

The Falls

Independence, Missouri

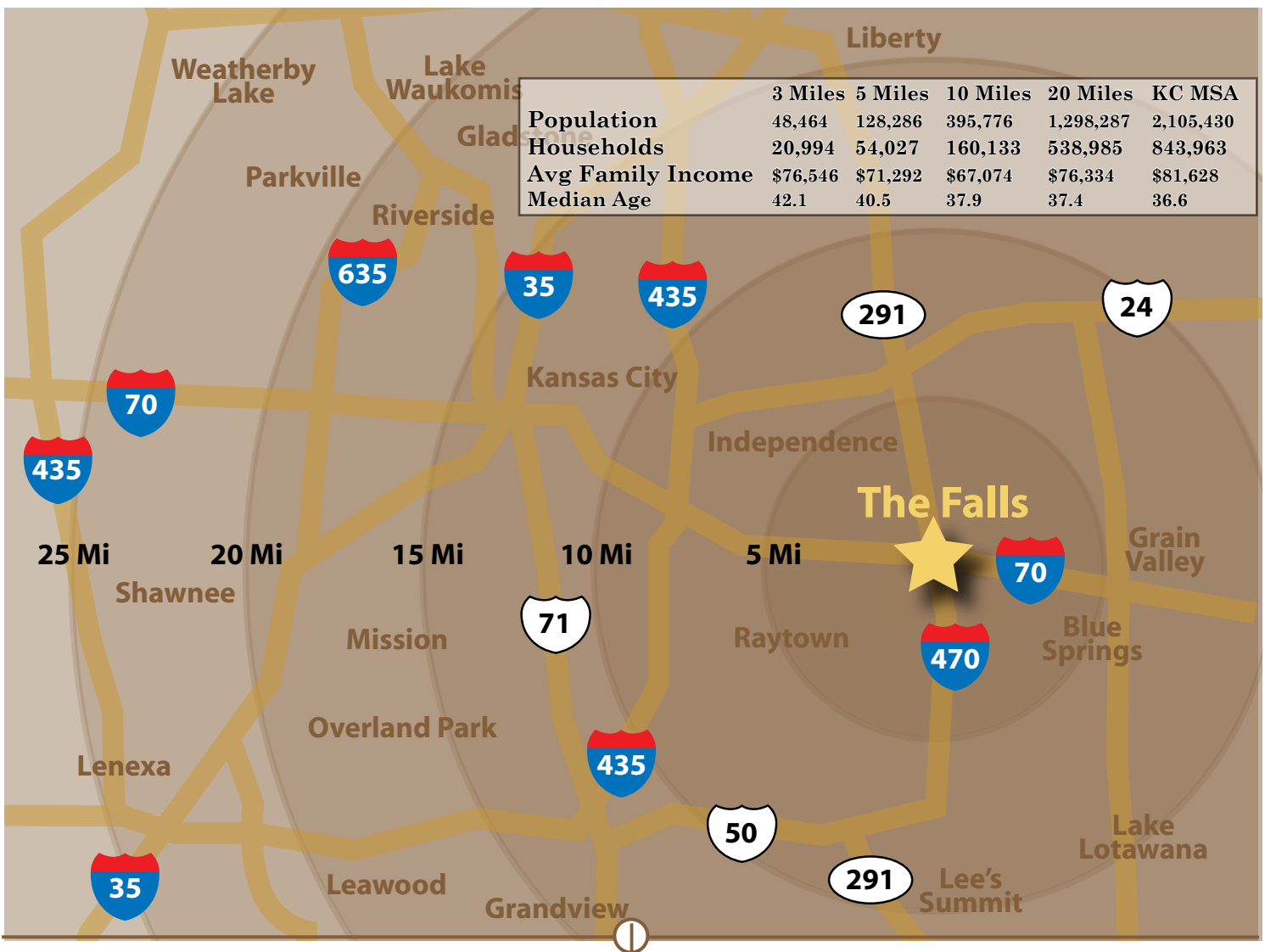
An Extraordinary Retail Experience



This **regional destination** is located where Interstates 70 and 470 intersect with State Highway 291-the **third busiest intersection in Missouri**, with more than 300,000 vehicles passing by the site daily.

