



PARKWAY PLAZA

135th Street & Roe Avenue
Leawood, Kansas

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 **NASB**
NORTH AMERICAN SAVINGS BANK

Premier Mixed-Use Development



135th Street & Roe Avenue
Leawood, Kansas



- True 60 acre mixed-use, upscale retail, office, and lifestyle community
- Excellent visibility and access with curbside parking
- Space available now 900 SF to 11,000 SF
- Buy, lease or build-to-suit
- One-half mile of prime street edge, clear visibility for retail signage 50 feet away
- Unified yet individual identity and brand exposure
- Charming gardens and European inspired architecture offers a rare pedestrian experience

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Parkway Plaza is Leawood's newest and most innovated mixed-use shopping area. This 60 acre, lifestyle community is thoughtfully designed, and a place where people and businesses connect.

Conveniently located at 135th Street and Roe Avenue, this new shopping center is a destination for all seasons providing retailers with more sales potential.

Location:

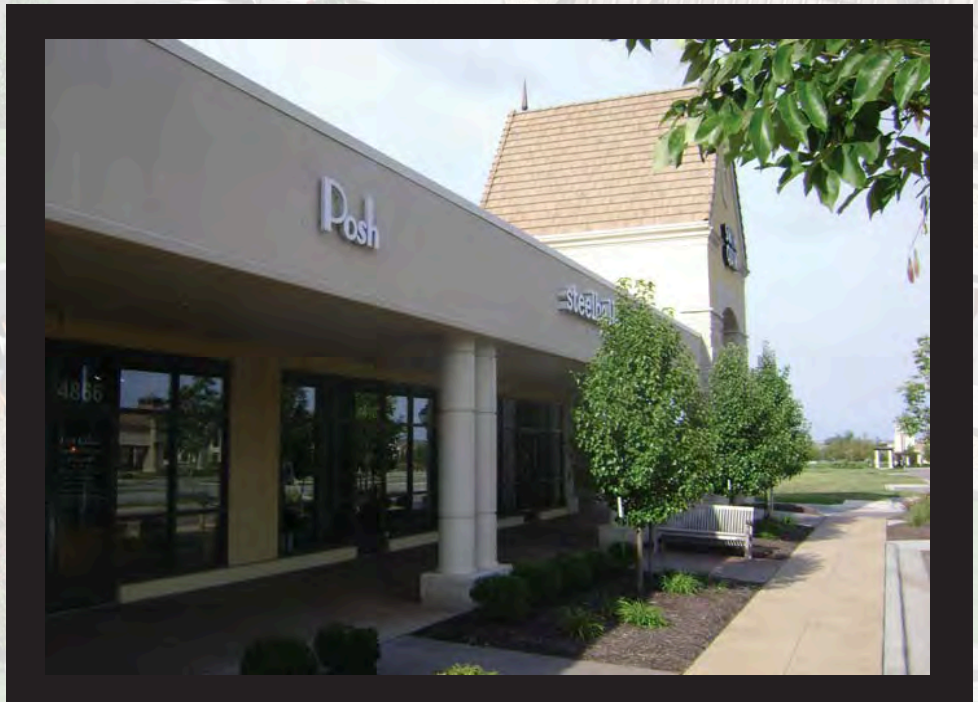
NWC 135th St. & Roe Ave.
Leawood, Kansas

Size:

60 acres

Featured Tenants:

Aveda
Country Club Bank
Demdaco Design For The Home
(Corporate headquarters)
Hunter Optical
Integrite Salon
Mazzarese Designers of Fine Jewelry
Parkway Dental
Posh Interiors
Romanello Optix
Starbucks
Steel Ballet
Swim Quik
Sumo Japanese Grill
Tide Cleaners
Procter & Gamble's first retail store!
(National television coverage)





Trade Area Highlights

Leawood

- Leawood residents are among the wealthiest in Johnson County, boasting an average household income of more than \$163,198.
- The population within a 5-mile radius of Parkway Plaza is approximately 153,386 residents.
- Leawood residents are extremely educated, with more than 68% having a bachelor's degree or higher. They consistently score in the national top twenty rankings in terms of high school graduation numbers and bachelor's/post bachelor's degrees earned.
- Leawood is well-connected to the Kansas City metro's vast system of highways, providing access in 30 minutes or less to almost every community within the metro area.

