

DRAKE DEVELOPMENT

THE COUNTRY CLUB PLAZA • KANSAS CITY

The Jack Henry *Building*

*A historic Kansas City landmark, revamped and reimaged
for a rare collection of ground-floor retail on the Plaza's
most prominent corner.*

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



THE OFFERING

Property Details

A \$50 million redevelopment of an iconic building — refined inside and out, with up to 9,315 SF of divisible ground-floor retail and a signature street patio.

Total development	62,500 SF building
Available	Up to 9,315 SF, divisible
Street patio	1,170 SF activation
NNN Expenses	\$12.50 PSF (2026 est.)
Parking	125+ dedicated spaces
Frontage	47th Street thoroughfare



The restored façade on 47th Street

612 W. 47th Street, Kansas City, Missouri



~1M SF

7,000+

25,000+

LOCATION · 03

THE DISTRICT

The Country Club Plaza

A 1.3 million SF mixed-use destination, and the setting that surrounds Jack Henry.

Under new ownership, the Plaza is entering a \$1.4B reinvention — hundreds of residences, two boutique hotels, expanded office and retail, and a new public square. Select towers rise above the old 45-ft cap to bring live-work-stay density, while preserved facades and Spanish-revival guidelines keep its 1920s character intact.

\$5.6B

spent annually by 25M+ visitors

\$100M

in annual restaurant sales

300K+

Plaza Art Fair visitors each year

THE JACK HENRY BUILDING

DISTRICT · 04



ANCHOR TENANT

Chiefs Fit

32,000 SF flagship fitness club

The only Plaza-district location, drawing steady daytime and evening traffic across three programmed floors and a rooftop terrace.

Second Floor

Recovery suite, group fitness & personal training

Third Floor

Chiefs-branded strength, conditioning & cardio

Rooftop

Exclusive turf training terrace & members lounge

ANCHOR TENANT

Puttery

24,000 SF competitive-socializing

Puttery's 10th U.S. location — an upscale indoor mini-golf and cocktail destination anchoring the building's nightlife and weekend draw.

