

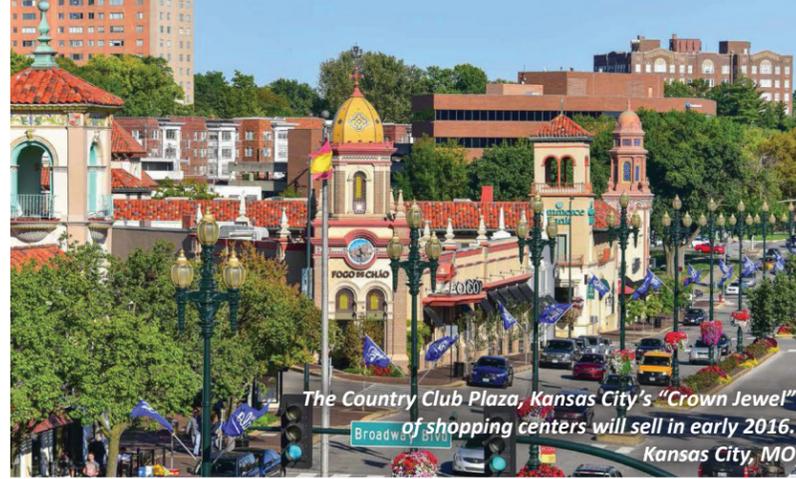


2016

KANSAS CITY
RETAIL REPORT



The Crossroads Art District has become one of Kansas City's hottest live/work/play areas in recent years. Kansas City, MO



The Country Club Plaza, Kansas City's "Crown Jewel" of shopping centers will sell in early 2016. Kansas City, MO

RECENT SUBMARKET ACTIVITY

Each new year brings new growth opportunities to the retail market, and 2016 is no different. As the market continuously changes, the key is to identify and interpret the catalysts that are driving consumer demand, and then utilize them in ways that boost the bottom line. As we do every year within this report, we will examine the trends, projects, and activities that are impacting the trajectory of the retail sector in Kansas City. Though not quite back to the pre-recession intensity, 2016 looks to be another active year.

Overall retail occupancy in the Kansas City Metro remained fairly steady over the year at 90%, while the average lease rate made a minimal increase from \$12.90/ft to \$13.02/ft. These marginal results are not entirely surprising as the economy has crept forward at a slow but steady rate.

Looking back at the headlines and newsmakers in 2015, one notable class of tenants has been particularly active: food establishments, and specifically, 'fast casual' restaurants. New restaurants

and specialty grocers garnered the most attention in the commercial real estate world, as opposed to the traditional large format retailers. The fact is, people are eating out more and spending less on groceries. According to an article published by Bloomberg, March 2015 marked the first time in history that consumer spending at restaurants was higher in volume than spending at grocery stores on a national level.

As has been the case for the last several years, e-commerce is an increasingly important marketplace for retailers to leverage and expand their options. While total retail sales increased only 2% in 2015, online sales increased over 15%. Similar to finding a location on the most prominent corner in a retail trade area, retailers must have the most prominent online presence possible in order to maximize market share. It is commonplace for many retailers today to put fewer resources toward physical expansion, instead investing heavily in their online sales channels where the greatest opportunity for growth lies.



NORTHWEST KANSAS CITY

The Northwest submarket, centered at the I-29 and Barry Rd. intersection, remained steady in 2015 with a few new retailers being added to the mix. Tiffany Springs MarketCenter welcomed Guitar Center and Five Below. Zona Rosa added a handful of tenants as well; Francesca's, Amelia's Boutique, and several new restaurants among them. This trade area will continue to strengthen as additional housing fills in the undeveloped land to the north of Hwy 152.

It was recently announced that Main Event Entertainment is working on a new location south of AMC Theatres in the southeast quadrant of I-29 and Barry Rd., on the Edgewood Farms site. The deal is still in preliminary stages and will be one to keep your eye on in 2016. A 2017 opening is likely and, if it comes to fruition, would be Main Event's third KC location.

