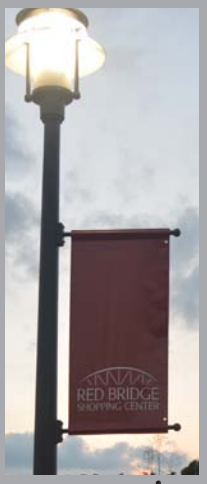
... a neighborhood tradition



New Look. New Ownership.

NEW EXPERIENCE.

THE NEW

RED BRIDGE
SHOPPING CENTER

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LANE4
PROPERTY GROUP

THE NEW

Red Bridge Shopping Center

... a neighborhood tradition revived

- **MASSIVE RENOVATION COMPLETED FALL 2016**
- **GROCERY, HARDWARE, AND FITNESS ANCHORED**
- **AFFLUENT NEIGHBORHOOD: $96,000 AVERAGE HOUSEHOLD INCOME**

- **THRIVING WORKFORCE: DAYTIME POPULATION OF 138,000 AND RAPIDLY GROWING**
- **OPTIMAL ACCESS: ONE MINUTE FROM I-435**
- **ADDITIONAL ANCHOR: WONDERSCOPE CHILDREN'S MUSEUM EXPECTED TO BREAK GROUND ON NEW FACILITY IN 2018**

A NEIGHBORHOOD TRADITION REVIVED... Originally developed by the legendary J.C. Nichols Company, the Red Bridge Shopping Center is under new ownership and has recently undergone a massive renovation. Featuring a refined, coastal-inspired architectural flare, the neighborhood center is looking better than ever. Just one minute from I-435 and two minutes from Kansas, Red Bridge boasts outstanding proximity to pivotal neighborhoods, businesses, and schools. Many of Kansas City's largest and most rapidly expanding employers, such as Cerner Corporation, Black and Veatch, Freight Quote, St. Joseph Hospital System, and Burns and McDonnell are just minutes away. The center is poised to serve several affluent neighborhoods, including Blue Hills Estates, Hallbrook Farms, and Leawood. St. Thomas More School, Barstow School, Notre Dame de Scion, Rockhurst High School, Avila College, The Keller School of Management, DeVry University, Webster University and the high-achieving Center School District offer outstanding educational opportunities. The numerous employment and education options have spurred an influx of young adults and families to the area.

COME AND SEE THE EXCITING CHANGES AT THE NEW RED BRIDGE SHOPPING CENTER!

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an old favorite...

...transformed

+ Redesigned and updated facade
+ New tower elements
+ Significantly improved landscaping
+ Parking lot improvements
+ Additional parking lot lighting
+ New patios and pocket parks
+ New roof
+ New tenant signage
+ HVAC screening