Design

Tech-tracked, uniquely designed 18+ courses

Food & Drink

Craft cocktails, upscale eats & bottomless brunch

Atmosphere

High-end, design-forward interiors

ANCHOR · 06



FLOOR PLAN

Lower Level

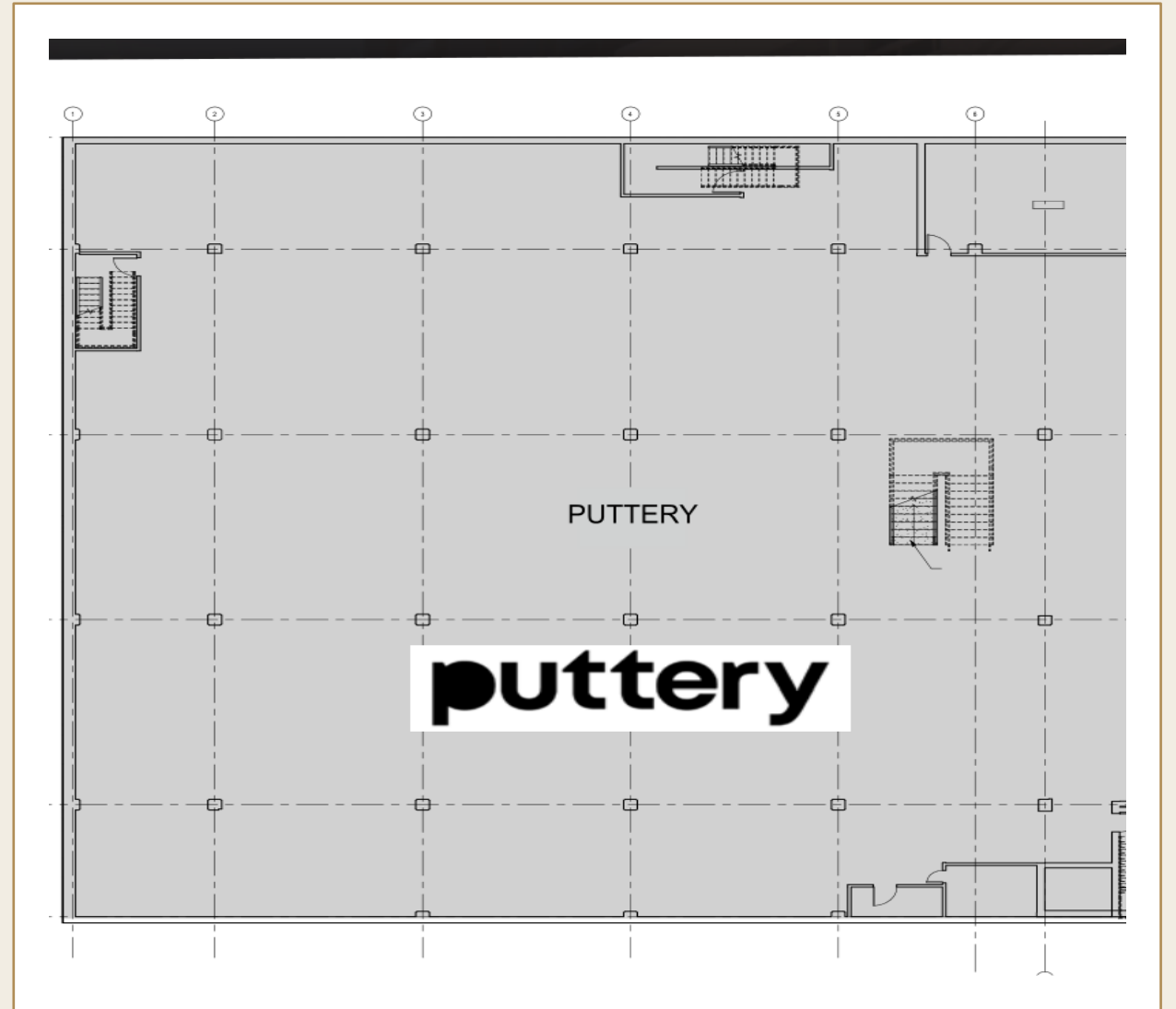
Basement — Puttery

Puttery

24,000 SF anchor spanning the lower level

Access

Connected to first-floor entry & parking garage



THE JACK HENRY BUILDING

FLOOR PLAN

First Floor

Street level — available

9,315 SF

available · can be combined

