

Pavilions at Hartman Heritage – Independence (Kansas City), MO



Deal summary:

- Super Regional trade area with strong national retailer presence and deep destination draw including Simon Mall owned Independence Center as well as Bass Pro Shops
- Strong national anchor and junior anchor tenancy featuring Bed Bath and Beyond, buybuyBaby, World Market, Party City, Half Price Books, Dress Barn, David’s Bridal, Buffalo Wild Wings etc.
- Upside from +50,000 sf of vacancy (+20%) including 17,000 sf, adjacent 12,000 sf space, and 10,000 sf as well as small shop space
- Fronting Interstate 70 with of +115,000 vpd at I-70 and Little Blue Parkway
- Outstanding demographics in Independence, a strong suburb in the Kansas City MSA
- Attractive purchase price significantly below replacement cost at +/- \$100/sf

Tenants Include



Demographic Overview:

	1 Mile	3 Mile	5 Mile
Population	3,500	46,000	124,000
Daytime Population	9,400	42,000	111,000
Average HH Income	\$77,000	\$79,000	\$74,000

Pavilions at Hartman Heritage – Independence (Kansas City), MO

I-70 and Little Blue Parkway Independence, MO 64057

