

RAYMORE GALLERIA

400,000 +/- Sq Ft Power Shopping Center



Pad Sites and Retail Space Available 58 Highway & Dean Avenue (SEC), Raymore, Missouri



Estimated Population
227,971 (ten mile radius)

Average Household Income
\$80,296 (ten mile radius)

71 Highway carries over
70,000 cars per day

58 Highway carries over
33,000 cars per day

- New Power Center anchored by Lowe's and OfficeMax
- Adjacent to Walmart Supercenter, KFC, Wendy's, Pizza Hut, and Taco Bell
- New signaled intersection, great visibility
- Large trade area that draws from many surrounding communities
- One of the fastest growing suburbs in Missouri (number 52 in the nation)

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

David Block

816.412.7400

dblock@blockandco.com

Becky Goodman

816.412.7338

bgoodman@blockandco.com

John Barber

816.412.7306

jbarber@blockandco.com



	LOT AREA	BLDG AREA	PARKING COUNT	PARKING RATIO
RAYMORE SOUTH				
LOT 1	593,124 SF	116,000 SF	533 STALLS	4.6 STALLS/1000 SF
LOT 2	36,094 SF	8,064 SF	28 STALLS	3.5 STALLS/1000 SF
LOT 2A	47,687 SF	8,064 SF	48 STALLS	6.0 STALLS/1000 SF
LOT 3	80,394 SF	13,200 SF	88 STALLS	6.7 STALLS/1000 SF
LOT 4	81,434 SF	11,975 SF	87 STALLS	7.3 STALLS/1000 SF
LOT 5	76,879 SF	12,000 SF	75 STALLS	6.3 STALLS/1000 SF
LOT 6A	89,712 SF	18,000 SF	102 STALLS	5.7 STALLS/1000 SF
LOT 6B	315,267 SF	84,037 SF	453 STALLS	5.4 STALLS/1000 SF
LOT 6C	348,376 SF	86,500 SF	408 STALLS	4.7 STALLS/1000 SF
SUBTOTAL	1,669,567 SF	357,840 SF	1,822 STALLS	5.1 STALLS/1000 SF
RAYMORE NORTH				
LOT 1	40,230 SF	5,600 SF	49 STALLS	8.8 STALLS/1000 SF
LOT 2	32,171 SF	7,500 SF	40 STALLS	5.3 STALLS/1000 SF
LOT 3	31,807 SF	1,925 SF	28 STALLS	14.5 STALLS/1000 SF
LOT 4	36,482 SF	5,200 SF	42 STALLS	8.1 STALLS/1000 SF
LOT 5	47,865 SF	5,200 SF	39 STALLS	7.5 STALLS/1000 SF
LOT 6	39,575 SF	7,000 SF	34 STALLS	4.9 STALLS/1000 SF
LOT 7	291,865 SF	70,000 SF	298 STALLS	4.3 STALLS/1000 SF
SUBTOTAL	519,795 SF	102,425 SF	530 STALLS	5.2 STALLS/1000 SF
TOTAL	2,189,362 SF	460,265 SF	2,352 STALLS	5.1 STALLS/1000 SF



08/21/07

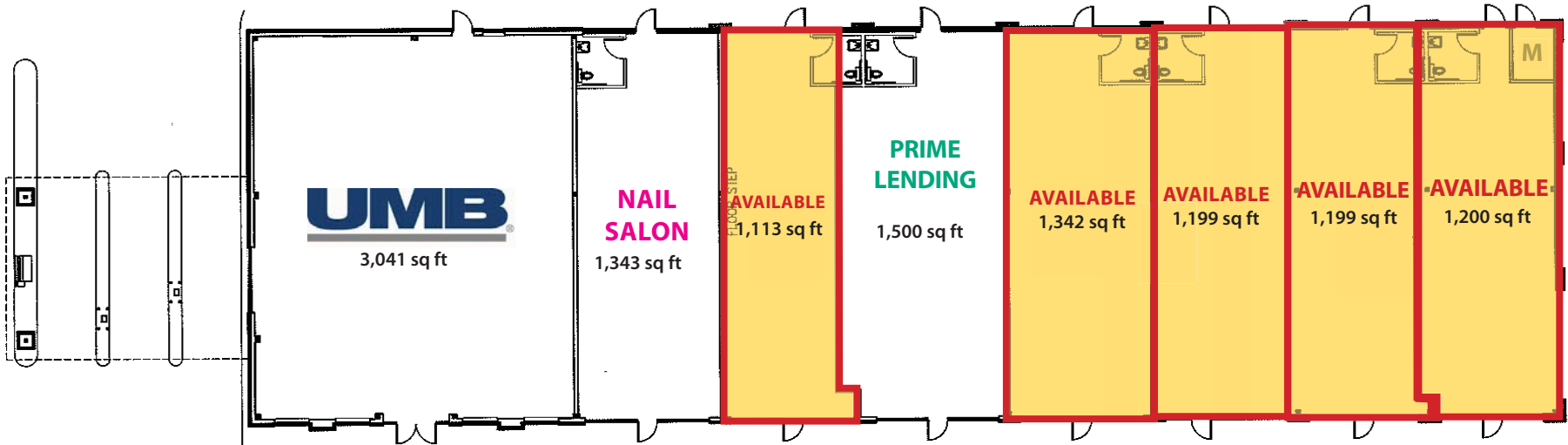
SITE PLAN V60.c 2
SCALE: 1" = 200'-0"