Divisible

5,228 SF + 4,087 SF suites

Frontage

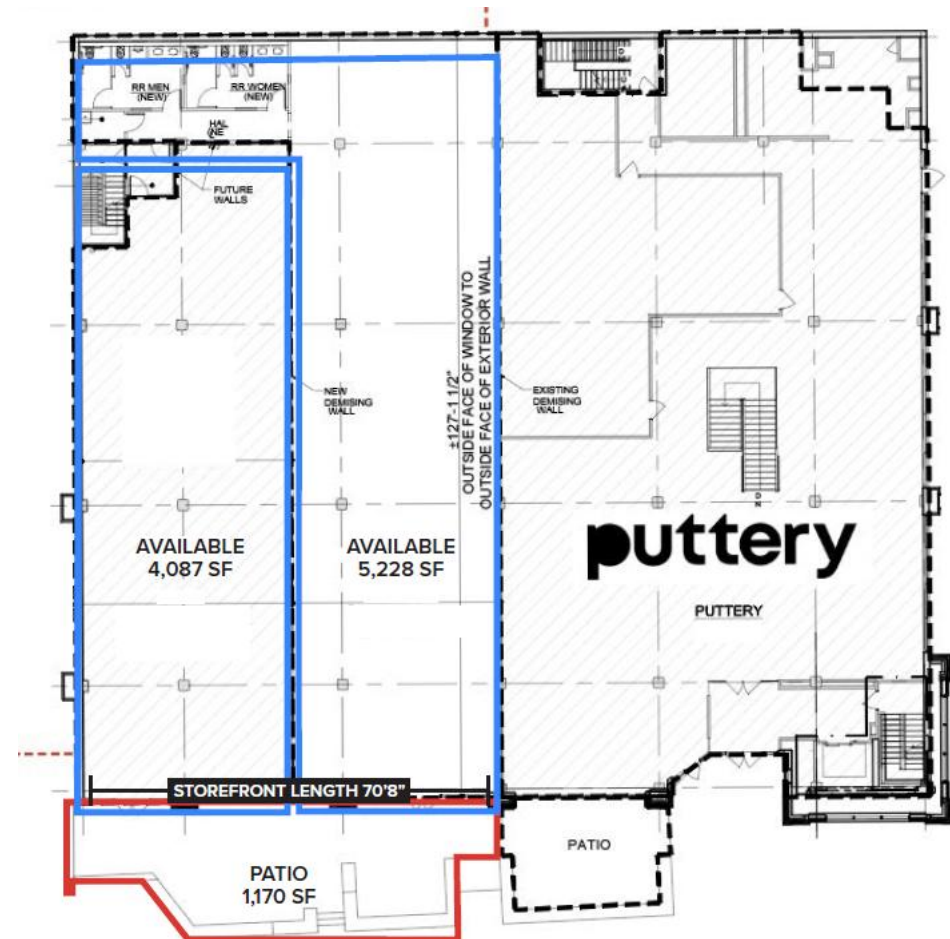
70'8" glass storefront on 47th Street

Patio

1,170 SF signature street activation

THE JACK HENRY BUILDING

FLOOR PLAN 08



FLOOR PLAN

Second Floor

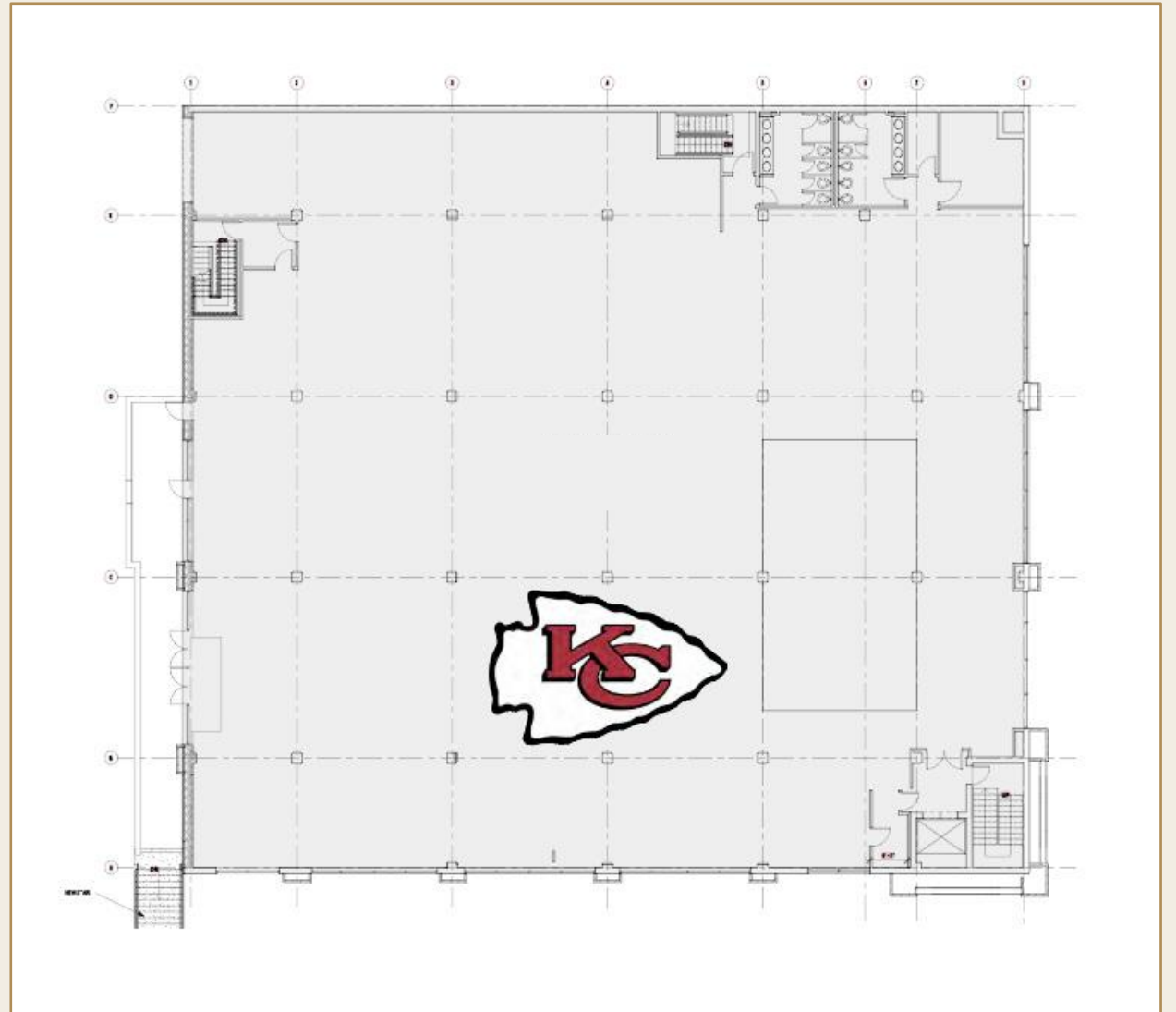
Chiefs Fit — recovery & classes

Chiefs Fit

Recovery suite, group fitness & training

Access

Jefferson Street, parking garage, staircase, and elevator



THE JACK HENRY BUILDING

FLOOR PLAN

Third Floor

