

WARD PARKWAY SHOPPING CENTER

Premier Retail & Restaurant Site For Lease



Suites from 1,159 to 5,151 Sq Ft Available
8821 State Line Road, Kansas City, Missouri



Estimated Population
220,296

Average Household Income
\$79,298

Five Mile Radius

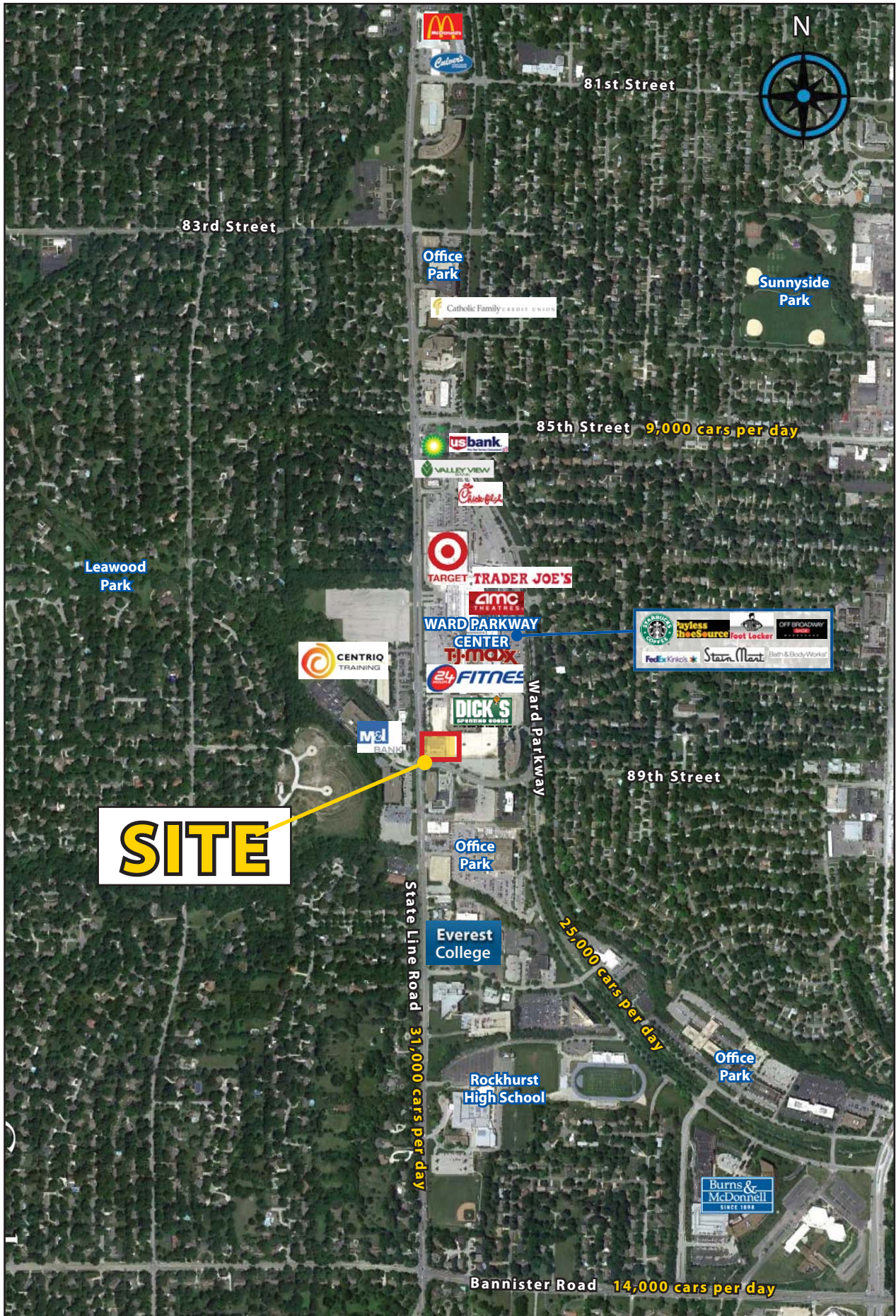
- Multi-tenant building visible to over 32,000 cars per day
- Dedicated parking as well as cross-parking with entire center
- High traffic location adjacent to Ward Parkway Shopping Center
- Join Target, Pier 1 Imports, TJ Maxx, Starbucks, Old Navy, and many more

