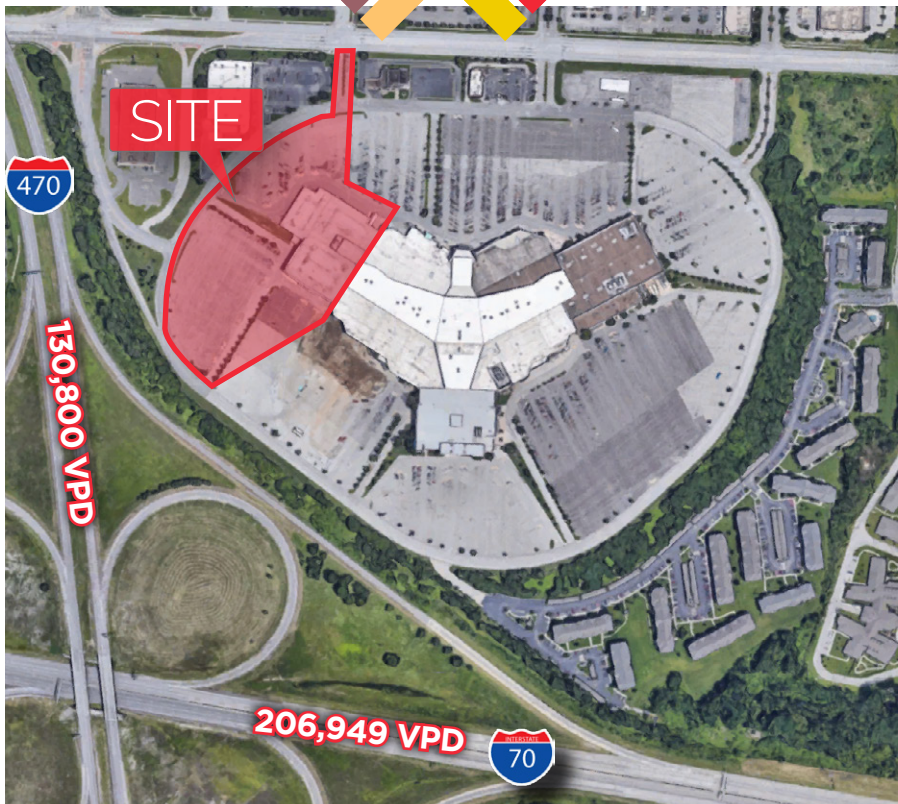


FOR SALE



SEARS - INDEPENDENCE CENTER

18777 E 39th Street S. | Independence, MO



ANDY CRIMMINS

acrimmins@crossroadsretailgroup.com
M (816) 590-9710 O (816) 448-8831

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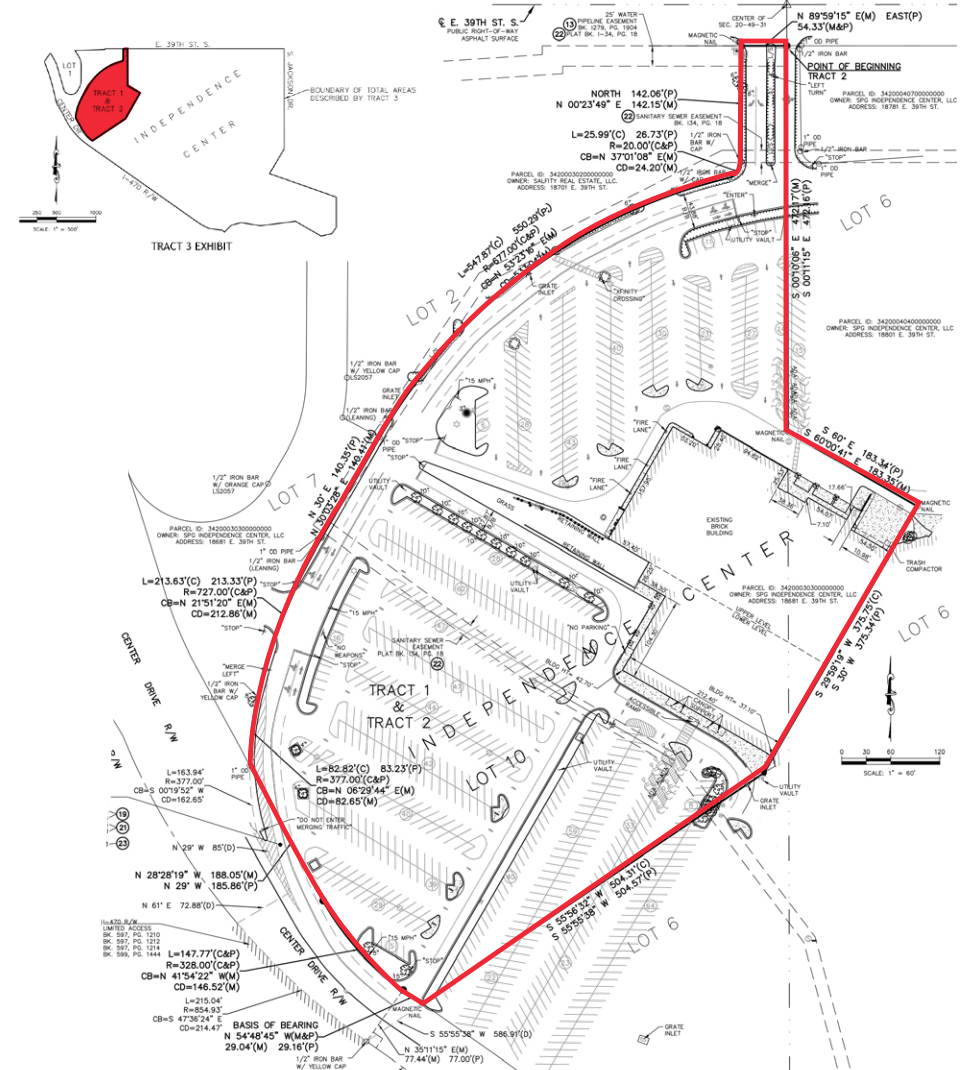
18777 E 39th Street S. | Independence, MO

PROPERTY FEATURES

Parcel Address:	18777 E 39th St S. Independence, MO 64057
Building Size (SF):	166,783 SF
Total Acreage:	10.93 Acres
Year Built:	1974
Zoning:	2272 - Shopping Center, Regional
Pricing:	Call for information

INDEPENDENCE CENTER MALL

Number of Stores:	96
Size:	1,032,000 SF
Featured Stores:	Dillard's, Macy's, and Dicks Sporting Goods and includes more than 100 popular retail stores such as H&M, Forever 21, PINK, Pandora, Carhartt, Victoria's Secret & Old Navy