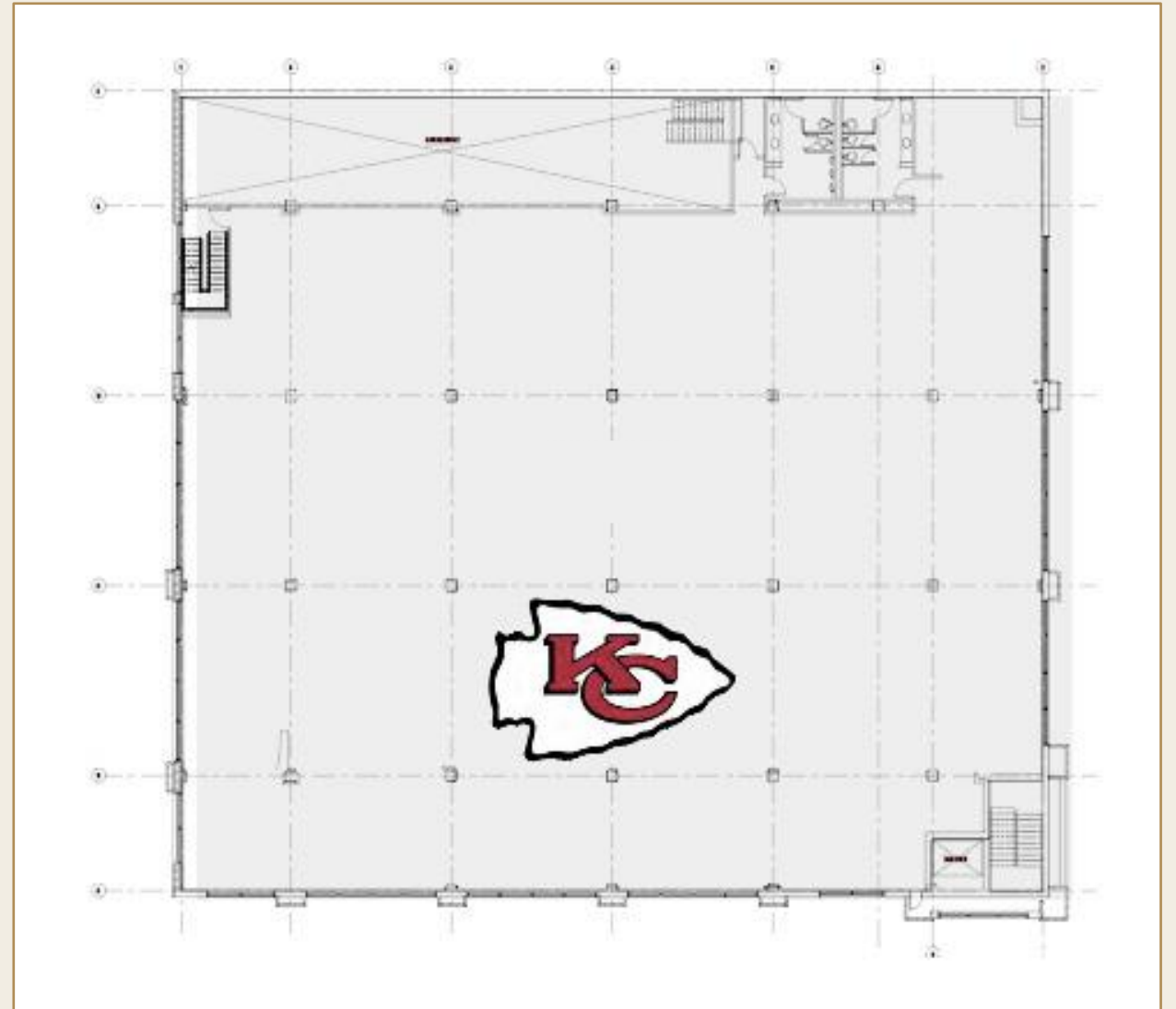
Chiefs Fit — main workout floor

Chiefs Fit

Strength, conditioning & cardio

Access

Staircase and elevator



THE JACK HENRY BUILDING

THE TRADE AREA

Demographics

1M SF

high-end retail around the site

120K+

employees within 3 miles

2,200+

hotel rooms nearby

POPULATION

1 Mile

21,797

3 Mile

119,072

5 Mile

247,407

AVERAGE HOUSEHOLD INCOME

1 Mile

\$115,851

3 Mile

\$109,803

5 Mile

\$98,183

THE MARKET

Kansas City

A market on the rise