RAYMORE GALLERIA

HWY #58 AND DEAN AVE.
RAYMORE, MISSOURI



Raymore Galleria Lot 5 Building Plan



LEASE PLAN
SCALE: 1/8" = 1'-0"

LAMPEN ENGINEERING, INC.
192 NW LOCK AVENUE, SUITE B
ELUE SPRING, MISSOURI 64015
(816) 292-0868 (816) 292-0804 FAX

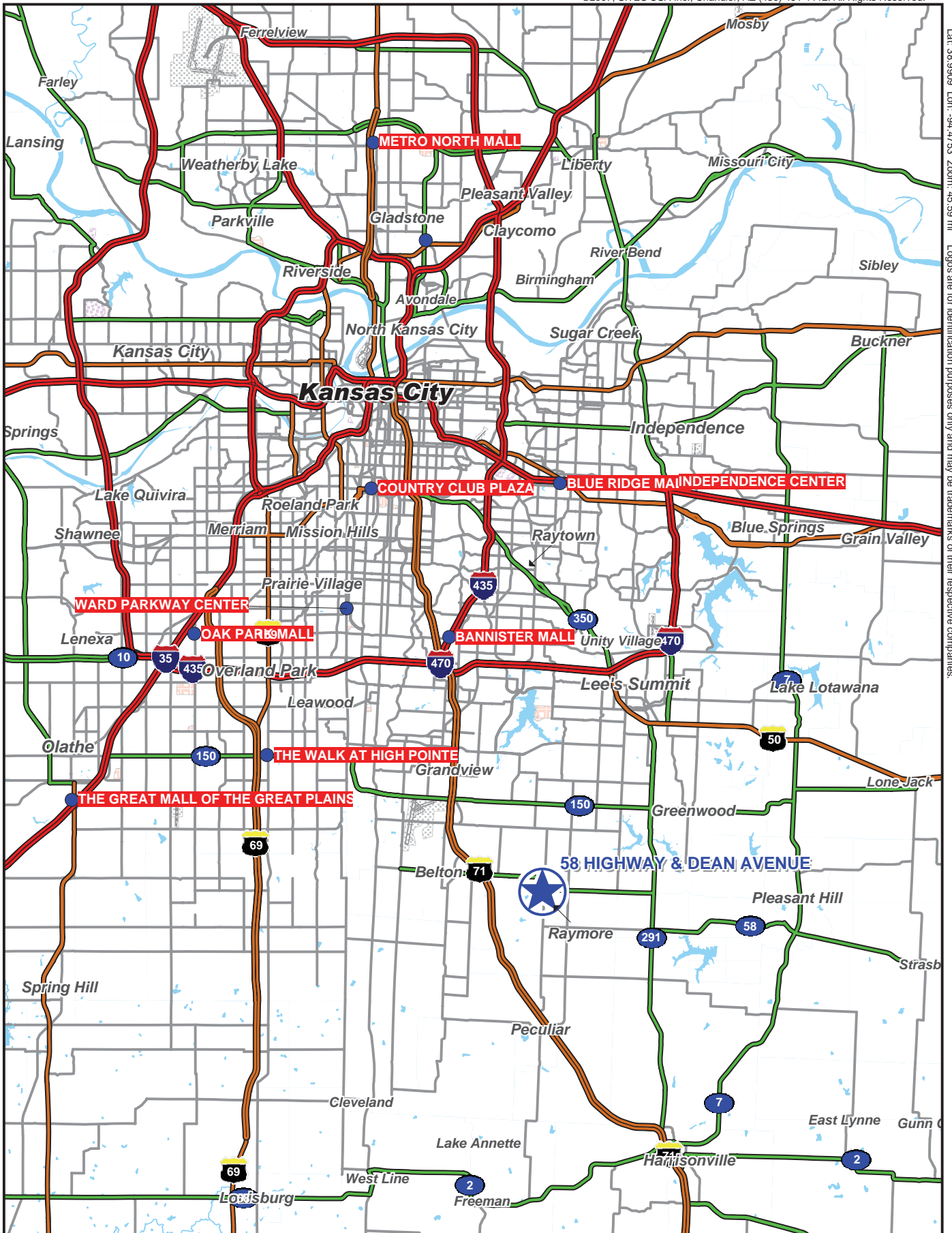
ALISON ALEXANDER, INC.
PLANNING & DESIGN
1000 N. MISSOURI
BENTLEY CITY, MO. 64150
TEL: (816) 741-8113
FAX: (816) 741-8117

