



# Bannister Square Shopping Center

## High Traffic Retail Sites For Sale

### I-435 & Bannister Road (SEC), Kansas City, Missouri



ORACLE  
INNOVATIONS  
CAMPUS



## MULTIPLE RETAIL SITES FOR SALE

### UP TO 4.9 ACRES | CALL FOR PRICING

#### DEMOGRAPHICS

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
|--|--------|---------|---------|

|                      |       |        |         |
|----------------------|-------|--------|---------|
| Estimated Population | 4,416 | 53,213 | 155,750 |
|----------------------|-------|--------|---------|

|                       |          |          |          |
|-----------------------|----------|----------|----------|
| Avg. Household Income | \$68,318 | \$79,177 | \$96,888 |
|-----------------------|----------|----------|----------|

- Up to 4.9 acres - can be split
- Great retail, hotel, restaurant, office, and pad sites available
- Strategically located on the southeast corner of I-435 & Bannister Road
- Intersection carries over 120,400 cars per day
- Across the street from the new Oracle Innovations Campus
- Join Home Depot, Price Chopper, Arvest Bank, Taco Bell, Hampton Inn, and other recognizable retailers



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

Exclusive Agents

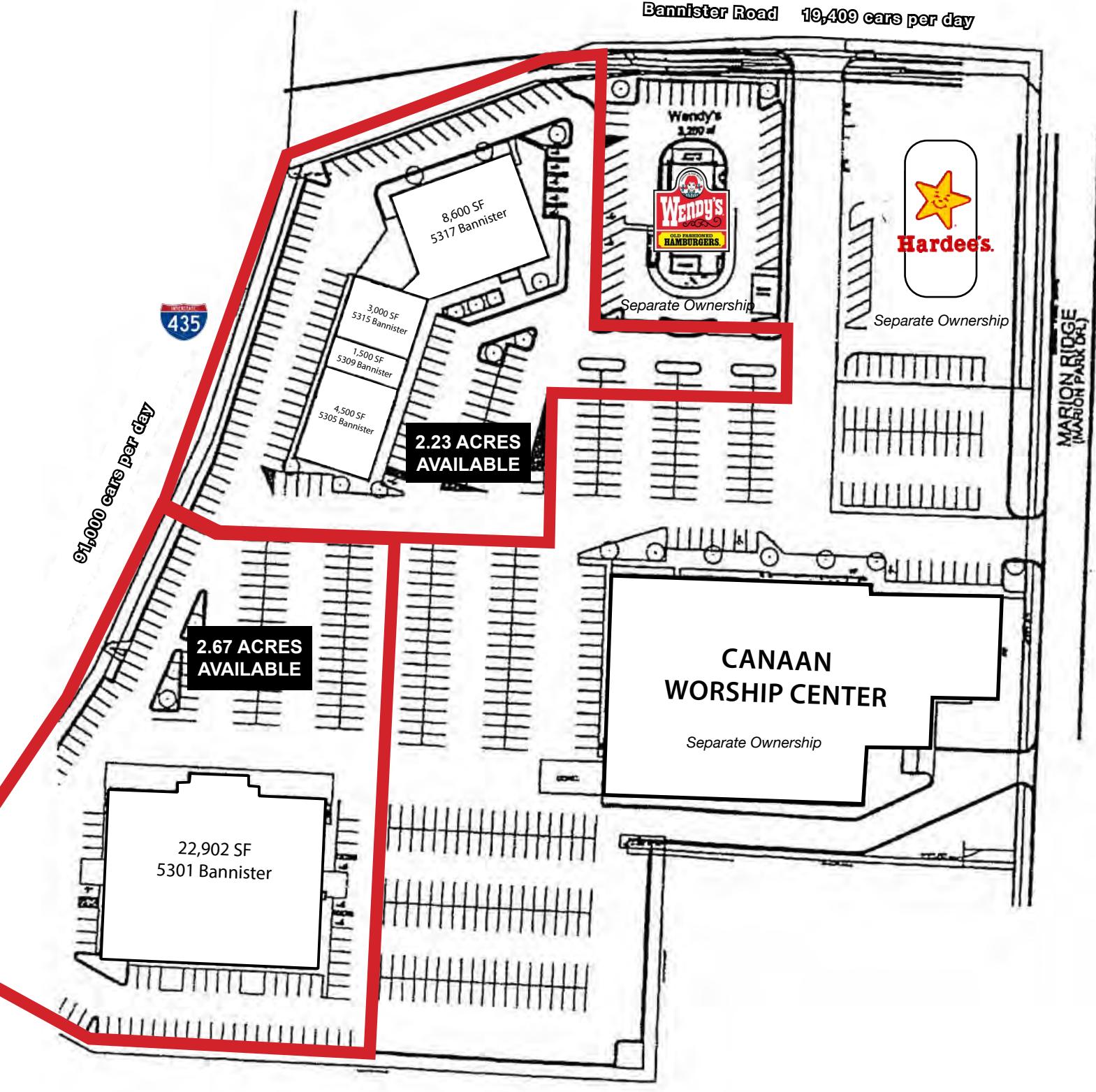
DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

