

# 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  
**161,371**

Average Household Income  
**\$58,171**

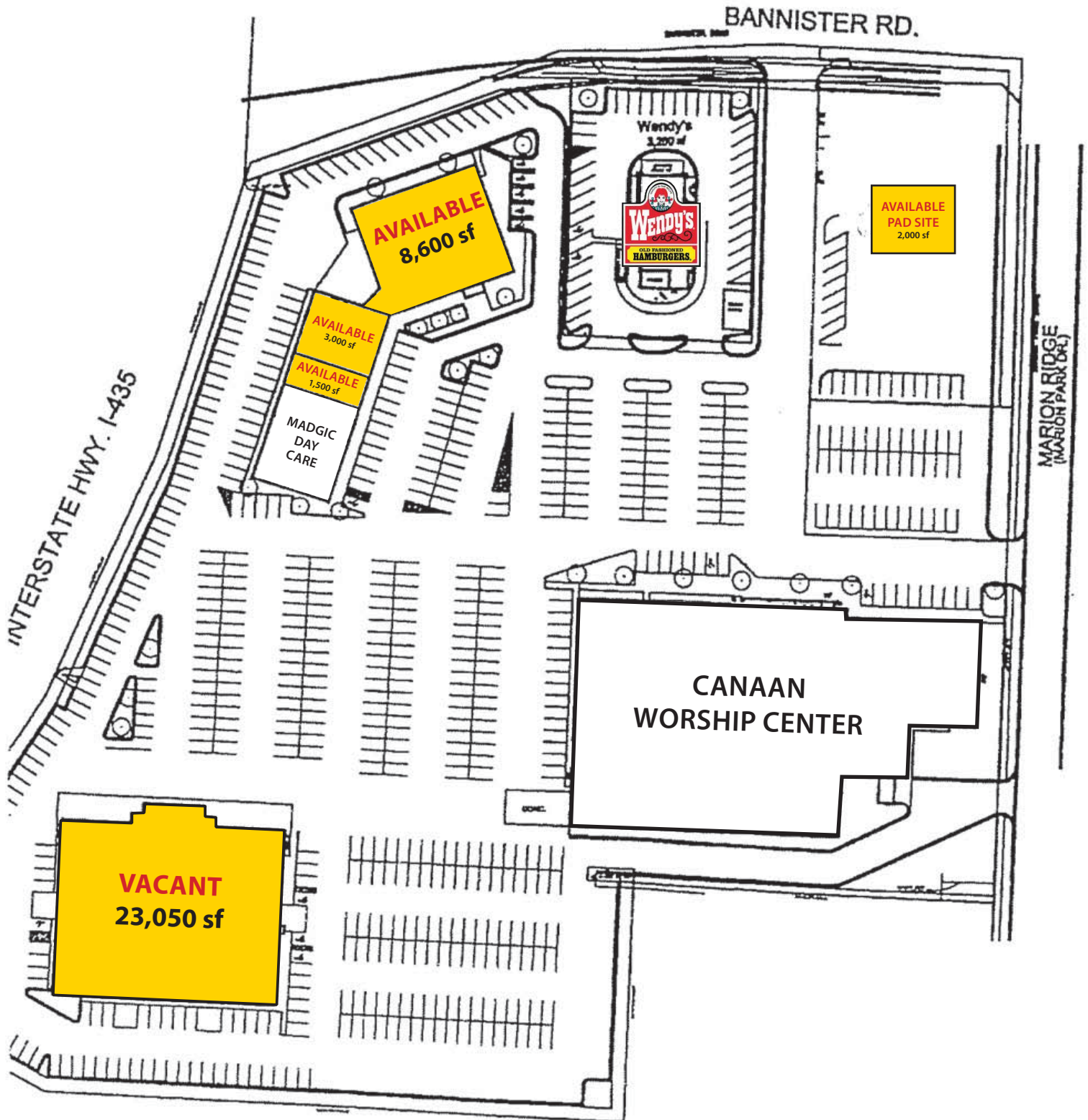
Five Mile Radius

- 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 new South Patrol Police Station
- Intersection carries over 118,000 cars per day

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



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



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



Posted on Fri, Jan. 17, 2014

## Cerner officially launches its \$4.3 billion Three Trails office campus

By KEVIN COLLISON  
The Kansas City Star

Cerner Corp. on Friday officially launched its \$4.3 billion Three Trails office campus, saying the first 1,500 of what are expected to be up to 15,000 new employees should be working there by 2016.

"We're very excited to be investing in Kansas City," Cerner president Zane Burke said. "This is creating brand new jobs for our local economy.

"The project will serve as the hub of innovation to improve the health care and wellness of the communities we serve."

At a news conference attended by Gov. Jay Nixon and Mayor Sly James, Burke described the new 4.1 million-square-foot campus, which will be built in phases over 10 years, as the largest in Missouri. It will be on the site of the former Bannister Mall in south Kansas City.

"This might be one of the most exciting days in terms of economic development during my time in office," James said. "This is a historic moment in our city."

