

# THE JACK HENRY BUILDING AT THE COUNTRY CLUB PLAZA

612 W. 47TH STREET,  
KANSAS CITY, MO 64112

*A Historic Kansas City Landmark Revamped & Reimagined*



# PROPERTY DETAILS

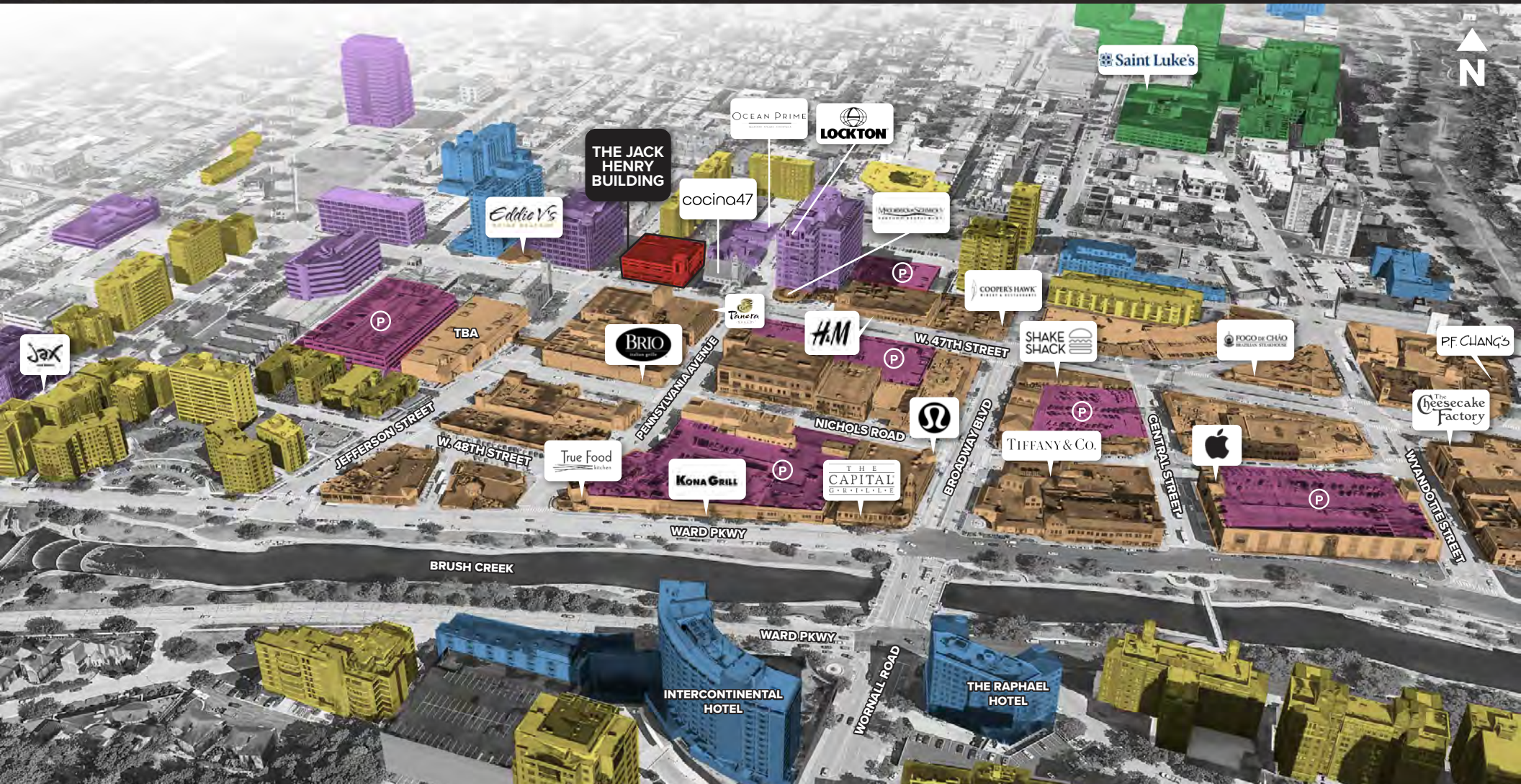
- \$50+ million redevelopment of the iconic Jack Henry building
- Fully renovated interior & exterior improvements
- Available Spaces
  - First Floor up to 9,315 SF available
  - \* *Landlord is open to demising for multiple tenants*
- Unique first floor patio opportunity to create the most amazing street edge activation in the metro
- NNN: estimated to be \$8.50 PSF
- Three floors of dedicated parking, 125+ spaces
- Located on 47th Street, the main east-west thoroughfare for the Country Club Plaza
- Tremendous street exposure and branding opportunities
- 62,500 total square feet of mixed-use development



