



**\$4.5 MILLION  
CERNER  
INNOVATIONS  
CAMPUS  
(UNDER CONSTRUCTION)**



## LEASE RATE: \$20/SF NNN | 1,500 - 22,902 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,768	54,577	155,970
Avg. Household Income	\$55,138	\$60,875	\$77,643

- Next to Home Depot and former Bannister Mall site
- Join Wendy's and Hardee's
- Great retail, hotel, restaurant, office, and pad sites available
- Across the street from the \$4.5 billion new Cerner Innovations Campus with 3.7 million sq ft of office space
- Cerner to occupy office space with 16,000 employees when complete. Phases 3 & 4 were completed in the summer of 2020. The entire 290 acre campus is estimated to be completed in 2025
- Directly across Bannister Road from new Village at Three Trails mixed-use development (under construction)
- Just east of South Patrol Police Station
- Intersection carries over 105,000 cars per day



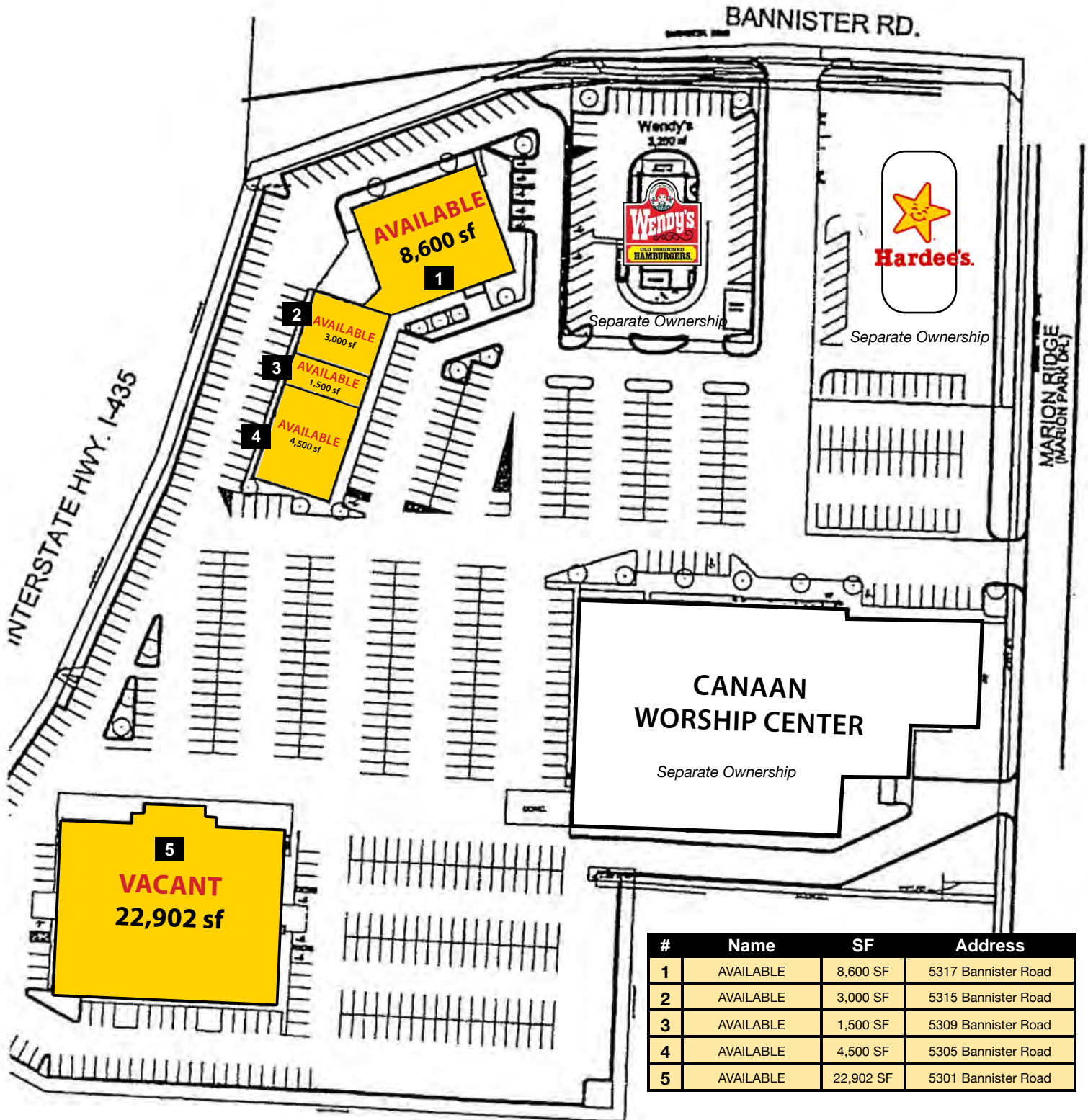
CLICK HERE TO VIEW MORE  
LISTING INFORMATION

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Exclusive Agents

## AERIAL







# BANNISTER SQUARE S.C.

Anchor, Pads, and Small Shops Available  
I-435 & Bannister Road, Kansas City, MO

