



## YOUR PLACE TO ESCAPE IN SOUTH KC SINCE 1959



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**LANE4**



## AVAILABLE SPACES:

510*	1,768 SF
512*	1,885 SF
514*	1,800 SF (Confidential)
11122	3,000-3,800 SF
11133	729 SF
11134	7,000 SF (Confidential: 2nd Gen Restaurant)
11140	12,000 SF (Freestanding Office)

\*Combine to 5,453 SF



### COMING DECEMBER 2024: RED BRIDGE FARM FRESH MARKET

Farm Fresh Market is a new, local concept centered around providing quality produce at competitive prices, featuring a full-service deli, meats, fresh bakery, and liquor section.

### WONDERSCOPE CHILDREN'S MUSEUM

A \$15M, 30,000 SF state-of-the-art opened at Red Bridge in 2020 and is expected to bring 250,000 visitors annually. Wonderscope is an interactive STEAM museum with various exhibits and one-of-a kind outdoor playground.

### GROCERY, HARDWARE AND CHILDREN'S MUSEUM ANCHORED NEIGHBORHOOD CENTER

with a host of locally owned businesses.

### 1 MINUTE FROM I-435 & 2 MINUTES FROM KANSAS

allows outstanding proximity to pivotal neighborhoods, businesses, and schools.

### JUST MINUTES FROM SOME OF KANSAS CITY'S LARGEST AND GROWING EMPLOYERS

Black & Veatch, Freight Quote, St. Joseph Hospital, and Burns & McDonnell.

### SITUATED IN THE HEART OF SOME OF KANSAS CITY'S BEST NEIGHBORHOODS

2-5 minutes from some of the highest income zip codes in KC including Blue Hills Estates, Hallbrook Farms, and Leawood. Average household income exceeds \$132,000 within 3-miles of center.

### VISITOR INSIGHTS

**1.1M** visits with an average of **261,000 visitors** frequenting the center **4.2 times** per year. Visitors are likely to spend **57 minutes** at center. *Source: Placer.AI (2024)*

# SITE PLAN



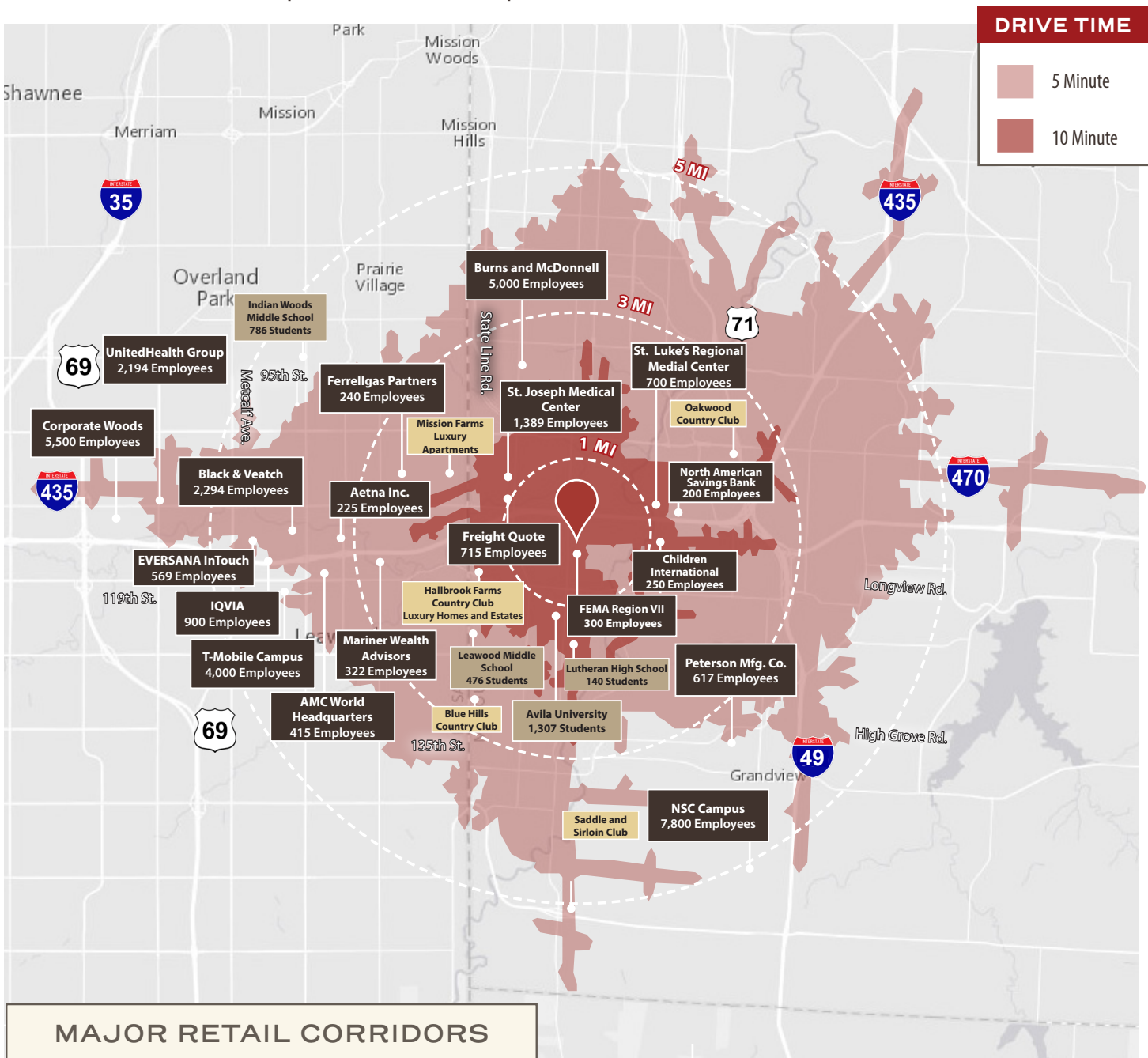
SUITE	TENANT	SF
453A	Euston Hardware	
453B	Mid Continent Public Library	
500	SERC Physical Therapy	
504	Christian Society of Kansas City	
508	Englob Art Events	
510	AVAILABLE	1,768
512	AVAILABLE	1,885
514	AVAILABLE (CONFIDENTIAL)	1,800
515	Caleb's Kitchen	
519	Berries + Honey	
521	American Rare Coin	
523	The Limit	
527	Made in KC	
529	China Dragon	
533	The Sweet Granada	
535	Crows Coffee	
11120	Barrio	
11125	Goodwin Insurance Agency	