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

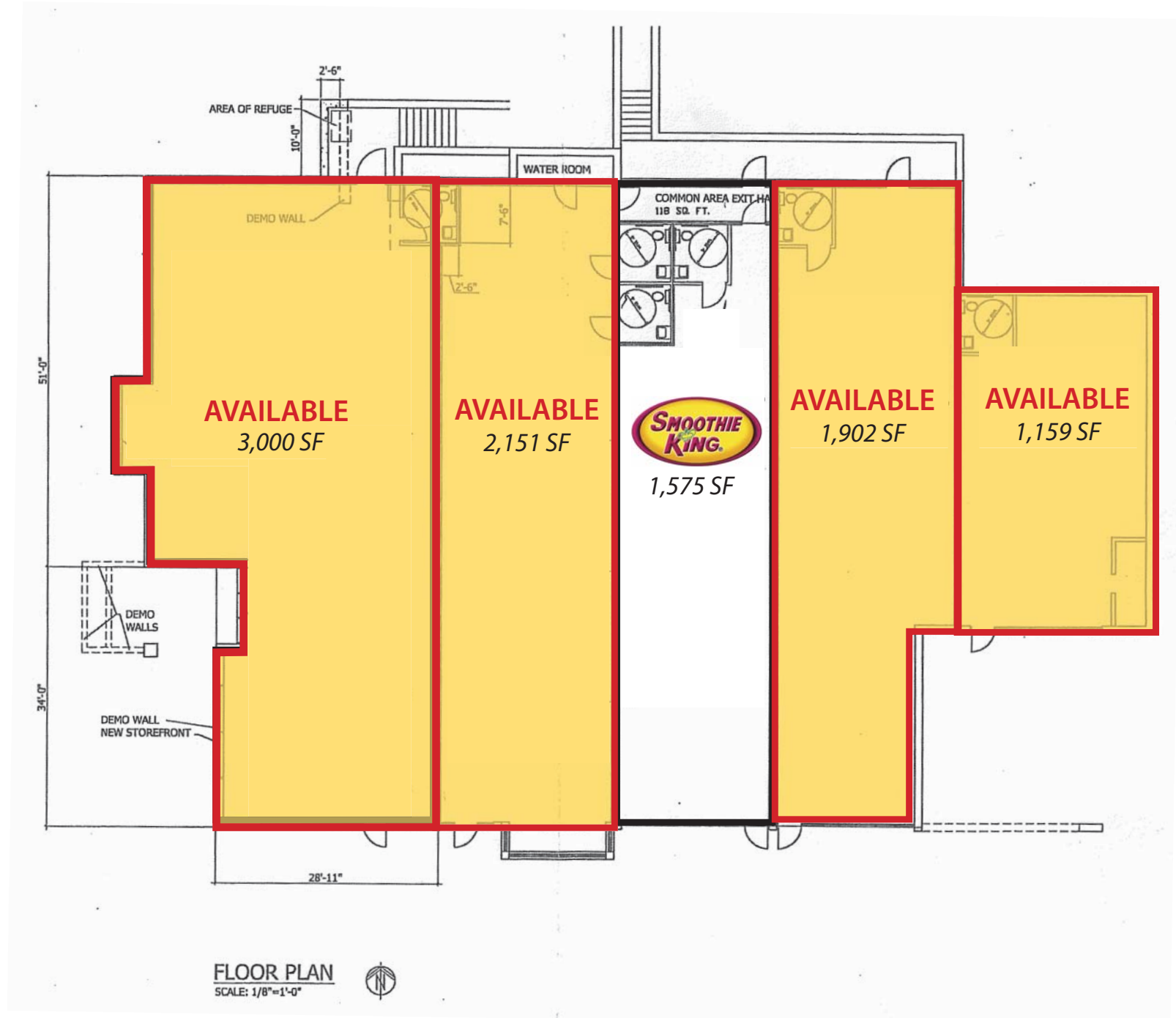
For Information Contact:

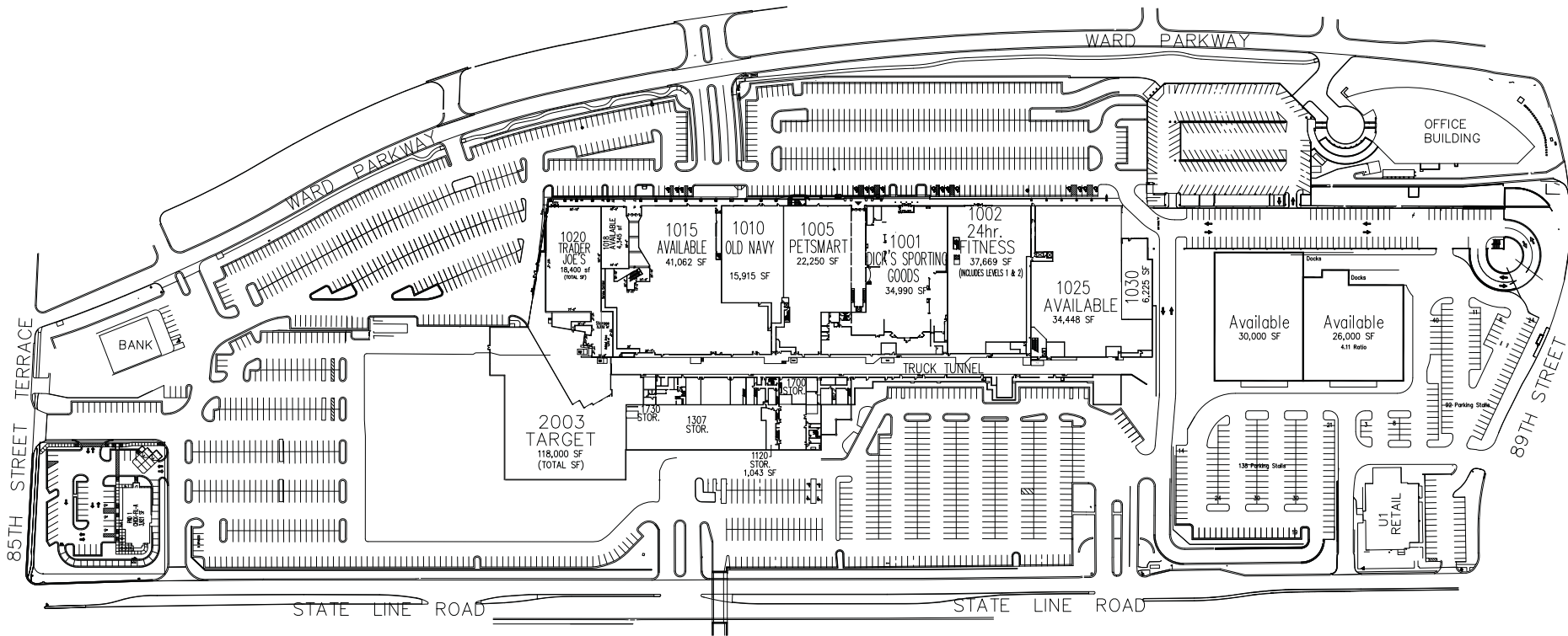
Phil Peck
816.412.7364
ppeck@blockandco.com

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NOTE: UNASSIGNED TENANT SPACES ARE SUBJECT TO CHANGE BASED ON CONTINUED LEASING ACTIVITY.
 DIMENSIONS ARE FROM LEASE LINE TO LEASE LINE AND DO NOT REFLECT CONSTRUCTION DOCUMENT DIMENSIONS.



RED Development
 4721 P. K. C. Circle
 Kansas City, MO 64112
 816.775.5588 Home
 816.775.2801 Fax



Services

WARD PARKWAY CENTER

KANSAS CITY, MO

DECEMBER 21, 2010



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8821 State Line Road Kansas City, Missouri

April 2011

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.96777/-94.607758

April 2011

RS1

8821 State Line Road Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	7,930	84,787	220,296
	2014 Projected Population	7,589	82,669	219,448
	2000 Census Population	8,398	89,136	227,445
	1990 Census Population	8,890	91,822	233,561
	Historical Annual Growth 1990 to 2009	-0.6%	-0.4%	-0.3%
	Projected Annual Growth 2009 to 2014	-0.9%	-0.5%	-0.1%
	2009 Median Age	45.3	43.3	41.1
HOUSEHOLDS	2009 Estimated Households	3,608	37,425	93,540
	2014 Projected Households	3,330	35,099	89,296
	2000 Census Households	3,863	39,966	98,454
	1990 Census Households	3,935	39,557	96,592
	Historical Annual Growth 1990 to 2009	-0.4%	-0.3%	-0.2%
	Projected Annual Growth 2009 to 2014	-1.5%	-1.2%	-0.9%
POPULATION BY RACE	2009 Estimated White	89.6%	78.9%	74.5%
	2009 Estimated Black or African American	4.4%	15.2%	18.7%
	2009 Estimated Asian & Pacific Islander	1.9%	2.0%	2.3%
	2009 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.4%
	2009 Estimated Other Races	3.8%	3.6%	4.0%
	2009 Estimated Hispanic	5.9%	5.4%	6.1%
INCOME	2009 Estimated Average Household Income	\$ 72,075	\$ 76,539	\$ 79,298
	2009 Estimated Median Household Income	\$ 68,239	\$ 71,995	\$ 71,954
	2009 Estimated Per Capita Income	\$ 33,020	\$ 34,467	\$ 34,306
EDUCATION (AGE 25+)	2009 Elementary	1.0%	1.0%	1.3%
	2009 Some High School	3.3%	3.3%	4.0%
	2009 High School Graduate	20.4%	19.0%	19.6%
	2009 Some College	20.8%	21.1%	21.3%
	2009 Associates Degree Only	5.0%	5.9%	6.4%
	2009 Bachelors Degree Only	32.2%	30.6%	29.6%
	2009 Graduate Degree	17.4%	19.0%	17.9%
BUSINESS	Number of Businesses	577	4,026	11,415
	Total Number of Employees	8,460	51,886	160,788
	Employee Population per Business	14.7	12.9	14.1
	Residential Population per Business	13.7	21.1	19.3

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