Sam's Club purchased ground but has yet to commence construction on a proposed store to the north of Tiffany Springs Market Center. A timeline for the project has still not been announced.

NORTHEAST KANSAS CITY

The Northeast submarket, specifically the City of Liberty, continues to be among the top of the list for areas targeted by national retailers looking to expand. Much anticipated in the trade area is the completion of Liberty Commons, a redevelopment of the former Kmart center at I-35 and Hwy 152. The development signifies new prime retail space in an area that only B and C grade opportunities have existed for quite some time. Key tenants committed to Liberty Commons include Academy Sports, Natural Grocers, ULTA, Five Below, Kirkland's, and Maurices.

Early 2015 brought two major players to this robust submarket: Sam's Club and Sprouts Farmers Market. Sprouts has been a bright spot for retail growth

in Kansas City and across the country, being one of the most active retailers in recent years. The Liberty location was the most recent to open of their five Kansas City stores (including a Lawrence, KS location).

Metro North Mall may see a resurgence in the coming years as developers have proposed site plan changes and TIF incentives to assist in the worthy task of repositioning this obsolete mall property. The developers are expected to demolish most of the nearly 900,000 sf mall, but plans call to replace it with approximately 825,000 sf of new retail space while also adding office, multi-family, and hospitality components to the site, in a "mix of uses" format.