The Falls also borders the rapidly expanding communities of Lee's Summit and Blue Springs.

This retail crossroads attracts **more than 12 million** annual shoppers within a one-mile radius of **The Falls**.



REDEFINING EXTRAORDINARY

Discover why the road **most traveled** in the state of Missouri will soon lead to the state's **most distinctive** destination, integrating shopping, entertainment, recreation, and nature.

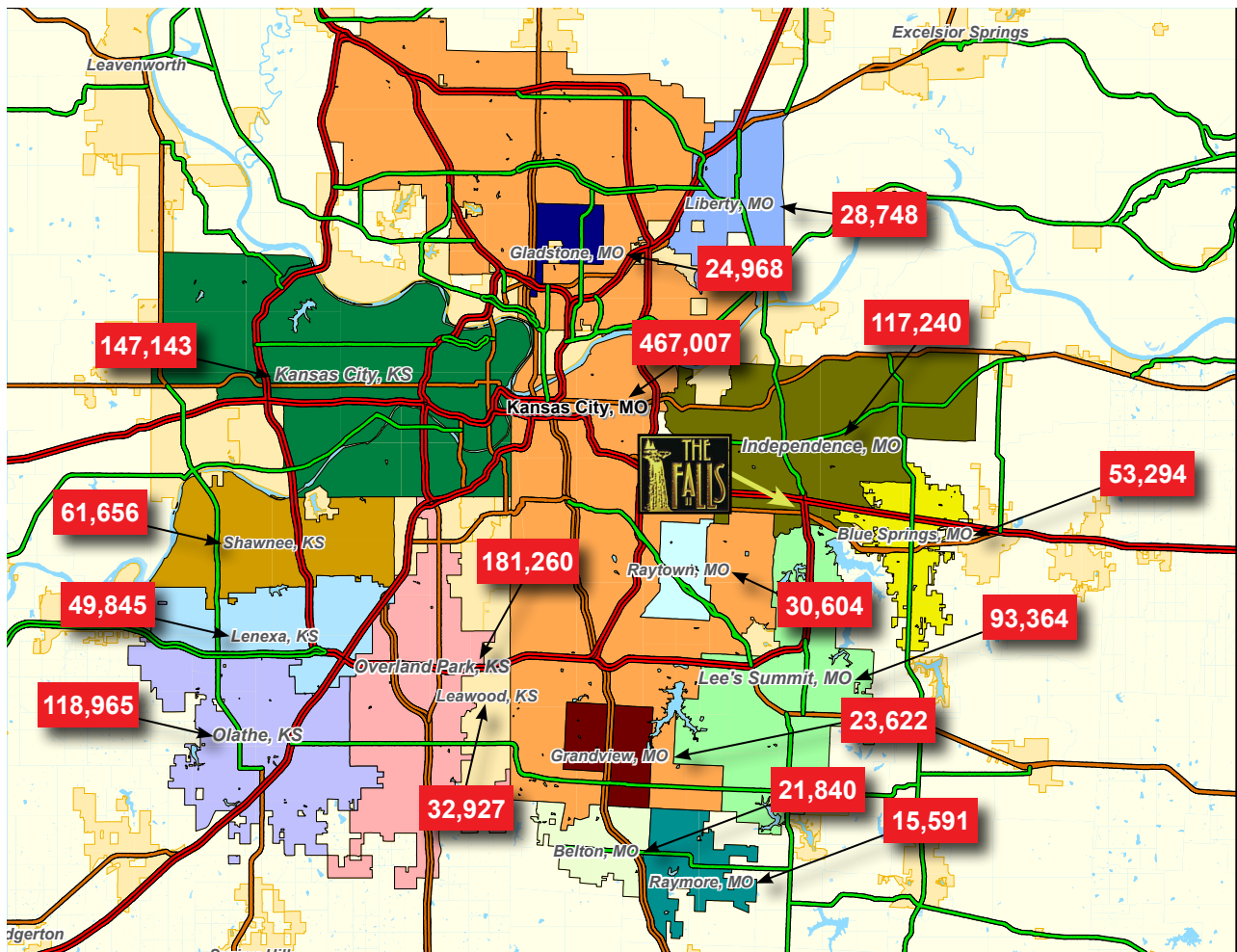
The Falls is located in an extremely visible and high traffic quadrant of Independence, Missouri. This **extraordinary** concept includes a mix of retail, fantastic dining, entertainment venues, lifestyle outlet and **unprecedented** environmental amenities.