Officials also think it will help close a troubled chapter in south Kansas City.

Bannister Mall was one of the most popular retail centers in the metro when it opened at Interstate 435 and Bannister Road in 1980, but by the 1990s fear of crime, both real and perceived, had made it a potent symbol of racial tension. The mall finally closed in 2007.

An ambitious redevelopment deal was hatched for the site with a professional soccer stadium and new retail, but that plan fell through. It jumped the border in 2009 to the Village West development in Wyandotte County, becoming Sporting Park, home of Sporting Kansas City.

As part of that Village West deal, Cerner also built a 660,000-square-foot office campus for what are expected to be 4,000 new employees.

Cerner co-founders Cliff Illig and Neal Patterson, however, held on to the Bannister property they bought for the earlier deal. Cerner already has a major operation, its 235,000-square-foot Innovation Campus, in the former Marion Labs complex south of the now-demolished shopping center.

James noted the executives fulfilled a commitment to the Bannister area by moving forward with the new office development, called Three Trails.

"I know people felt abandoned when the stadium didn't work," the mayor said, "but this is absolute proof Cerner does what they say they're going to do."

Nixon, who intervened to help Cerner assemble the additional property required for the project, said the new jobs being created by Cerner will pay the salaries necessary for employees to buy homes and raise families.

"It was not long ago, the site for this project was the definition of blight, a mall in decline and empty parking lots," the governor said. "It took a visionary company to change the destiny of this site.

"To say this project is a big deal is an understatement. This project is transformative and a defining moment for this region and the state."

When fully completed in 2024, the Three Trails development is expected to include 11 office buildings totaling 4.1 million square feet, a 75,000-square-foot "Cerner Kids" day care center, two data centers, a service center and

370,000 square feet of retail.

By comparison, the Sprint campus, completed over three years in 2003, totals 3.9 million square feet and covers 200 acres in Overland Park. The total square footage of the Cerner plan also equals 31/2 One Kansas City Places, the city's tallest skyscraper at 42 stories.

The Three Trails development is expected to provide jobs for 2,800 construction workers with an estimated payroll of \$203.7 million through all 14 phases. Construction costs are estimated at \$2.3 billion. The financing will cost \$2 billion.

The \$4.3 billion redevelopment plan includes a \$1.63 billion tax incentive package approved by the city in October.

Burke said no architect or contractor had been selected yet for the project. He did say that the first phase, which calls for 578,500 square feet of new construction, including two office buildings and a service center, should be completed in 30 months.

As part of the development agreement, Cerner also will provide \$6 million to help the Hickman Mills school district provide educational opportunities for its students to find jobs with the firm. An additional \$2 million will be available for neighborhood improvements.

Cerner now has more than 8,700 employees in the metropolitan area, including 3,200 at the Innovation Campus next door to the new Three Trails development.

Councilman John Sharp, who along with Councilwoman Cindy Circo was singled out for particular praise by the mayor, predicted the Cerner office campus would boost other investment in the area.

"This project will not only bring Cerner jobs to the community but will also spur a rejuvenation of commercial retail services in the Bannister and Blue Ridge corridors," Sharp said.

Illig, who along with Patterson and Paul Gorup founded Cerner in 1979 after a conversation on a Loose Park picnic table, described the Three Trails development as the latest installment in what he called a journey.