Johnson County

- Johnson County is the wealthiest county in the State of Kansas. The county's average household income is \$91,234.
- Johnson County accounts for 55% of the new businesses in the Kansas City MSA and 60% of the new businesses in the State of Kansas. Approximately 360 new businesses are added annually.
- Johnson County is known for its strong public education opportunities. Within the trade area, there are two major districts: Blue Valley and Shawnee Mission. Both districts have consistently been named among the top public school districts nationwide. Johnson County is home to 24 golf courses, including designs by Johnson County resident Tom Watson, and Kansas City native Jim Colbert.

Kansas City MSA

- The population in the Kansas City MSA is currently more than 1.95 million and is expected to grow an additional 5% in the next five years.
- Greater Kansas City is one of the fastest-growing labor markets in the Midwest, while featuring affordable lifestyle and business costs.
- According to the ACCRA Cost of Living Index, Kansas City is one of the most affordable among large U.S. cities in addition to being ranked as one of the most affordable housing markets, by the National Association of Home Builders.

Trade Area Highlights

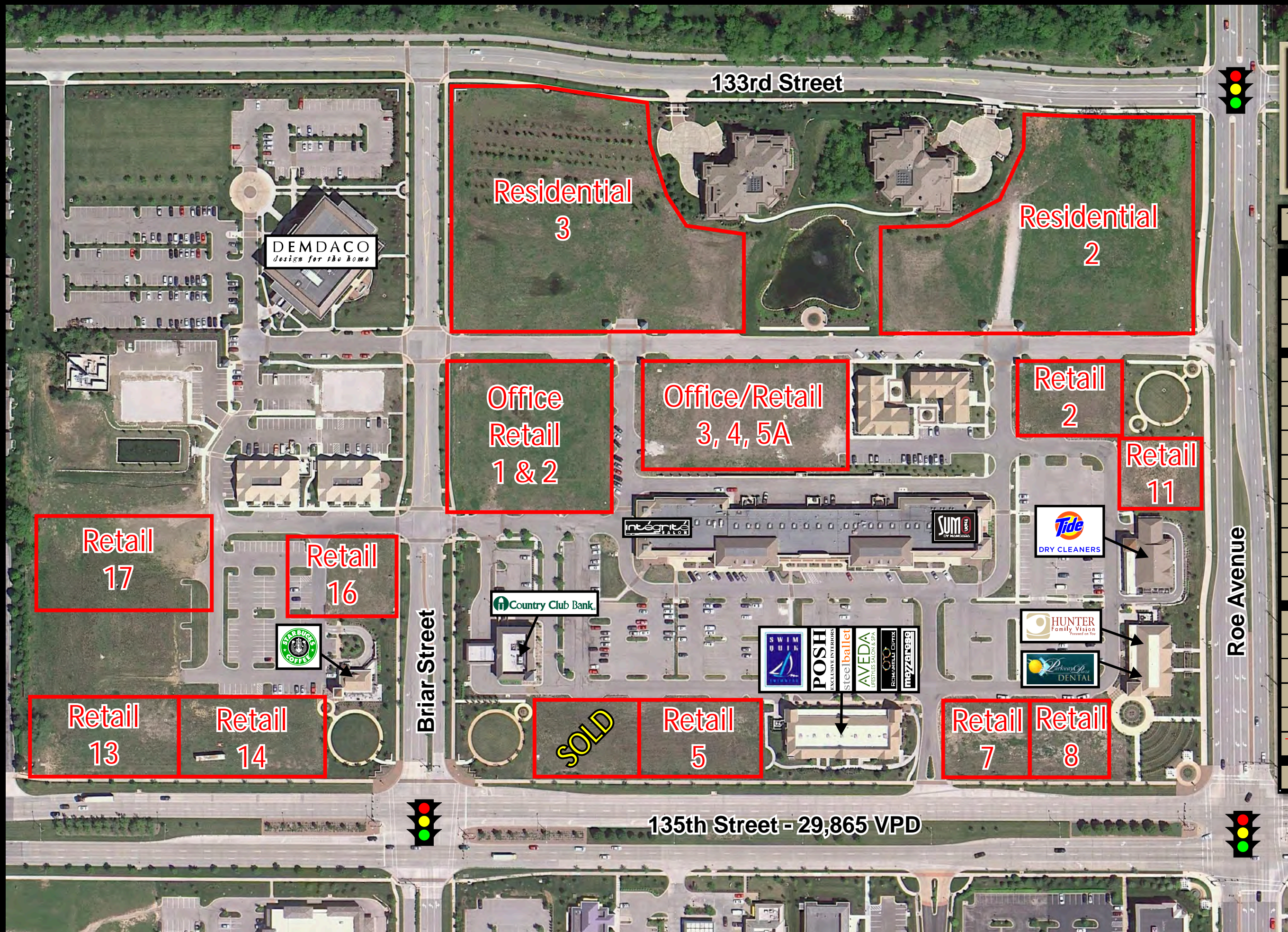
Office - Commercial - Hotel

- According to Sites USA's projections, approximately 117,592 people work within a 5-mile radius of Parkway Plaza.
- The entire Kansas City office market is comprised of approximately 3,136 office buildings totaling more than 96 million square feet.
- Most of the office population is concentrated on the College Boulevard corridor, which is located within four miles of Parkway Plaza.
- The Sprint-Nextel World Headquarters Campus is located just minutes from the Parkway Plaza site on the northwest corner of 119th Street and Roe Avenue. It has more than 4 million square feet and 14,500 employees.
- The Overland Park Convention Center is located just three miles from Parkway Plaza. In 2005, there were 439 conventions held with an estimated attendance of 373,000 people.
- The area is home to +5,022 hotel rooms. In 2005, 2.7 million people visited the area generating \$905 million into the local economy.