The **unique** development emphasizes the importance of open spaces and natural environment in daily life. **The Falls** will redefine the way that local and regional families and tourists spend their time and money. Everyone - young to old - will believe **The Falls** was designed especially for them.

CREATING EXTRAORDINARY EXPECTATIONS

Residents of neighboring communities and visitors traveling across the state of Missouri will find **The Falls** to be an **exciting** and **reliable** way of meeting their **individual** lifestyle needs and creating new experiences. From purchasing a new outfit to dining out; from attending a fishing demo by the lake to meeting up with a walking club; from playing catch with a friend to enjoying an evening of music: **The Falls** will be the destination of choice.

Kansas City Metropolitan Area Population Centers



EXPERIENCE A REGIONAL RETAIL DESTINATION



KH Kessinger Hunter
 COMMERCIAL REAL ESTATE
 INDEPENDENTLY OWNED AND OPERATED
 I-70 & I-470
 Independence, Missouri

DEMOGRAPHIC SNAPSHOT	3 M I L L E	5 M I L L E	10 M I L L E	20 M I L L E	KANSAS CITY MSA
2017 EST. POPULATION	48,464	128,286	395,776	1,298,287	2,105,430
2017 DAYTIME EMPLOYEES Number of Employees	23,961	53,239	168,351	839,130	1,166,098
2017 EST. AVERAGE FAMILY INCOME	\$76,546	\$71,292	\$67,074	\$76,334	\$81,628

BUILD-TO-SUIT



FASHION



REGIONAL



PAD_SITES

ANCHOR



RESTAURANTS

ENCOUNTER AN EXTRAORDINARY LOCATION



ANTICIPATE THE EXTRAORDINARY

What's in store? **Bass Pro Shops**, the primary anchor tenant, is open with a 180,000 sq. ft. **Outdoor World Adventure Store** and **Islamorada Fish Company Restaurant**. Also open is a 78,700 sq. ft. **Hobby Lobby**, **Mardel**, a 167-room **Stoneycreek Hotel** & 31,000 sq.ft. **Conference Center**, a 9,600 sq.ft. **Los Cabos Mexican Grill & Cantina**, an 8,600 sq.ft. **Cheddar's Casual Cafe**, a 6,000 sq.ft. **Pizza Ranch**, and soon to be joined by a 14,732 sq.ft. **Duluth Trading Company**.



GREATER KANSAS CITY FACTS

Kansas City is home to:

- 2.1± million people, 18 counties, and more than 50 communities.
- One of the fastest growing major job markets in the Midwest, with lower business and lifestyle costs than most major metropolitan markets.
- A well-educated and extremely productive workforce.
- The geographic and population center of the nation, which makes it truly the “Heart of America.”

Major Corporate Headquarters in the Kansas City area include:

- AMC Entertainment
- Black & Veatch
- Burns & McDonnell
- Cerner Corporation
- Collective Brands
- Commerce Bancshares
- DeBruce Grain
- DST Systems
- Fort Dodge Animal Health
- Garmin
- Great Plains Energy
- H&R Block
- Hallmark Cards
- Hill’s Pet Nutrition
- JE Dunn
- Kansas City Southern
- Newport Television
- Perceptive Software
- Seaboard Corporation
- Sprint
- UMB Financial
- Westar Energy
- YRC Worldwide