\$1.5B

A new state-of-the-art single-terminal airport, now open

Streetcar

Voter-approved Plaza / UMKC extension delivering to the district

+8.4%

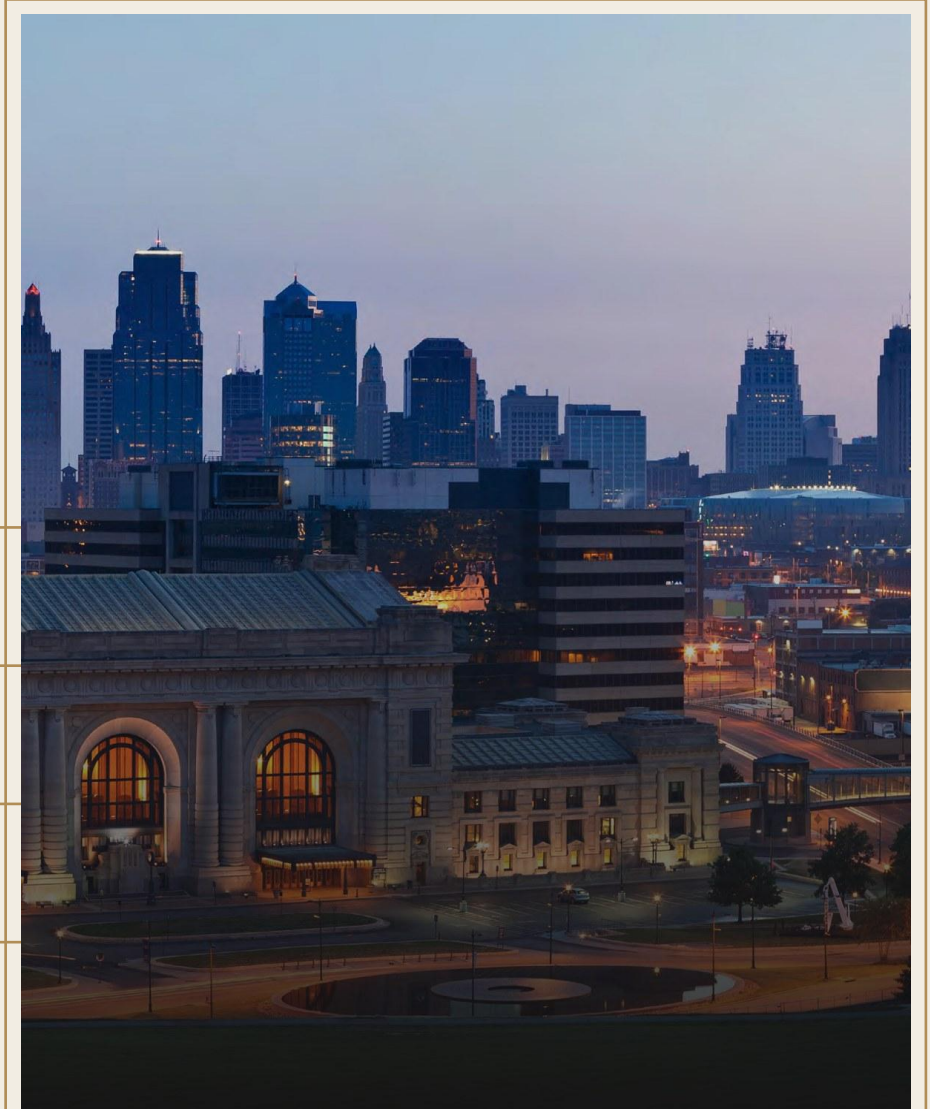
Sustained metro population growth, 2010–2019

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Cost of living well below the national average

2026

FIFA World Cup host city, following the 2023 NFL Draft



Inquiries

Let's build something *iconic*

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