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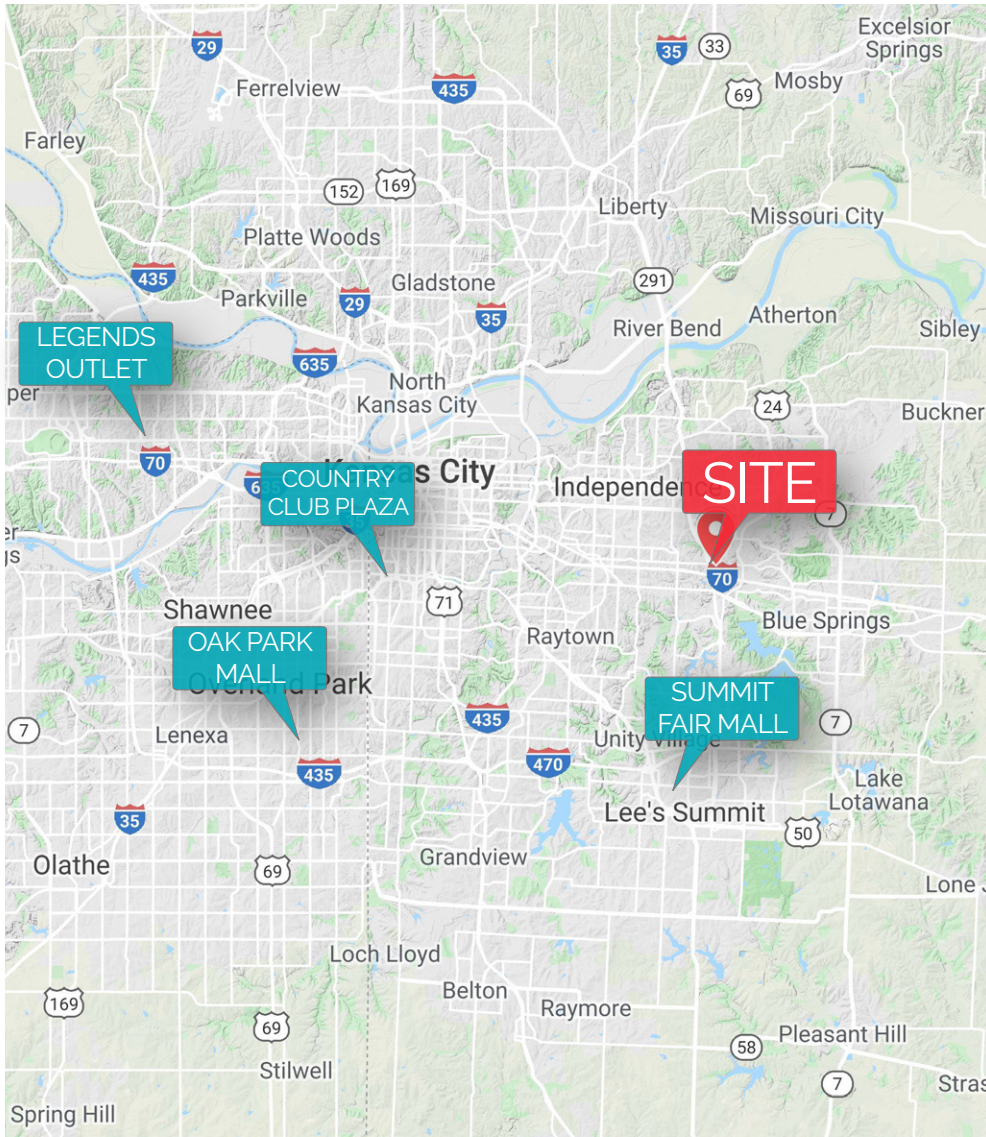
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REGIONAL MAP



ABOUT KANSAS CITY

- The Kansas City Metro Area is a prosperous, culturally rich market with an influential economic base.
- Kansas City, the 27th largest metropolitan area in the U.S., provides an affordable cost of living, making it a desirable destination for families and young professionals. Recent \$6.5 billion downtown investment has revitalized the city.
- Home to four robust major league teams: Kansas City Royals (2015 World Series Champions) and the Kansas City Chiefs stadiums are only 7.5 miles from the center. The stadium for Sporting Kansas City is less than 30 miles from the center. The Kansas City Mavericks hockey team plays at the Silverstein Eye Centers Arena, which is about 2 miles from Independence Center.
- Home to many factories and manufacturing plants, Kansas City is an international trade zone and boasts more than 25 major corporations and employers such as Hallmark, AMC Theatres, Russell Stover, Burns & McDonnell, Garmin, H&R Block, Boulevard Brewing Company, Beauty Brands, Sprint Corporation, and others.
- Cerner Corporation has a 240-acre campus and plans to add 15,000 jobs over the next 10 years.
- Grants from the Kauffman Foundation have made Kansas City an emerging market for tech startups, including Google Fiber who made a \$500-million investment to the Metro area.

TRADE AREA DEMOGRAPHICS

Population (2015)	659,019
Population (2020 proj.)	669,753
Daytime Workforce Population	308,014
Average HH Income (2018 Est):	\$74,947
Median Home Value	\$134,572
Average Age	37.8

Information as of 5/1/17. Source: SPG Research; trade area demographic information per STI: PopStats (2016).

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