Current Progress

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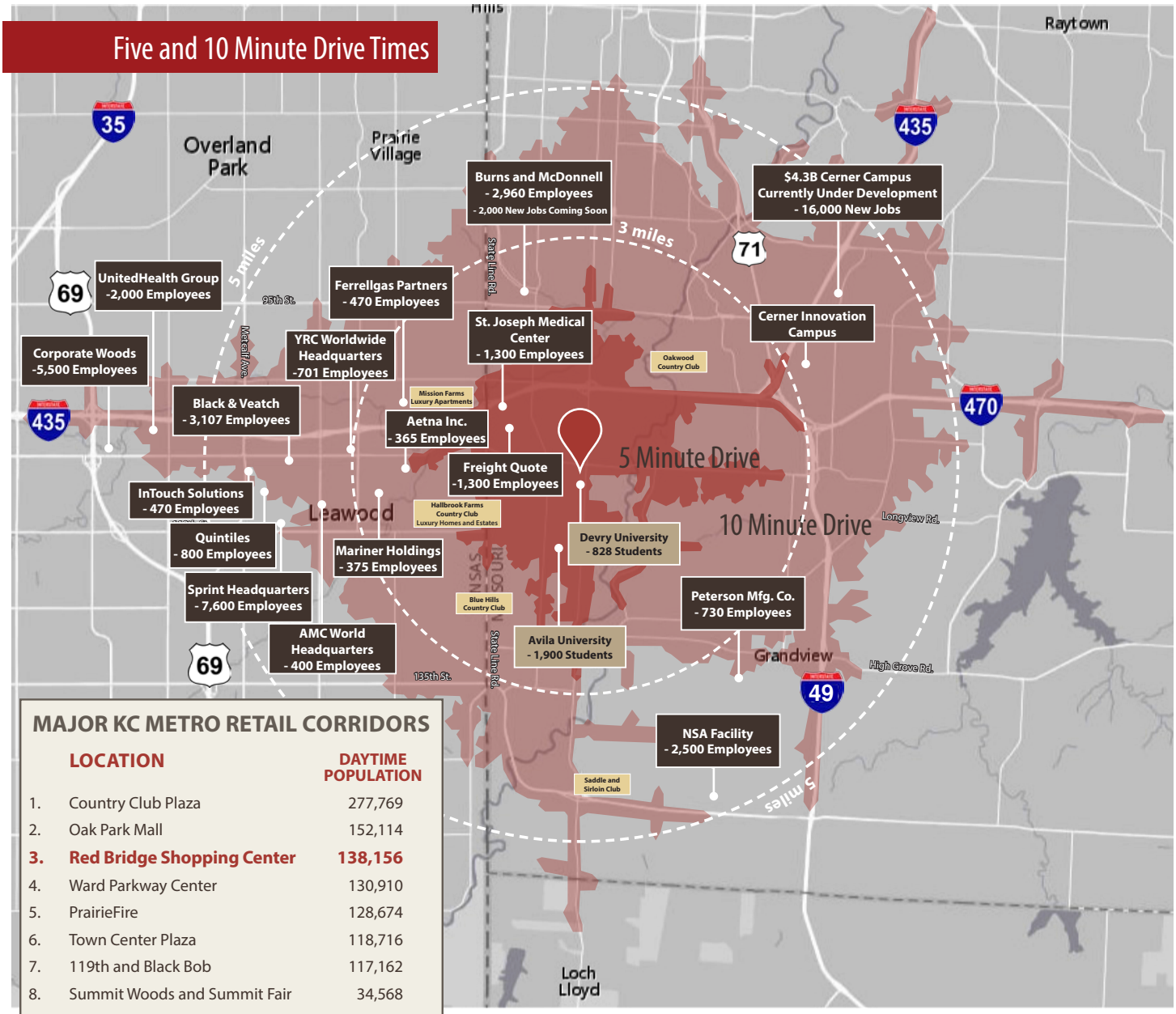
Nearby employers, amenities and colleges provide for an outstanding daytime population.



MAJOR KC METRO RETAIL CORRIDORS

	LOCATION	DAYTIME POPULATION
1.	Country Club Plaza	277,769
2.	Oak Park Mall	152,114
3.	**Red Bridge Shopping Center**	**138,156**
4.	Ward Parkway Center	130,910
5.	PrairieFire	128,674
6.	Town Center Plaza	118,716
7.	119th and Black Bob	117,162
8.	Summit Woods and Summit Fair	34,568
9.	Zona Rosa Shopping Center	32,655
10.	Liberty Triangle	21,030