Combine to  
5,453 SF

11122	AVAILABLE	3,000-3,800
11126	Salon Service Group	
11128	Blue Bicycle	
11130	Integrity Martial Arts Academy	
11131	Ananda Skin Soul	
11133A	Alyssa Johnson Hair	
11133	AVAILABLE	729
11134	AVAILABLE (CONFIDENTIAL)	7,000
11140	AVAILABLE	12,000
11141	Pulse Performing Arts Center	

# JUST MINUTES FROM SOME OF KANSAS CITY'S BIGGEST EMPLOYERS AND STRONGEST NEIGHBORHOODS.

Burns and McDonnell • St. Joseph Medical Center • Corporate Woods • Mission Farms • Leawood



**DRIVE TIME**

- 5 Minute
- 10 Minute

**MAJOR RETAIL CORRIDORS**

LOCATION	DAYTIME POPULATION (5 mi)
1. Ward Parkway Center	171,150
2. Town Center Plaza	169,139
<b>3. Red Bridge Shopping Center</b>	<b>136,579</b>
4. Prairiefire	130,033
5. 135th & State Line	127,721
6. Zona Rosa	85,189
7. Summit Woods and Summit Fair	54,226

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
Population	8,334	54,035	170,218
<b>Avg. HH Income</b>	<b>\$104,288</b>	<b>\$132,127</b>	<b>\$119,475</b>
# of Businesses	211	2,269	9,501
Daytime Pop.	8,119	63,295	217,928





Before



Before



After



After

## A NEIGHBORHOOD TRADITION... REVIVED.

A transformative redevelopment of the center was completed in 2017.

- + Redesigned and updated facade
- + New tower elements
- + Significantly improved landscaping
- + Parking lot improvements
- + Additional parking lot lighting
- + New patios and pocket parks
- + New roof
- + New tenant signage
- + HVAC screening







# A COMMUNITY-CENTRIC CENTER WITH YEAR-ROUND PROGRAMMING.

Our annual event calendar includes:

- + KC Running Club 5K
- + Spring Craft Fair + Parking Lot Party
- + Tenant Sponsored Summer Live Music
- + South Kansas City Block Party *(hosted by SKC Chamber)*
- + Halloween Trick-or-Treat
- + Holiday Workshop



LANE4

RED BRIDGE  
SHOPPING CENTER