TRUMAN’S MARKETPLACE • PAD LOCATIONS
Kansas City Business Journal Capstone Award Winning Truman’s Marketplace for Community Impact 2017
Grandview, Missouri

LEGACY Development opened in the Summer of 2016, Truman’s Marketplace in Grandview, Missouri, transformed a 1960’s grocery-anchored center into a dominant power center. The 52-acre site is located at the intersection of Blue Ridge Boulevard and I-49, on what was once the boyhood farm of Harry S. Truman. The 395,000 square foot center brings dynamic shops and restaurants to an established and previously underserved trade area.
Economic Drivers to Trade Area - Major Area Employers

- Cerner, a health-tech giant, is a top Kansas City employer and one of the region’s fastest-growing companies. It has two campuses located five minutes north of Truman’s Marketplace.
  - Cerner’s new $4.45 billion Realization Campus house over 16,000 employees in the 4.7 million square foot campus, with the average annual salary of $75,000. The Cerner Innovation Campus houses over 5,000 professionals.
- Honeywell - Employs approximately 2,800 scientists, engineers, technicians, and support personnel earning an average annual salary of $95,000.
- Center Point - 1,340-acre industrial Development that includes a 1,000-acre Industrial Park located directly adjacent to the newly-opened Kansas City Southern Intermodal Facility.
Economic Drivers to Trade Area - New Neighbors

• The new IHOP college has over 1,000 students and is located just a few minutes drive from Truman’s Marketplace.

• A new $50 million, 125 acre complex will be constructed on the east side of I-49 directly across from Truman’s Marketplace. The complex will include:
  – a 5,000-seat worship center
  – 200-unit student housing
  – a staff and student body population of 2,000 – 3,200
  – projected 40,000+ visitors per year for conferences and seminars

• Retail student expenditure potential is over $5.4 million.
Densely Populated Trade Area

- Estimated trade area population is over 207,000 with a student population of 25,000.
- Grandview’s population is over 25,000 and is expected to grow 2x’s faster than the rest of Jackson County.
- 1,837 building and zoning permits issued in 2019, hundreds currently pending.
- Kansas City made up of 11 counties, 33 municipalities.
- Grandview High School is less than two miles away with 2,700 students allowed to leave campus for open lunch every day.

Minutes away from Truman’s Marketplace are three newer hotels with a total of 400 rooms.
Low Retail Density
The only major power center in Grandview

1. CenterPoint Intermodal Center
2. Honeywell National Nuclear Security Administration $95,000 avg. salary
3. Grandview Summit Apts. 750 units
4. Grandview Community Center over 5,000 members
5. TRUMAN’S MARKETPLACE
6. Honeywell National Nuclear Security Administration $95,000 avg. salary
7. Existing IHOP Campus
8. Holiday Inn Express 150 rooms
9. Grandview High School Over 2,800 Students
10. 125 Acre Future IHOP Campus 1,000 Students 1,000 + Staff
11. Cerner Innovation Campus
12. Cerner Realization Campus
13. Cerner
14. TRUMAN’S MARKETPLACE
15. Existing IHOP Campus
16. Holiday Inn Express 150 rooms
17. Grandview High School Over 2,800 Students
18. 125 Acre Future IHOP Campus 1,000 Students 1,000 + Staff
19. Cerner Innovation Campus
20. Cerner Realization Campus

6 PADS Avail.
Excellent visibility, located at the intersection of I-49/US Hwy 71 & Blue Ridge Blvd

Low Retail Density
In the next 5 years the City of Grandview’s population is expected to grow at almost twice the rate of the rest of Jackson County, and trade area expenditures.

Trade Area Demographics

<table>
<thead>
<tr>
<th></th>
<th>Trade Area</th>
<th>5-mile</th>
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<tbody>
<tr>
<td>Population</td>
<td>207,734</td>
<td>105,942</td>
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<tr>
<td>Households</td>
<td>85,919</td>
<td>45,008</td>
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<tr>
<td>Avg HH Income</td>
<td>$65,775</td>
<td>$76,441</td>
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<tr>
<td>Median HH Income</td>
<td>$57,579</td>
<td>$61,362</td>
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<tr>
<td>Median Age</td>
<td>36.5</td>
<td>36.8</td>
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<tr>
<td>Number of Businesses</td>
<td>5,830</td>
<td>3,323</td>
</tr>
<tr>
<td>Number of Employees</td>
<td>77,172</td>
<td>47,688</td>
</tr>
</tbody>
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2017 Estimates with 2022 Projections
Corbin Park:
- Von Maur, Scheels All Sports, Sprouts
- Farmers Market, JCPenney, Stein Mart, Dave & Buster's

Country Club Plaza:
- Barnes & Noble, H&M, True Foods, Tiffany & Co., Apple, Anthropologie, lululemon, Athleta, Michael Kors, Williams-Sonoma

Independence Center:
- Dillard's, Macy's, Dick's Sporting Goods, 100+ Specialty Stores

Legends Outlets:
- Banana Republic Factory Store, Beauty Brands, Coach, CBD American Shaman, Nike Factory Store, JCPenney, TJ Maxx, AMC 14, Under Armour, H&M

Liberty Commons:
- Academy Sports and Outdoors, Five Below, HomeGoods, Kirkland's, Off Broadway Shoe Warehouse, Petco, Ulta Beauty (Redevelopment)

Oak Park Crossing East & West:
- Ross Dress for Less, Hobby Lobby, Shoe Carnival, Sprint, Staples, Ulta Beauty, Verizon Wireless (Redevelopment)

Oak Park Mall:
- American Girl, Nordstrom, Dillard's, Macy's, JCPenney, 100+ Specialty Stores

Olathe Station:
- SuperTarget, AMC Theatres, Bed Bath & Beyond, Office Max, Petco

Power & Light District:
- Restaurants, Retail, Residential, Office

Prairiefire:
- Cinetopia Theaters, REI, Toner Jewelers

Shawnee Station:
- Beauty Brands, Bed Bath & Beyond, Kohl's, Petsmart, SuperTarget

Summit Fair:
- Macy's, JCPenney, DSW, LOFT, Buckle, Beauty Brands

SummitWoods Crossing:
- SuperTarget, Bed Bath & Beyond, Lowe's, Kohl's, Dick's Sporting Goods

Tiffany Springs Marketplace:
- Best Buy, JCPenney, Target, PetSmart, The Home Depot, Ulta Beauty

Town Center Crossing:
- Trader Joe's, Apple, Crate and Barrel, Mitchell Gold + Bob Williams, Sullivan's Steakhouse, lululemon

Town Center Plaza:
- Macy's, Dick's Sporting Goods, AMC Theatres, Barnes & Noble, Pottery Barn, Arhaus, Williams-Sonoma

Truman's Marketplace:
- Burlington, Price Chopper, Ross Dress for Less, TJ Maxx, Petco

Ward Parkway Center:
- AMC Theatres, Target, Trader Joe's, HomeGoods, TJ Maxx, Ulta Beauty, Genesis Health Clubs

Zona Rosa:
- Dillard's, Dick's Sporting Goods, DSW, Old Navy, Barnes & Noble, Michaels
ABOUT LEGACY DEVELOPMENT

LEGACY Development has maintained the same unwavering goal for more than 20 years: To create world-class retail and mixed-use developments. Since 1995 the team at LEGACY has had a hand in creating more than 50 projects with over 31 million square feet of commercial space across 14 states. Today, the company continues to deliver properties that provide a unique customer experience and add value for owners, tenants and the community alike. See more at LEGACYDevelopment.com

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