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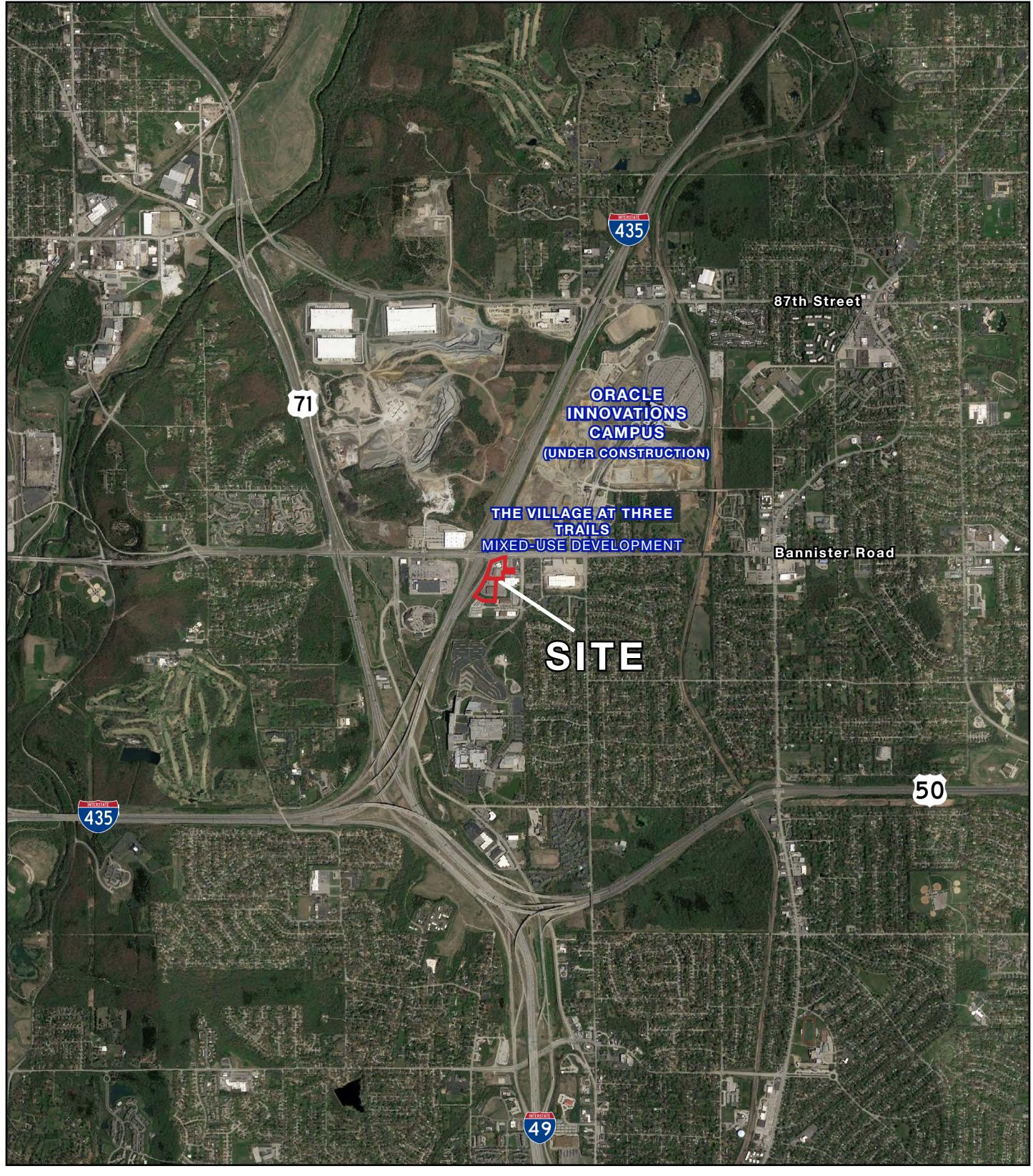
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AERIAL