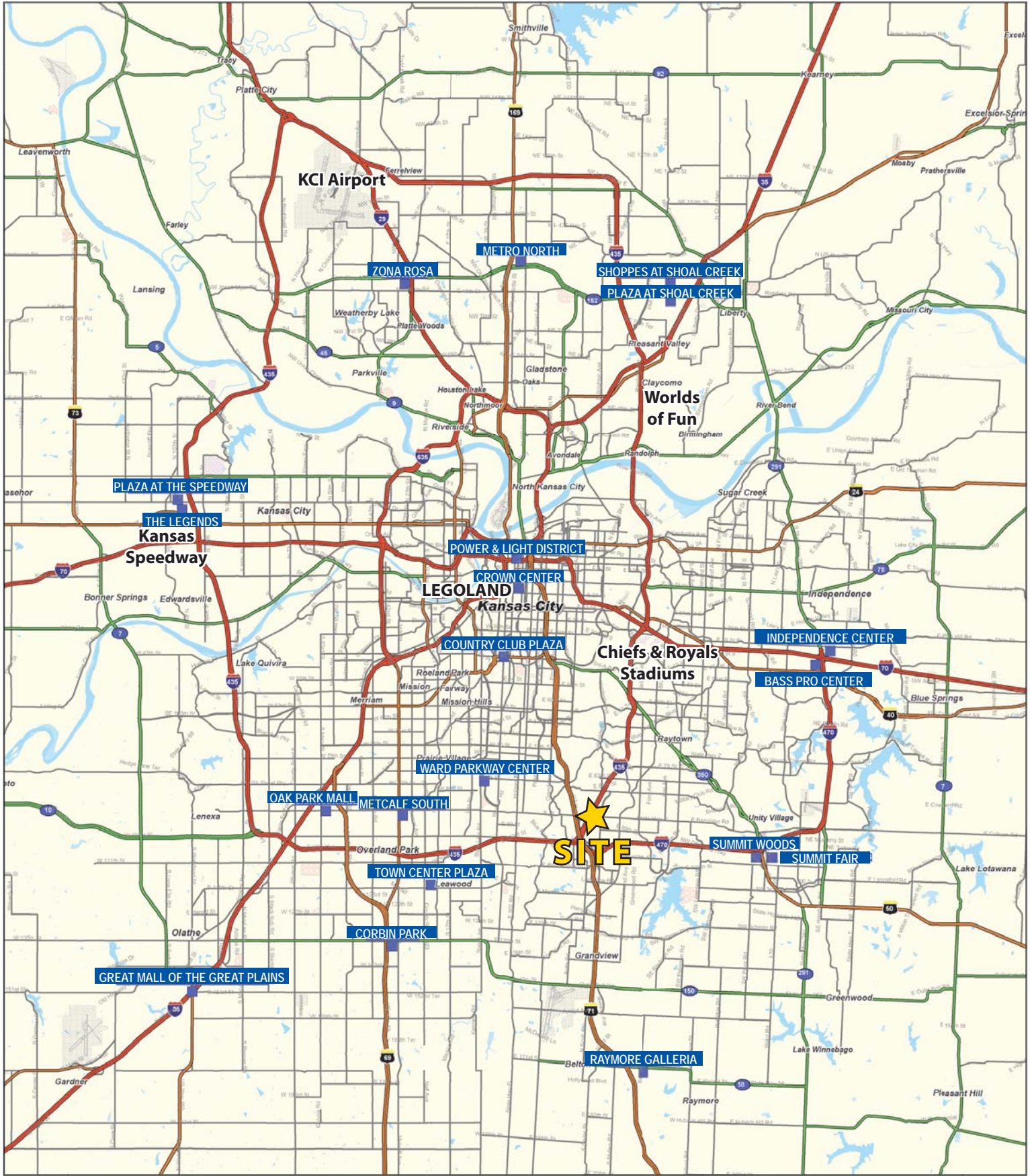
The health care technology giant, headquartered in North Kansas City, now has a global workforce of 13,000.

"Over the 30-plus years we've been here, there have been a lot of milestones for the company," Illig said. "This project relates to what we do. Ultimately, we can't do it without great people.

"Our preference is to grow in Kansas City. This is as big a statement as we can make about where we want our future."

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# SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.9535/-94.5295

RS1

I-435 & Bannister Road		1 mi radius	3 mi radius	5 mi radius
Kansas City, Missouri				
POPULATION	2013 Estimated Population	4,726	53,015	161,361
	2018 Projected Population	4,892	54,884	167,115
	2010 Census Population	4,596	51,568	156,963
	2000 Census Population	5,014	54,589	165,351
	Projected Annual Growth 2013 to 2018	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2013	-0.4%	-0.2%	-0.2%
	2013 Median Age	29.8	33	36.5
HOUSEHOLDS	2013 Estimated Households	2,080	21,252	68,514
	2018 Projected Households	2,148	21,946	70,812
	2010 Census Households	2,015	20,588	66,367
	2000 Census Households	2,177	21,996	69,574
	Projected Annual Growth 2013 to 2018	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2013	-0.3%	-0.3%	-0.1%
RACE AND ETHNICITY	2013 Estimated White	23.7%	37.4%	49.9%
	2013 Estimated Black or African American	68.0%	53.9%	42.9%
	2013 Estimated Asian or Pacific Islander	1.3%	1.7%	1.5%
	2013 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2013 Estimated Other Races	6.7%	6.6%	5.4%
	2013 Estimated Hispanic	6.5%	6.1%	5.4%
INCOME	2013 Estimated Average Household Income	\$44,038	\$46,811	\$58,171
	2013 Estimated Median Household Income	\$39,289	\$41,475	\$49,499
	2013 Estimated Per Capita Income	\$19,434	\$18,832	\$24,794
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	6.1%	3.2%	2.8%
	2013 Estimated Some High School (Grade Level 9 to 11)	10.8%	10.3%	8.0%
	2013 Estimated High School Graduate	40.5%	34.4%	28.4%
	2013 Estimated Some College	22.6%	25.9%	24.8%
	2013 Estimated Associates Degree Only	3.1%	6.5%	6.9%
	2013 Estimated Bachelors Degree Only	11.9%	13.4%	17.6%
	2013 Estimated Graduate Degree	5.0%	6.2%	11.6%
BUSINESS	2013 Estimated Total Businesses	112	1,138	5,600
	2013 Estimated Total Employees	2,577	18,848	74,008
	2013 Estimated Employee Population per Business	23.0	16.6	13.2
	2013 Estimated Residential Population per Business	42.2	46.6	28.8

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