# LOCATION

## KANSAS CITY'S PREMIER SHOPPING & ENTERTAINMENT DISTRICT

- 2,198 hotel rooms & 4,871 apartment units within walking distance
- Nearly 1 million square feet of retail
- Located within two miles of University of Missouri – Kansas City and Rockhurst University, 25,000+ students
- 3.3 million square feet of Class A office space
- Over 20 condominium buildings within walking distance
- Less than 1/3 mile from the KC Streetcar Main Line extension Plaza Drop Off Station, opening in 2025



■ RESIDENTIAL   
 ■ JACK HENRY BUILDING   
 ■ OFFICE   
 ■ HOTEL   
 ■ RETAIL   
 P PARKING   
 ■ HOSPITAL

# COUNTRY CLUB PLAZA DISTRICT

THE ULTIMATE MIXED-USE AREA IN KANSAS CITY

The Country Club Plaza is a 1.3 million square foot mixed-use development surrounding the iconic Jack Henry building.

- **\$100 million** in total restaurant sales volume
- **25 million** tourists spent over **\$5.6 billion**, according to Discover Kansas City with the Country Club Plaza being the **#1** tourist destination in the city
- The annual Plaza Art Fair draws over 300,000 people per year and is rated as one of the top 5 art fairs in the US



Kansas City's premier shopping district comprised of 15 blocks of high-end retail, exclusive boutiques, gourmet dining, and Class A office Space

Eddie V's  
PRIME SEAFOOD

lululemon

COACH

MK  
MICHAEL KORS

west elm



The Cheesecake Factory

TIFFANY & CO.

THE CAPITAL  
G·R·I·L·L·E

True Food  
kitchen

KONA GRILL  
kitchen • sushi • cocktails

# CHIEFS FIT



- Multi-level 32,000+ square foot fitness center

## SECOND FLOOR

- Recovery facility including cryotherapy treatment, hydromassage machines, NormaTec Compressions Systems, a sauna, spray tan booths and full-amenity locker rooms
- Group fitness classes and personal training
- Fuel station and retail shop featuring Chiefs Fit gear/apparel

## THIRD FLOOR

- Main workout floor boasting a next-level strength and conditioning area with Chiefs-branded free weights, machines and cardio equipment

## ROOFTOP

- Exclusive to the Plaza location, a rooftop terrace with turf training area and members lounge

- Fitness classes led by trained staff including HIIT, Barre, Strength, Dance, Pilates, Cardio, Core, Functional Training, and more



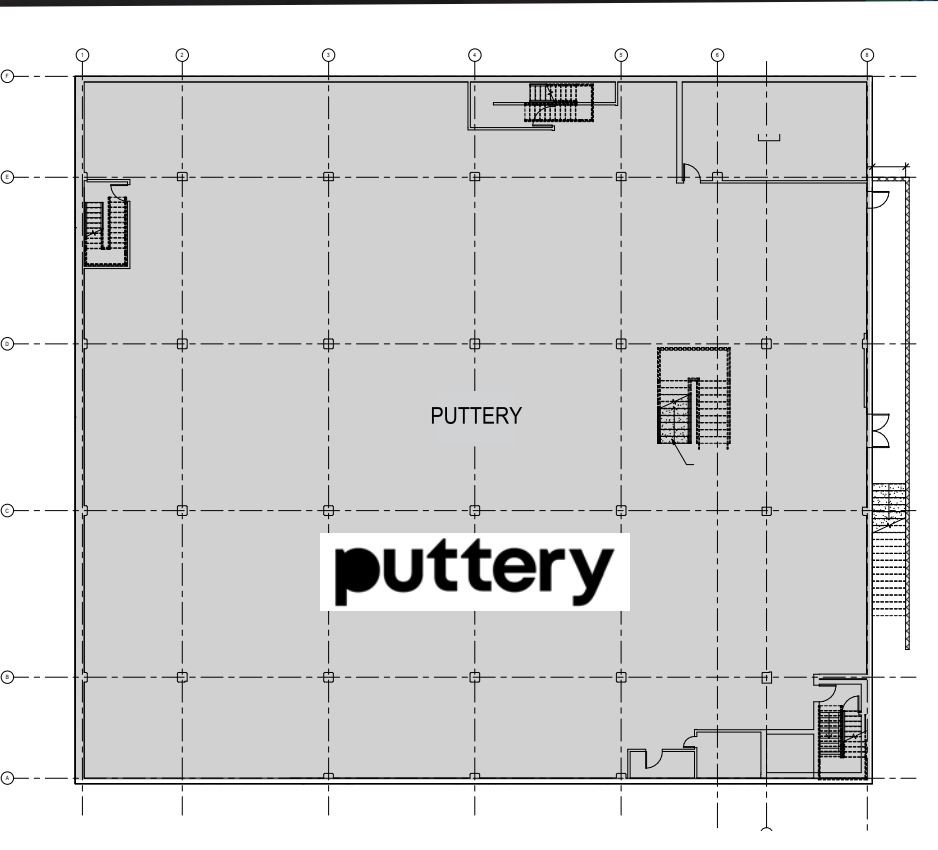
# PUTTERY

# puttery

- Multi-level 24,000 square foot entertainment user
- 10th US location set to open in Q4 2023
- 21+ immersive mini golf with craft cocktails and upscale eats in a high-end environment
- Uniquely designed courses using cutting-edge technology that tracks the game