Demographics

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
Population			
Estimated Population (2009)	8,570	66,262	153,386
Census Population (1990)	2,481	23,430	77,841
Census Population (2000)	5,862	47,496	122,330
Projected Population (2014)	8,993	71,699	164,274
Forecasted Population (2019)	10,731	85,134	187,546
Households			
Estimated Households (2009)	2,667	22,035	54,791
Census Households (1990)	783	8,038	29,886
Census Households (2000)	1,915	16,836	46,745
Projected Households (2014)	2,562	21,993	54,177
Forecasted Households (2019)	3,984	34,203	84,246
Daytime Demos (2009)			
Total Number of Businesses	326	3,199	7,917
Total Number of Employees	4,167	47,754	117,592
Income			
Est. Average Household Income (2009)	\$168,645	\$142,171	\$121,300
Est. Median Household Income (2009)	\$135,412	\$121,607	\$107,118
Est. Per Capita Income (2009)	\$52,480	\$47,670	\$43,709
HH Income \$75,000+	2,020	15,904	35,100
Educational Attainment (2009)			
Adult Population (25 Years or Older)	5,212	42,345	101,101
Elementary (0 to 8)	0.4%	0.5%	0.7%
Some High School (9 to 11)	1.1%	1.3%	1.7%
High School Graduate (12)	7.2%	9.3%	11.9%
Some College (13 to 16)	14.2%	15.3%	17.3%
Associate Degree Only	6.2%	6.6%	6.5%
Bachelor Degree Only	45.6%	42.7%	40.0%
Graduate Degree	25.3%	24.2%	22.0%
Consumer Expenditure 2009 (Annual Total)			
Total Household Expenditure	\$277,133,603	\$2,002,684,060	\$4,409,281,627
Total Non-Retail Expenditures	\$161,237,818	\$1,163,598,014	\$2,558,243,759
Total Retail Expenditures	\$115,895,785	\$839,086,044	\$1,851,037,867

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Demographic Source: Applied Geographic Solutions / TIGER Geography 07/09



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Lot	Area SF
Residential 2	170,054
Residential 3	181,592
Total Residential	351,646
Retail 2	57,681
Retail 5	48,555
Retail 7	28,431
Retail 8	35,999
Retail 11	31,845
Retail 13	70,000
Retail 14	70,040
Retail 16	31,634
Retail 17	79,280
Total Retail	453,465
Office/Retail 1	43,822
Office/Retail 2	43,823
Office/Retail 3	25,380
Office/Retail 4	25,380
Office/Retail 5A	12,190
Total Office/Retail	150,595
Total Available	955,706

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