**NEW BANK FACILITY FOR
GREAT AMERICAN BANK
RAYMORE GALLERIA
RAYMORE, MISSOURI**

DATE: 1-21-06
REVISED:
PROJECT #: 05-04-309

EASE

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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

HOME BUILDERS ASSOCIATION OF GREATER KANSAS CITY
Residential Building Permit Statistics
MARCH 2011

	Single Family Units [^]	M-F Units Sale%	M-F Units Rent	Total Units	S-F Units YTD	M-F Sale YTD	M-F Rent YTD	Total Units YTD
CASS COUNTY								
Archie	0	0	0	0	0	0	0	0
Belton#	2	0	0	2	5	0	0	5
Cass County	2	0	0	2	4	0	0	4
Cleveland	0	0	0	0	0	0	0	0
Drexel	0	0	0	0	0	0	0	0
Garden City	0	0	0	0	0	0	0	0
Harrisonville	0	0	0	0	0	0	0	0
Lake Winnebago	0	0	0	0	0	0	0	0
Lee's Summit	3	0	0	3	4	0	0	4
Peculiar	1	0	0	1	1	0	0	1
Pleasant Hill	2	0	0	2	5	0	0	5
Raymore	9	0	0	9	14	0	0	14
Village of Loch Lloyd#	0	0	0	0	0	0	0	0
	19	0	0	19	33	0	0	33
CLAY COUNTY								
Clay County	2	0	0	2	5	0	0	5
Excelsior Springs	0	0	0	0	0	0	0	0
Gladstone	0	0	0	0	0	0	0	0
Kansas City	24	0	0	24	65	0	0	65
Kearney	1	0	0	1	1	0	0	1
Lawson	0	0	0	0	0	0	0	0
Liberty	2	0	0	2	3	0	0	3
North Kansas City	0	0	0	0	0	0	0	0
Pleasant Valley	0	0	0	0	0	0	0	0
Smithville	1	0	0	1	2	0	0	2
	30	0	0	30	76	0	0	76
JACKSON COUNTY								
Blue Springs	2	0	0	2	3	0	0	3
Buckner	0	0	0	0	0	0	0	0
Grain Valley	2	0	0	2	2	0	0	2
Grandview	2	0	0	2	2	0	0	2
Greenwood	0	0	0	0	1	0	0	1
Independence	5	0	0	5	12	0	0	12
Jackson County	1	0	0	1	2	0	0	2
Kansas City	7	0	0	7	11	0	0	11
Lake Lotawana	0	0	0	0	0	0	0	0
Lee's Summit	17	0	0	17	26	0	0	26
Oak Grove	0	0	0	0	1	0	0	1
Raytown	0	0	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0	0	0
	36	0	0	36	60	0	0	60
PLATTE COUNTY								
Edgerton	0	0	0	0	0	0	0	0
Kansas City	3	0	0	3	9	0	0	9
Parkville	1	0	0	1	4	0	0	4
Platte City	0	0	0	0	0	0	0	0
Platte County	3	0	0	3	7	0	0	7
Riverside	1	0	0	1	3	0	0	3
Weatherby Lake	0	0	0	0	0	0	0	0
Weston#	0	0	0	0	0	0	0	0
	8	0	0	8	23	0	0	23
JOHNSON COUNTY								
De Soto	0	0	0	0	0	0	0	0
Edgerton#	0	0	0	0	0	0	0	0
Fairway	0	0	0	0	0	0	0	0
Gardner	4	0	0	4	6	0	0	6
Johnson County	0	0	0	0	1	0	0	1
Leawood	2	0	0	2	3	0	0	3
Lenexa	8	0	0	8	18	0	0	18
Merriam	0	0	0	0	0	0	0	0
Olathe	27	0	0	27	54	0	0	54
Overland Park	23	0	0	23	70	0	0	70
Prairie Village	0	0	0	0	1	0	0	1
Shawnee	4	0	0	4	10	0	0	10
Spring Hill	2	0	0	2	3	0	0	3
	70	0	0	70	166	0	0	166