SPACE  
FOR  
LEASE

AERIAL







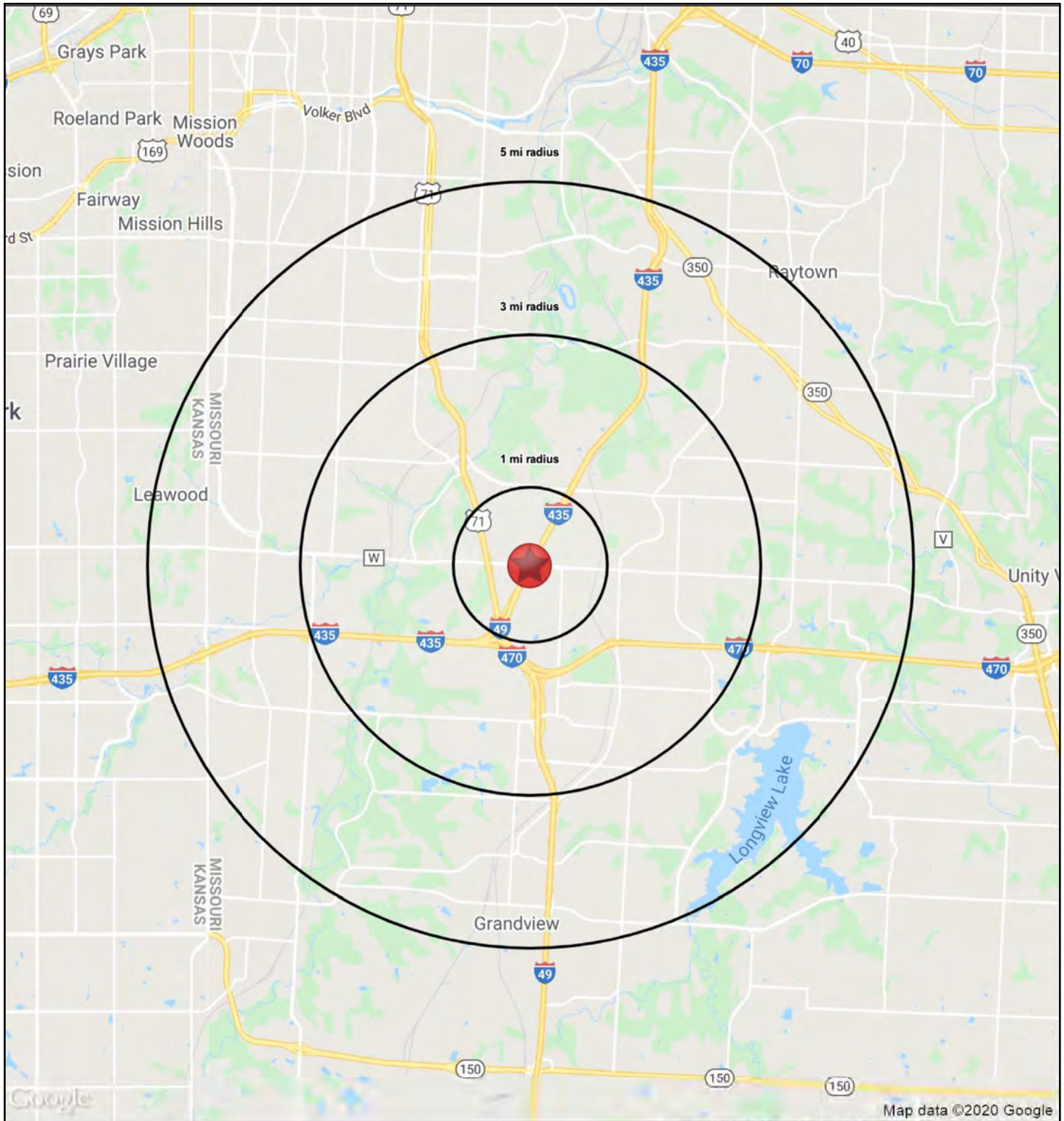




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HS1

I-435 & Bannister Road		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64137				
POPULATION	2020 Estimated Population	4,768	54,577	155,970
	2025 Projected Population	4,753	54,598	157,153
	2010 Census Population	4,406	53,288	155,020
	2000 Census Population	4,927	56,160	163,427
	Projected Annual Growth 2020 to 2025	-	-	0.2%
	Historical Annual Growth 2000 to 2020	-0.2%	-0.1%	-0.2%
	2020 Median Age	32.4	34.1	37.6
HOUSEHOLDS	2020 Estimated Households	2,031	22,116	66,954
	2025 Projected Households	2,045	22,373	68,130
	2010 Census Households	1,839	21,259	65,567
	2000 Census Households	2,062	22,559	68,849
	Projected Annual Growth 2020 to 2025	0.1%	0.2%	0.4%
	Historical Annual Growth 2000 to 2020	-	-	-0.1%
RACE AND ETHNICITY	2020 Estimated White	30.1%	36.1%	48.4%
	2020 Estimated Black or African American	60.3%	53.8%	43.1%
	2020 Estimated Asian or Pacific Islander	1.4%	2.3%	1.9%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2020 Estimated Other Races	7.8%	7.4%	6.3%
	2020 Estimated Hispanic	7.8%	6.7%	6.0%
INCOME	2020 Estimated Average Household Income	\$55,138	\$60,875	\$77,643
	2020 Estimated Median Household Income	\$45,256	\$49,006	\$60,065
	2020 Estimated Per Capita Income	\$23,609	\$24,717	\$33,414
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.3%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.0%	5.5%
	2020 Estimated High School Graduate	34.4%	32.8%	28.5%
	2020 Estimated Some College	27.3%	26.3%	23.9%
	2020 Estimated Associates Degree Only	11.6%	9.0%	7.4%
	2020 Estimated Bachelors Degree Only	14.5%	16.3%	20.8%
	2020 Estimated Graduate Degree	3.8%	7.2%	11.8%
BUSINESS	2020 Estimated Total Businesses	92	1,111	5,655
	2020 Estimated Total Employees	2,169	14,281	70,689
	2020 Estimated Employee Population per Business	23.5	12.9	12.5
	2020 Estimated Residential Population per Business	51.5	49.1	27.6