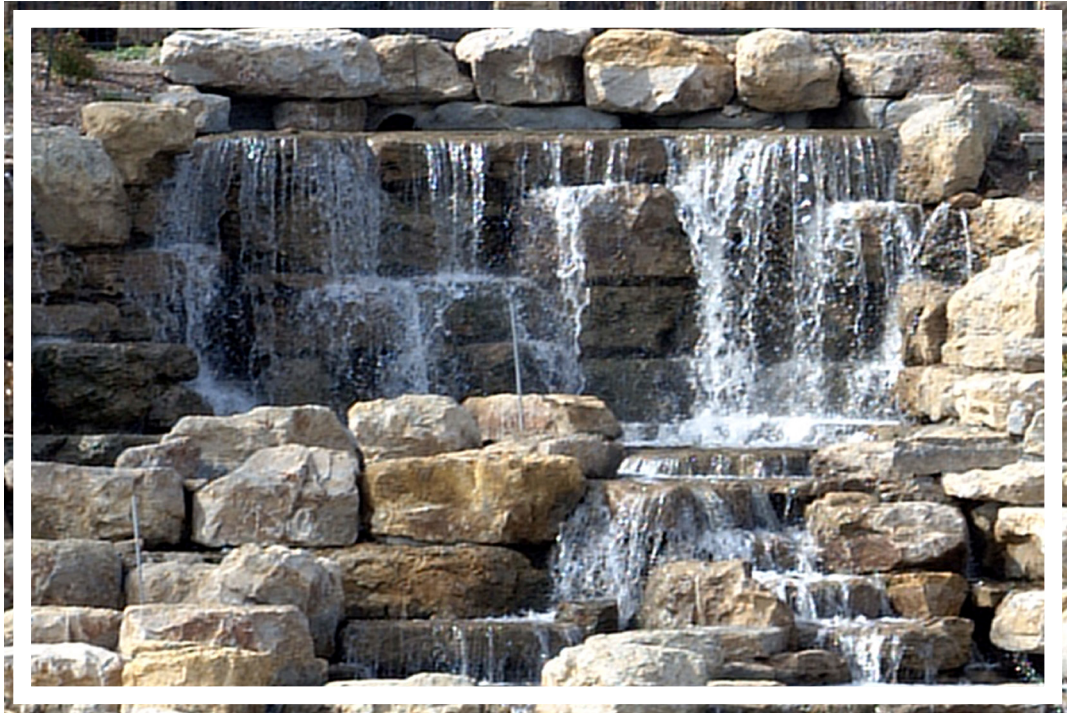
Jackson County, Missouri is home to:

- 18 unique communities with their own government officials and amenities.
- Fast growing communities with award-winning schools and a unique small town atmosphere.
- The Truman Sports Complex, home of the Kansas City Chiefs football organization and the Kansas City Royals baseball organization.

Independence, Missouri is home to:

- Easy access to three major highways - Interstate 70, Interstate 470, and U.S. Highway 40.
- Many historic attractions, such as the Harry S. Truman Library & Museum and the Truman Home.
- The Silverstein Eye Centers Arena, a 132,000 sq. ft. multi-purpose facility featuring a 75,000 sq. ft. arena bowl with 5,800 fixed seats, 25 luxury suites, a bar/grill, a community ice rink, and home to the Central Hockey League’s Missouri Mavericks. The Arena is located directly across from The Falls.

ENCOUNTER AN EXTRAORDINARY SETTING



The Falls will be more than a shopping, dining, and entertainment center. It will be a **mini-retreat**, offering outdoor amenities of exceptional quality and depth. Artwork in itself, the landscaping will **accentuate** and **enhance** the site's natural amenities nestled away from the traffic and hurriedness just minutes away.

AMENITY RICH ENVIRONMENT

200 acres of spectacular natural surroundings landscaped to maintain and enhance the existing environment

100-foot waterfall

18-acre stocked lake with streams and bridges throughout

Vast public park space including a wilderness wetland area for wildlife

Two miles of walking trails



For more information about leasing opportunities at The Falls, please contact:

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