	Single Family Units [^]	M-F Units Sale%	M-F Units Rent	Total Units	S-F Units YTD	M-F Sale YTD	M-F Rent YTD	Total Units YTD
LEAVENWORTH COUNTY								
Basehor	3	0	0	3	3	0	0	3
Lansing	0	0	0	0	0	0	0	0
Leav. County	0	0	0	0	2	0	0	2
Leavenworth	4	0	0	4	10	0	0	10
Tonganoxie	1	0	0	1	1	0	0	1
	8	0	0	8	16	0	0	16
WYANDOTTE COUNTY								
Bonner Springs	5	0	0	5	5	0	0	5
Edwardsville#	0	0	0	0	0	0	0	0
KCK/Wyandotte Co	3	0	0	3	5	0	0	5
	8	0	0	8	10	0	0	10
MIAMI COUNTY								
Louisburg	0	0	0	0	0	0	0	0
Miami County	0	0	0	0	1	0	0	1
Osawatomie	0	0	0	0	0	0	0	0
Paola	0	0	0	0	0	0	0	0
Spring Hill	0	0	0	0	1	0	0	1
	0	0	0	0	2	0	0	2
MARCH 2011	179	0	0	179	386	0	0	386

**Comparison of Single Family
Building Units for Greater Kansas City**

(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2005	2006	2007	2008	2009	2010	2011
January	694	750	353	221	96	137	89
February	963	833	475	262	129	145	118
March	1424	1066	824	353	131	252	179
April	947	899	687	441	184	228	
May	973	971	677	231	189	213	
June	1045	761	616	260	204	239	
July	1005	772	546	311	196	180	
August	1008	874	515	293	207	243	
September	911	677	397	264	219	173	
October	1104	672	597	314	226	279	
November	969	609	385	167	192	173	
December	850	500	313	115	182	209	
Annual Total	11893	9384	6385	3232	2155	2471	386

All numbers shown in the box above are ACTUAL numbers.

Comparison of Units Issued Year to Date in this Month*

	2005-2011		
	S-F Units	M-F Units	Total Units
2005	3081	216	3297
2006	2649	571	3220
2007	1652	180	1832
2008	836	904	1740
2009	356	11	367
2010	534	55	589
2011	386	0	386