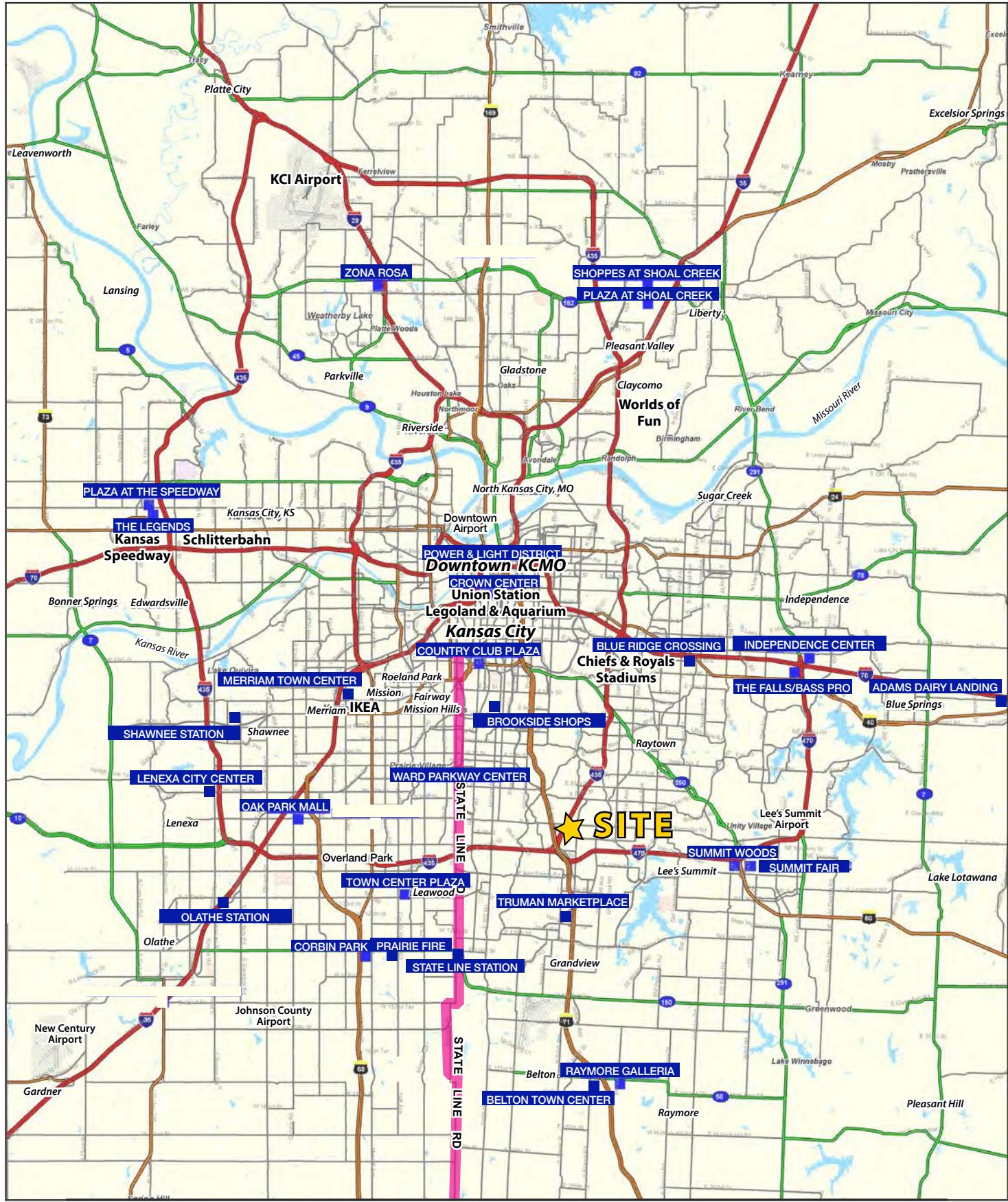
#### AERIAL

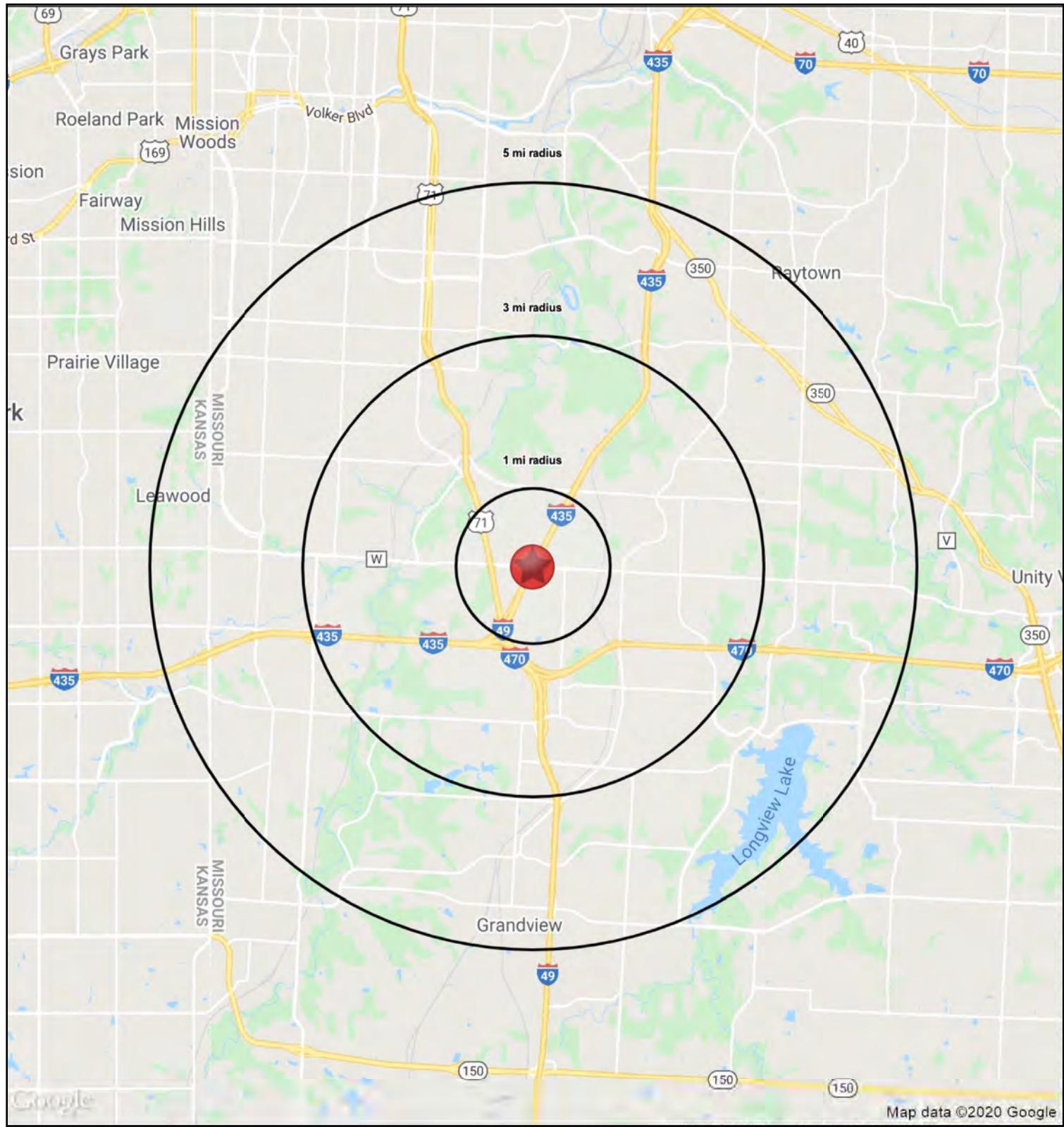


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### I-435 & Bannister Road (SEC), Kansas City, Missouri

| I-435 & Bannister Rd<br>Kansas City, MO 64132         | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2023 Estimated Population                             | 4,416          | 53,213         | 155,750        |
| 2028 Projected Population                             | 4,160          | 51,460         | 151,392        |
| 2020 Census Population                                | 4,354          | 53,722         | 158,557        |
| 2010 Census Population                                | 4,268          | 52,622         | 155,227        |
| Projected Annual Growth 2023 to 2028                  | -1.2%          | -0.7%          | -0.6%          |
| Historical Annual Growth 2010 to 2023                 | 0.3%           | -              | -              |
| 2023 Median Age                                       | 32.8           | 35.1           | 38.0           |
| <b>Households</b>                                     |                |                |                |
| 2023 Estimated Households                             | 1,869          | 21,864         | 67,575         |
| 2028 Projected Households                             | 1,729          | 20,856         | 64,689         |
