and Bannister Road. The full council is scheduled to consider the plan today, and approval is expected.

The development is being pursued by Trails Properties II, a company established by Neal Patterson and Cliff Illig, senior executives at Cerner Corp. The medical software company has indicated it wants to occupy office space in the project if the fast-growing firm meets its projection of having 20,000 employees by 2020.

The Trails calls for 1.3 mil-

lion square feet of retail space and 1.57 million square feet of office and light industrial space to be developed over roughly eight years with a tentative start next year. Lane4 Property Group is helping with the project.

The redevelopment plan would be boosted by \$191 million in city and state tax incentives. Of that amount, \$103.8 million would come from local taxing jurisdictions.

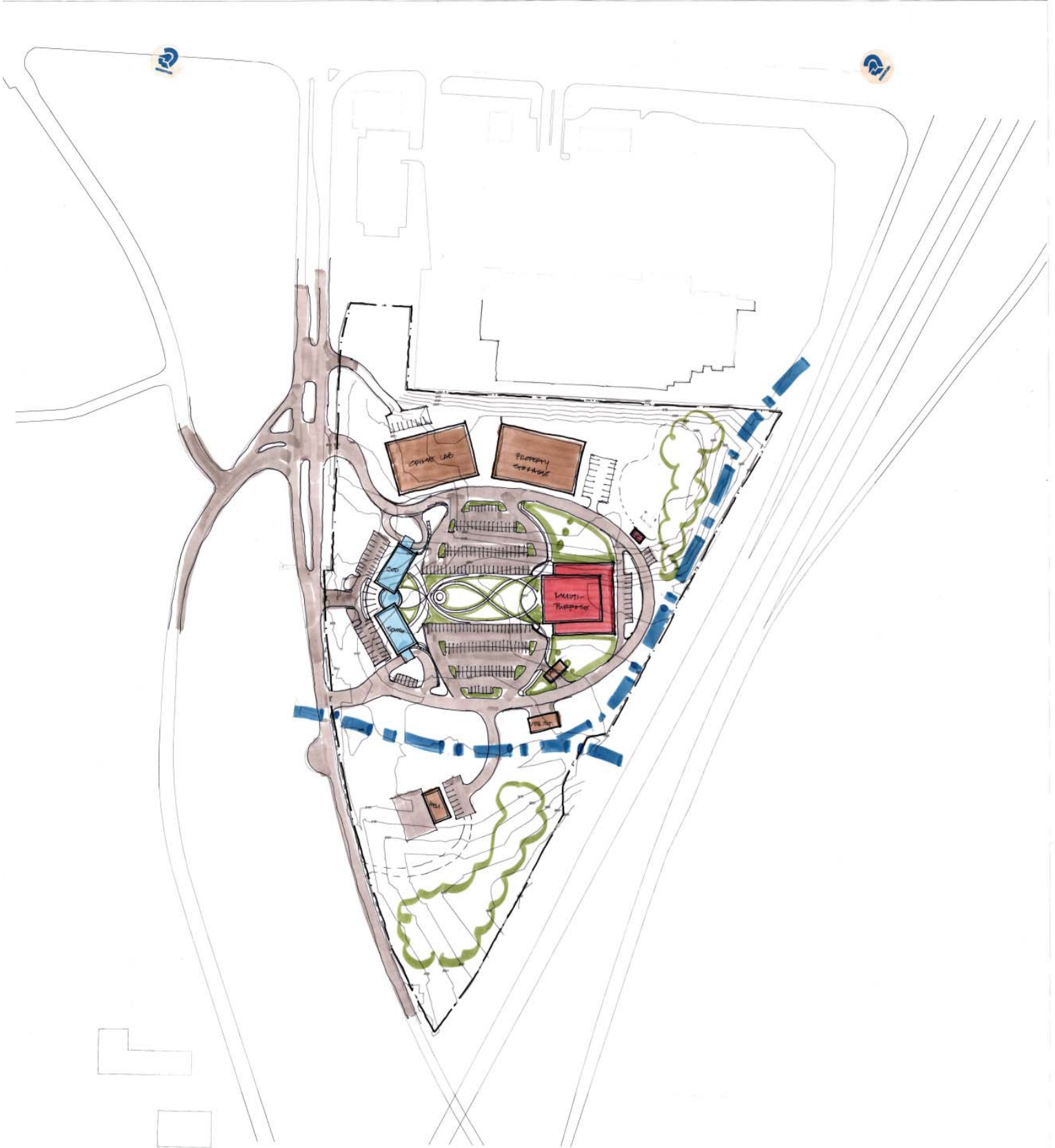
Developers say \$40 million in private funds have been invested in acquiring property and site preparation work. The former Bannister Mall already has been demolished.

The revised Trails development plan replaces an earlier proposal that called for a more retail heavy project anchored by a professional soccer stadium. That plan was dropped in 2009, and instead the new stadium for Sporting Kansas City is scheduled to open next month in Wyandotte County near the Kansas Speedway.