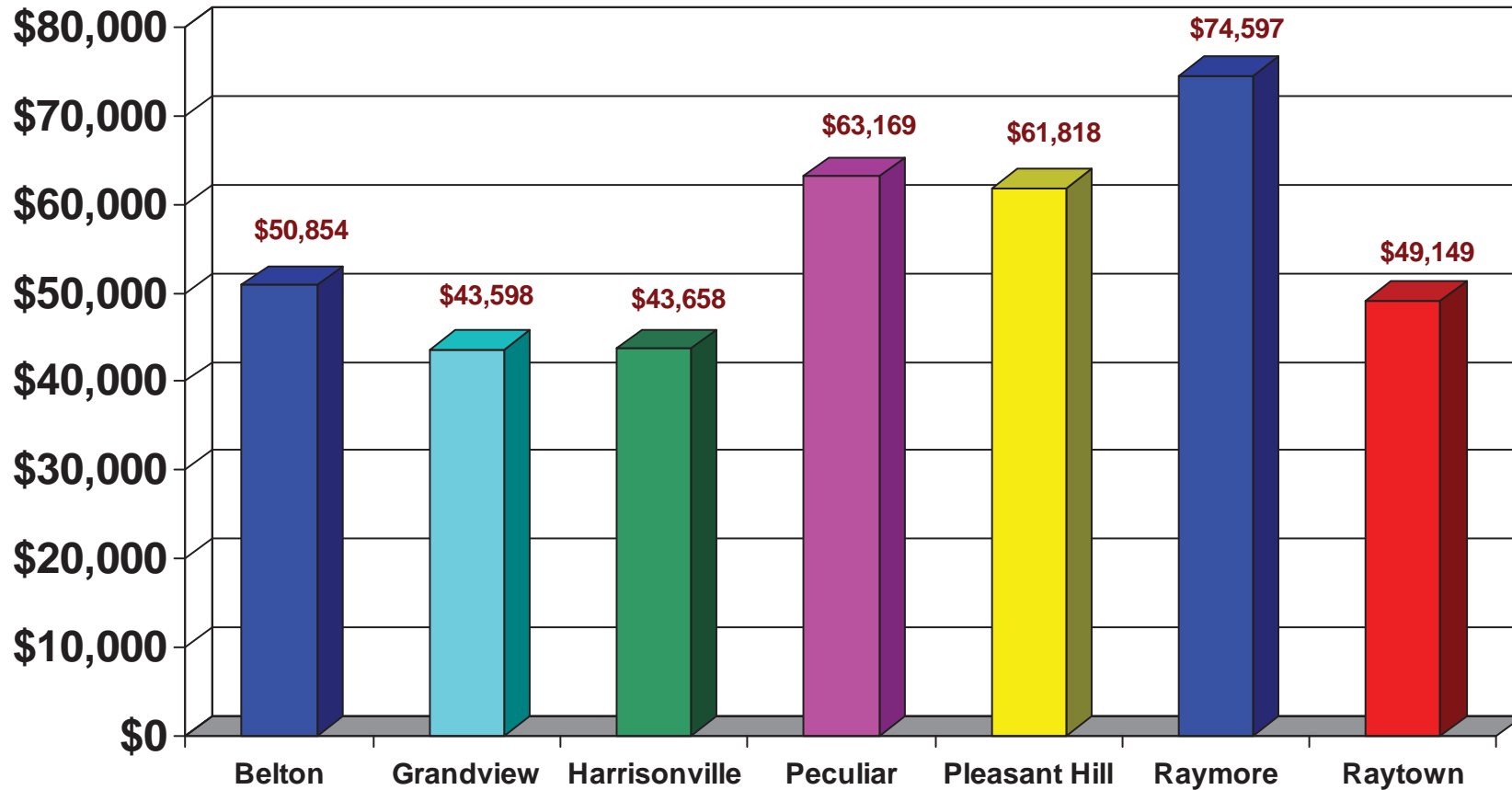
*The Single Family number is now units and includes both attached and detached units.
 %Multi-Family units are in buildings with 5 or more units and are divided by sale/rent.

Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available.

Median Household Incomes

(2009 Inflation Adjusted)



Source: U.S. Census Bureau, <http://factfinder.census.gov/servlet/ACSSAFFacts>

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.81272/-94.49402

March 2011

RS1

58 Highway & Dean Avenue Raymore, Missouri		3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2009 Estimated Population	35,134	59,497	227,971
	2014 Projected Population	38,273	62,744	235,150
	2000 Census Population	27,551	47,457	188,355
	1990 Census Population	21,075	38,604	153,088
	Historical Annual Growth 1990 to 2009	3.5%	2.8%	2.6%
	Projected Annual Growth 2009 to 2014	1.8%	1.1%	0.6%
	2009 Median Age	35.7	35.3	37.3
HOUSEHOLDS	2009 Estimated Households	13,366	21,958	84,293
	2014 Projected Households	14,698	23,331	85,588
	2000 Census Households	10,364	17,435	71,118
	1990 Census Households	7,654	13,638	56,890
	Historical Annual Growth 1990 to 2009	3.9%	3.2%	2.5%
	Projected Annual Growth 2009 to 2014	2.0%	1.3%	0.3%
POPULATION BY RACE	2009 Estimated White	89.2%	85.8%	81.2%
	2009 Estimated Black or African American	7.0%	10.3%	14.1%
	2009 Estimated Asian & Pacific Islander	1.0%	1.0%	1.5%
	2009 Estimated American Indian & Native Alaskan	0.8%	0.7%	0.5%
	2009 Estimated Other Races	2.1%	2.3%	2.7%
	2009 Estimated Hispanic	6.4%	6.0%	5.3%
INCOME	2009 Estimated Average Household Income	\$ 63,828	\$ 67,942	\$ 80,296
	2009 Estimated Median Household Income	\$ 59,336	\$ 62,533	\$ 74,747
	2009 Estimated Per Capita Income	\$ 24,498	\$ 25,224	\$ 29,889
EDUCATION (AGE 25+)	2009 Elementary	1.5%	1.4%	1.3%
	2009 Some High School	6.2%	5.8%	5.0%
	2009 High School Graduate	36.9%	35.4%	26.7%
	2009 Some College	25.3%	25.5%	23.0%
	2009 Associates Degree Only	7.6%	7.8%	7.7%
	2009 Bachelors Degree Only	14.4%	15.6%	23.4%
	2009 Graduate Degree	8.1%	8.4%	12.8%
BUSINESS	Number of Businesses	966	1,384	6,732
	Total Number of Employees	10,181	16,614	87,108
	Employee Population per Business	10.5	12.0	12.9
	Residential Population per Business	36.4	43.0	33.9