| 2020 Census Households                                | 1,809          | 21,740         | 68,346         |
| 2010 Census Households                                | 1,782          | 21,005         | 65,640         |
| Projected Annual Growth 2023 to 2028                  | -1.5%          | -0.9%          | -0.9%          |
| Historical Annual Growth 2010 to 2023                 | 0.4%           | 0.3%           | 0.2%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2023 Estimated White                                  | 34.4%          | 40.9%          | 50.5%          |
| 2023 Estimated Black or African American              | 53.0%          | 47.9%          | 39.2%          |
| 2023 Estimated Asian or Pacific Islander              | 2.9%           | 2.3%           | 2.1%           |
| 2023 Estimated American Indian or Native Alaskan      | 0.3%           | 0.4%           | 0.4%           |
| 2023 Estimated Other Races                            | 9.3%           | 8.5%           | 7.9%           |
| 2023 Estimated Hispanic                               | 8.5%           | 7.3%           | 6.9%           |
| <b>Income</b>   |                |                |                |
| 2023 Estimated Average Household Income               | \$68,318       | \$79,177       | \$96,888       |
| 2023 Estimated Median Household Income                | \$55,098       | \$56,678       | \$68,824       |
| 2023 Estimated Per Capita Income                      | \$29,038       | \$32,598       | \$42,124       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 1.5%           | 2.6%           | 2.0%           |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.6%           | 5.8%           | 5.2%           |
| 2023 Estimated High School Graduate                   | 32.4%          | 30.8%          | 27.1%          |
| 2023 Estimated Some College                           | 27.7%          | 26.4%          | 23.8%          |
| 2023 Estimated Associates Degree Only                 | 7.4%           | 7.7%           | 7.7%           |
| 2023 Estimated Bachelors Degree Only                  | 21.8%          | 18.2%          | 22.0%          |
| 2023 Estimated Graduate Degree                        | 5.6%           | 8.6%           | 12.3%          |
| <b>Business</b>                                       |                |                |                |
| 2023 Estimated Total Businesses                       | 113            | 1,585          | 6,362          |
| 2023 Estimated Total Employees                        | 1,481          | 17,612         | 62,431         |
| 2023 Estimated Employee Population per Business       | 13.1           | 11.1           | 9.8            |
| 2023 Estimated Residential Population per Business    | 39.1           | 33.6           | 24.5           |

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