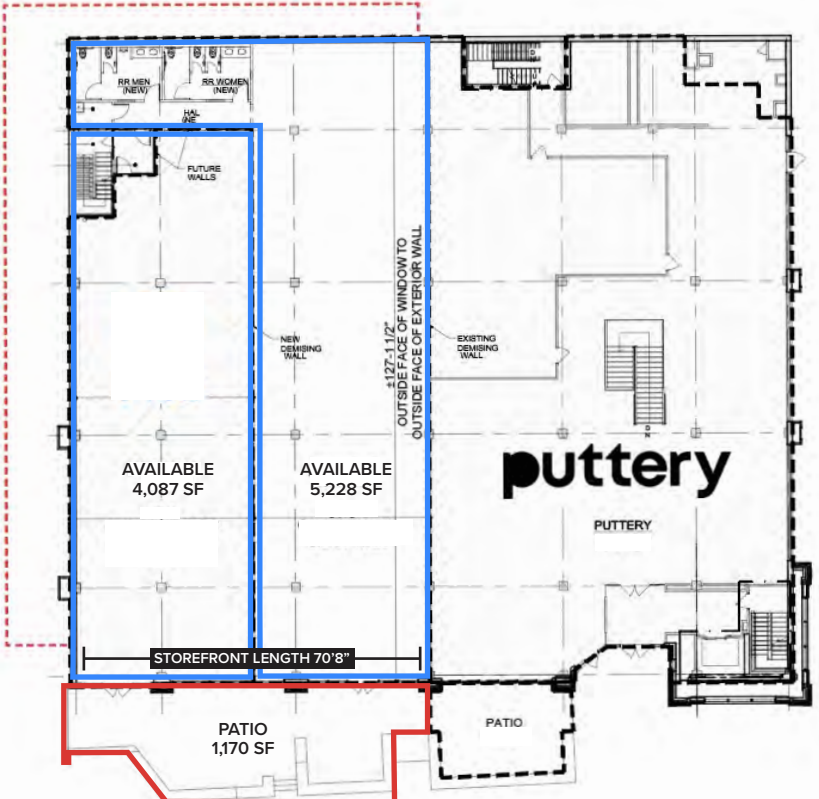


# LOWER LEVEL

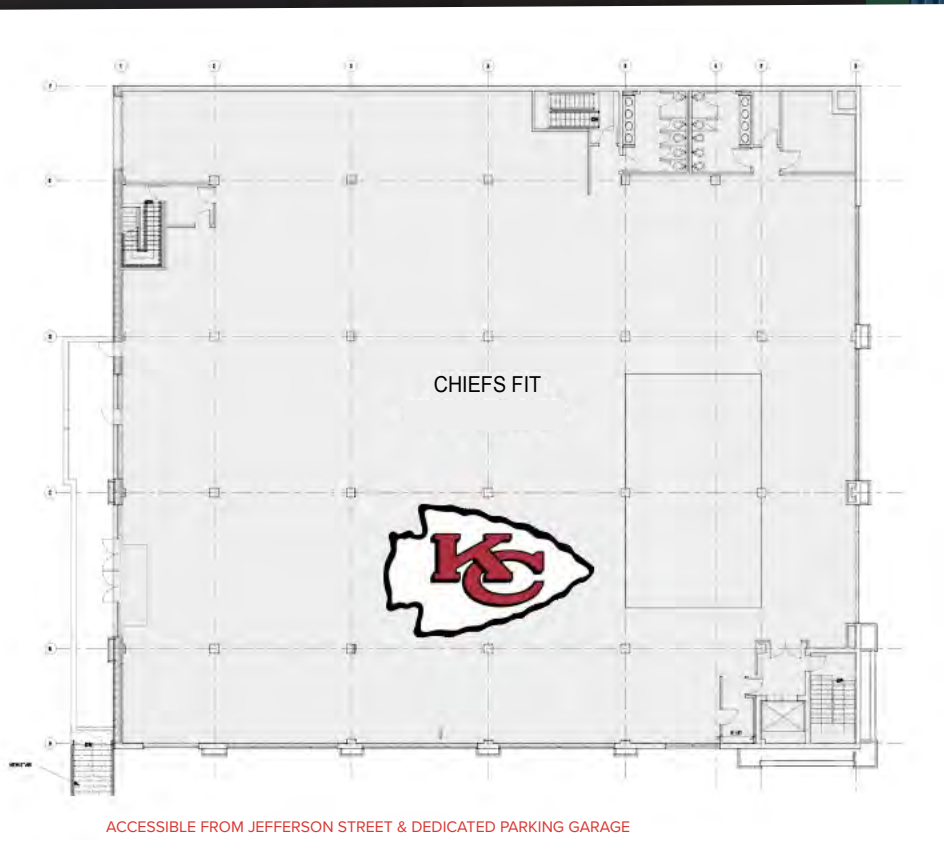


# FIRST FLOOR

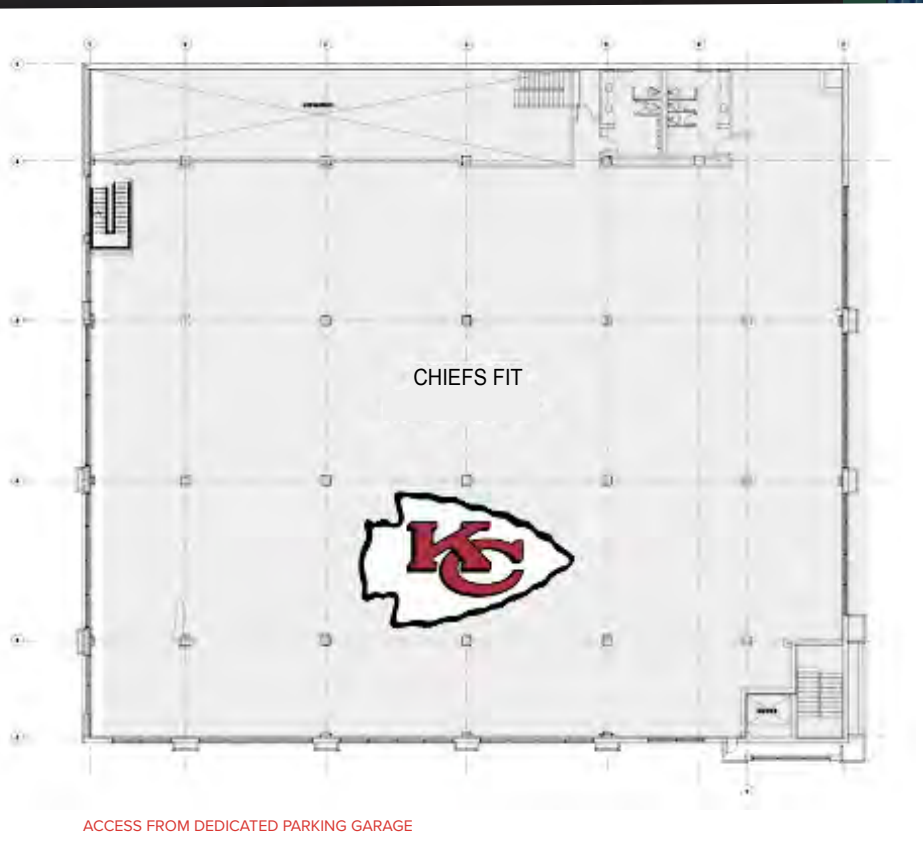
## STREET LEVEL



# SECOND FLOOR



# THIRD FLOOR



# DEMOGRAPHICS

- Surrounded by **1 million** square feet of premium high-end retail and **3.3 million** square feet of Class A office
- Over **2,200** hotel rooms within walking distance of the Jack Henry Building
- Over **120,000** employees within 3 miles of the site



## DAYTIME POPULATION

3 Mile	<b>167,954</b>
5 Mile	<b>394,045</b>
7 Mile	<b>577,494</b>



## AVERAGE HOUSEHOLD INCOME

3 Mile	<b>\$92,990</b>
5 Mile	<b>\$79,962</b>
7 Mile	<b>\$76,246</b>



# KANSAS CITY

- A brand new, state of the art, \$1.5 billion single terminal airport now open with new flight destinations
- The Downtown Streetcar opened in 2016 and has been a resounding success. An expansion to the Plaza/UMKC area received voter approval and has an anticipated completion in 2025.
- The overall Kansas City market has sustained steady population growth, growing 8.4% from 2010-2019
- The Kansas City metro cost of living is well below the national average with a cost of living index score of 94
- Home of the 2023 NFL Draft and host city of the 2026 FIFA World Cup



# CONTACT US

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**DR**▲**KE**  
DEVELOPMENT