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

America's Fastest-Growing Suburbs

Matt Woolsey, 07.16.07, 6:00 PM ET

Los Angeles is sometimes called the "Sultan of Sprawl." But you wouldn't know it by looking at the country's fastest-growing suburbs. Not a single one falls in the L.A. metropolitan area. Instead, Angelenos are packing their bags and heading 60 miles east to San Bernardino, where twelve of the country's 100 fastest-growing suburbs are located. Leading the pack? [Beaumont](#). It has experienced 130% growth since 2000.

It's easy to understand why. Home prices in the Riverside-San Bernardino metropolitan area are 30% less expensive than in L.A. Add comparable household incomes to the mix, and the move from the basin to the valley makes sense.

So much sense that San Bernardino's rate of net domestic migration has near quadrupled since 1990, while the Los Angeles metro posted negative net migration figures over that same period. Last year, it lost 72,000 more residents than it gained.

Our list was compiled using U.S. Census growth data from 2000 to 2006 and provided by Demographia, a St. Louis-based research firm. Since a city's metropolitan statistical area is defined by the counties it encompasses, Demographia excluded those outlying towns which were in suburban counties but didn't have significant economic and social ties to the big city. Suburbs included cities, townships and villages that had more than 10,000 people in 2000.

Behind The Numbers

The fastest-growing suburb in the country is [Lincoln, Calif.](#), just outside Sacramento. Its population jumped from 11,746 to 39,566, or an increase of 236%. The fastest-growing big suburb (with a population of 100,000 or more) is [Gilbert, Ariz.](#), outside Phoenix, which expanded from 112,766 people to 191,517.

While not cheap by national standards, the growth in Sacramento's outerlying areas is strong because it's a less-expensive alternative to Los Angeles, San Francisco or San Diego. The Phoenix area saw the greatest positive domestic migration of any American metro last year, with 115,000 more people moving into town than leaving. Affordable housing and a growing economy draw a lot of people to the city. But with sprawl comes both pros and cons.

In Texas, for example, geographic growth is almost completely unregulated. Not surprisingly, the Lone Star State has the lion's share of the country's top-growth suburbs, 20, 12 of which are in the Dallas-Forth Worth metro area.

As a result, these areas have some of the most affordable homes in the nation, since there is plenty of supply to meet demand. But transportation expenses are often high. In Houston, such costs are the No. 1 household expense, according to the Brookings Institution.

Cities that engage in restrictive growth policies find themselves with different trade offs. In Boston's inner suburbs, including Chelsea and Cambridge, zoning and growth restrictions designed to prevent sprawl backfire because they force people to look farther outside the city for affordable housing. According to the same Brookings Institution study, metros with growth exclusion plans like Boston have the most expensive housing stock in the country since there is a limited supply of homes close to the city.

This becomes particularly problematic in northeastern and Rust-Belt cities that are losing population. Places like Phoenix and Las Vegas are spreading out faster than Boston, but they are doing so more efficiently, meaning with a more concentrated population.

Last year, just over 16,000 more people left the Boston metro area than moved in, yet the suburbs continued to expand geographically. The result is a thinning of the area, which makes Boston more of a sprawl, if sprawl is defined as the density of population over a geographic space.

Rounding out the top 10 fastest-growing suburbs after Lincoln were four Phoenix suburbs: [Buckeye](#), [Surprise](#), [Goodyear](#) and [Avondale](#); [Plainfield](#), outside of Chicago; [Beaumont](#), outside San Bernardino, Calif.; [Frisco](#) and [Wylie](#) outside of Dallas; and [Woodstock](#), outside of Atlanta.

RANK	CITY	STATE	2000	2006	%
52	Raymore	Missouri	11,290	16,544	46.5%