*Daytime population measured as employees within 5 miles

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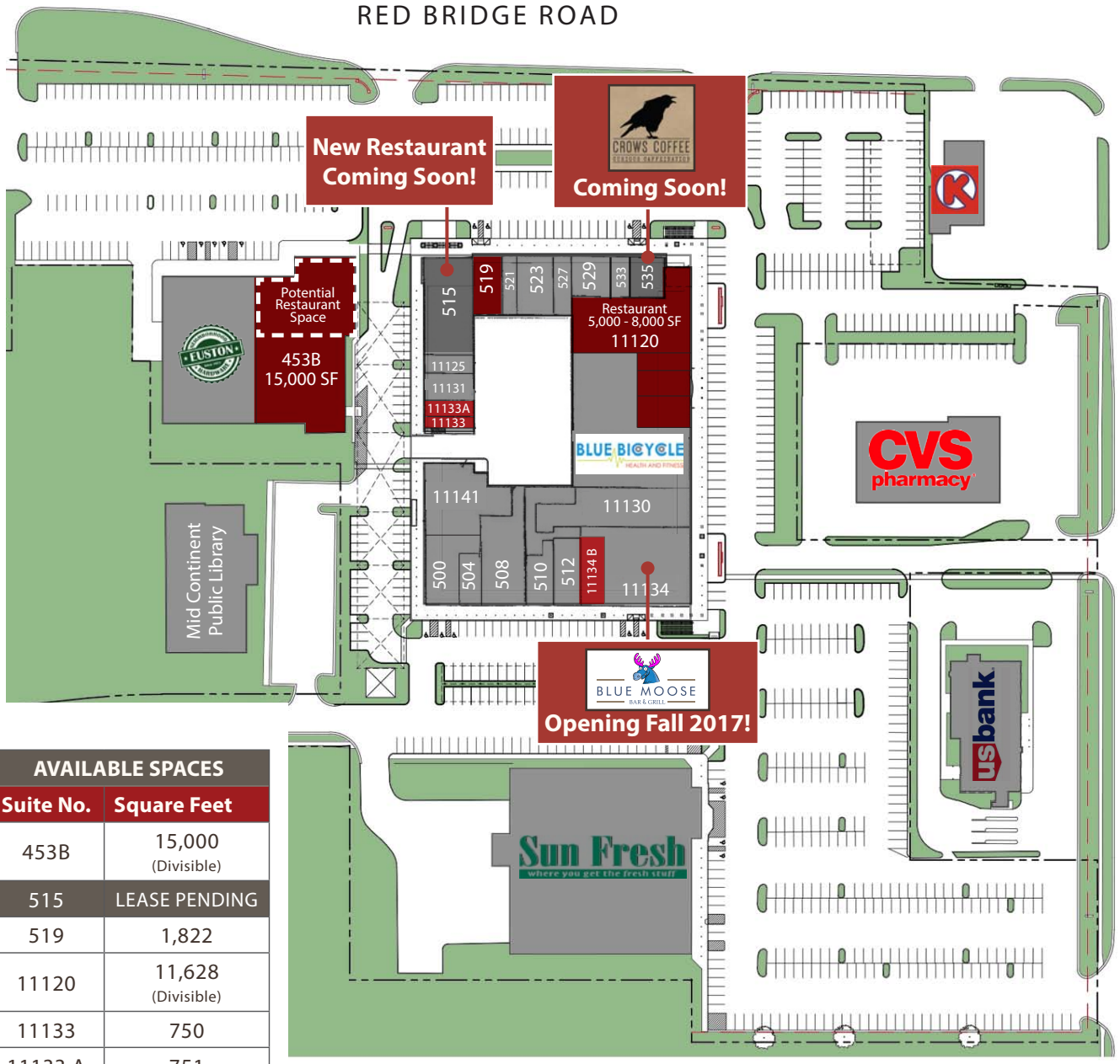

AVAILABLE SPACES	
Suite No.	**Square Feet**
453B	15,000 (Divisible)
515	LEASE PENDING
519	1,822
11120	11,628 (Divisible)
11133	750
11133 A	751
11134B	1,900

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Corinth Square Before

Corinth Square After

Corinth Square After

Corinth Square After

Corinth Square: A Success and Inspiration

At LANE4, we specialize in identifying shopping centers currently operating below their potential and turning them into staples of their communities. As an example, in 2012 LANE4 completed a redevelopment of the Corinth Square Shopping Center in Prairie Village, Kansas. The overhaul of Corinth included extensive upgrades and enhancements to both the façade and tenant mix. Today, the shopping center is the home of several popular neighborhood-oriented restaurants and businesses and serves as a bustling gathering place for the surrounding communities.

When we examined the neighborhoods in south Kansas City, it was clear that they were long overdue for a destination where community members could shop, dine and socialize in close proximity to their homes. Red Bridge Shopping Center, originally developed by the J.C. Nichols Company, the same visionary developer that created Corinth Square and the Country Club Plaza, was the clear choice for that destination.

We look forward to replicating the success of our Corinth Square renovation, by bringing in exciting, community-oriented restaurants and shops, and embarking on a bold renovation that will preserve and enhance the historic qualities of the center.

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