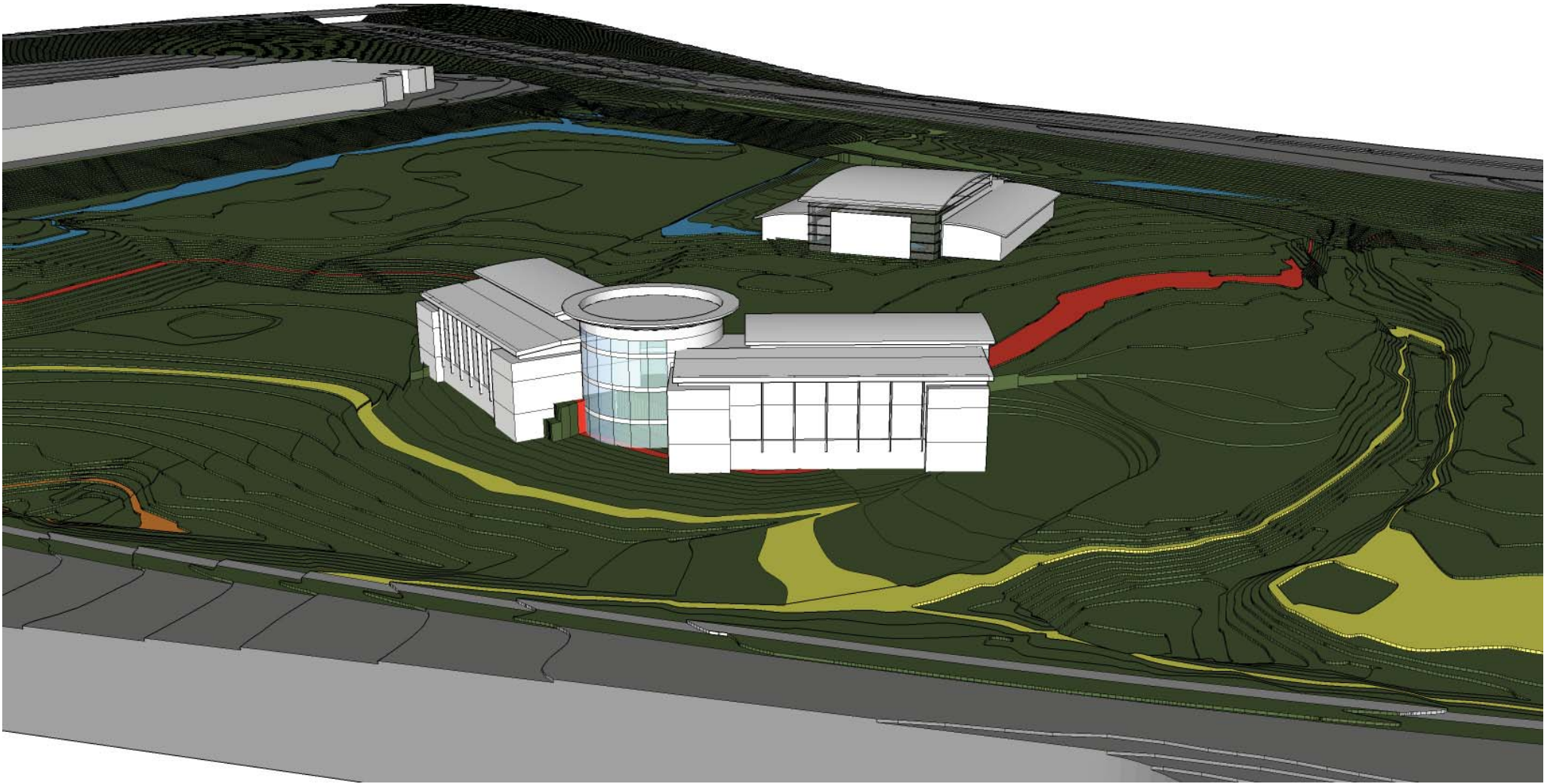
To reach Kevin Collison, call 816-234-4289 or send email to [kcollison@kcstar.com](mailto:kcollison@kcstar.com).

Source: KC Star | May 19, 2011

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



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



Lat: 38.9533 Lon: -94.5297 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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## ***I-435 & Bannister Road Kansas City, Missouri***

*April 2008*

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.953235/-94.529737

June 2011

RS1

I-435 & Bannister Road Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	4,617	52,066	158,581
	2014 Projected Population	4,318	49,645	152,121
	2000 Census Population	4,887	54,481	164,574
	1990 Census Population	4,945	55,939	168,404
	Historical Annual Growth 1990 to 2009	-0.3%	-0.4%	-0.3%
	Projected Annual Growth 2009 to 2014	-1.3%	-0.9%	-0.8%
	2009 Median Age	31.6	34.7	38.1
<b>HOUSEHOLDS</b>	2009 Estimated Households	2,018	21,231	67,158
	2014 Projected Households	1,888	20,337	64,278
	2000 Census Households	2,114	22,009	69,248
	1990 Census Households	2,180	22,264	68,134
	Historical Annual Growth 1990 to 2009	-0.4%	-0.2%	-0.1%
	Projected Annual Growth 2009 to 2014	-1.3%	-0.8%	-0.9%
<b>POPULATION BY RACE</b>	2009 Estimated White	44.3%	52.3%	59.1%
	2009 Estimated Black or African American	49.2%	41.9%	35.9%
	2009 Estimated Asian & Pacific Islander	1.5%	1.3%	1.3%
	2009 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.3%
	2009 Estimated Other Races	4.7%	4.1%	3.5%
	2009 Estimated Hispanic	7.2%	6.8%	6.3%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 42,673	\$ 46,504	\$ 54,277
	2009 Estimated Median Household Income	\$ 44,766	\$ 46,497	\$ 52,686
	2009 Estimated Per Capita Income	\$ 18,862	\$ 19,257	\$ 23,429
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	1.7%	1.9%	1.8%
	2009 Some High School	8.5%	7.6%	7.1%
	2009 High School Graduate	30.3%	32.5%	29.3%
	2009 Some College	25.2%	26.2%	24.2%
	2009 Associates Degree Only	8.4%	8.1%	7.1%
	2009 Bachelors Degree Only	17.0%	15.9%	19.4%
	2009 Graduate Degree	8.9%	7.8%	11.1%
<b>BUSINESS</b>	Number of Businesses	115	1,201	5,673
	Total Number of Employees	2,616	22,126	82,055
	Employee Population per Business	22.8	18.4	14.5
	Residential Population per Business	40.2	43.4	28.0

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