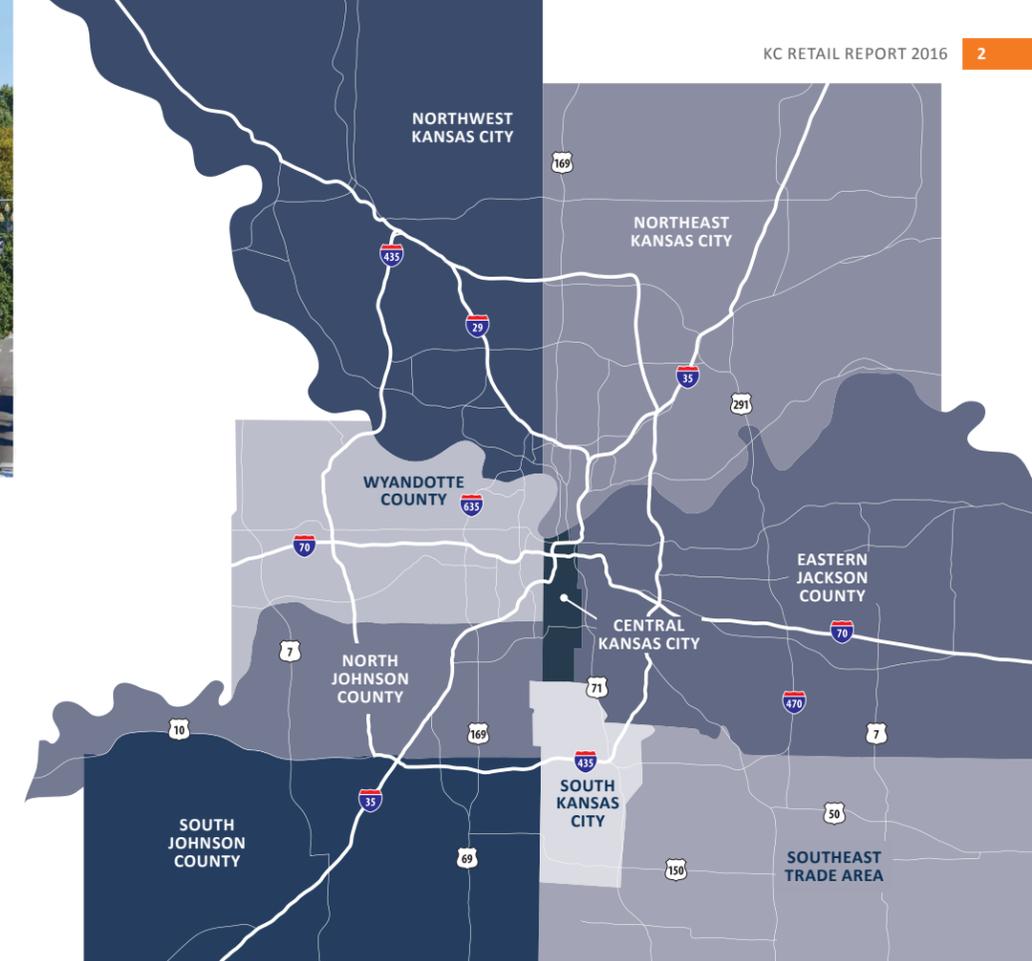
CENTRAL KANSAS CITY

Fueled by an active multi-family market and residential density, Central Kansas City continues to be the hot spot for development and commercial growth. The Kansas City skyline has a new addition for the first time in several years with the opening of One Light, a high-end 25-story apartment development near the Power and Light District. Plans are in the works for several other phases of this project, as well as approximately ten other hotel projects totalling over 2,000 proposed rooms, further signifying the continued resurgence of downtown Kansas City.

The recent boom of downtown development and redevelopment continues to trickle south to the Crossroads and Westport districts with vigor. With developers focused on redeveloping aging properties, the area is attracting new office, residential, retail and restaurant uses.

One of the most significant retail headlines of 2016 will be the sale of the Country Club Plaza, "The Crown Jewel of Kansas City." There was much speculation about who the potential buyers would be, but news broke before most were back from holiday vacations that industry veterans Taubman Centers and Macerich Co. would team up to buy the prominent retail destination. The joint venture company is set to close on the property in February or March. New tenants for the building formerly occupied by Halls Department store are yet to be announced, but it is likely those tenants will be named in early 2016 as well.

Just a few miles southeast of the Country Club Plaza, another much anticipated project is currently under construction on the University of Missouri - Kansas City campus. This project, not planned to open until 2018, will be anchored by a Whole Foods Market and



will include five stories of residential units above the specialty grocery store.

SOUTH KANSAS CITY

The South Kansas City submarket will see much activity this year as two of the most anticipated corporate expansion projects should come to completion. Burns and McDonnell's headquarters expansion just north of I-435 on Wornall Rd. will bring 1,400 new jobs to the city and is expected to be completed in late spring of this year.

Cerner Corporation's Trails Campus is located on a 290 acre site and planned to eventually include 4.7 million square feet of office space built over 10 years and sixteen phases of development. The first phase is slated for a late 2016 completion. The 16,000 new health information jobs projected to be created by this monumental expansion is sure to have a positive impact on this trade area and the entire metro. Some retail is expected as part of the development plan, but details on project scope and prospective tenants are yet to be determined.

Ward Parkway Shopping Center, located at 87th Street & State Line Rd., has announced the development of six new restaurants on the former Dillard's site on the south end of the shopping center. Ross Dress for Less will also replace Dick's Sporting Goods on the east side of the center this year.

In the heart of Grandview, along I-49, Truman Corners Shopping Center has begun its transformation into Truman's Marketplace. Renovation efforts are expected to be completed this summer. TJ Maxx, Burlington Coat Factory, and Petco will join the existing line up of tenants. The project is anticipated to

rejuvenate an aging center into a "brand new" power center, which is much needed in the area.

Just east of State Line Rd., LANE4 purchased and began the process of redeveloping Red Bridge Shopping Center, set to break ground this spring. Originally developed by legendary KC developer JC Nichols Company, this center's occupancy dropped below 50% in 2015 due to a host of economic conditions and deferred capital improvements. Along with the rejuvenation of this center, LANE4 is planning to announce a handful of new tenants with openings timed with the completion of construction, expected to be in the third quarter of 2016.

SOUTHEAST TRADE AREA

The still up-and-coming Belton/Raymore area continues to grow as a target for expanding retailers. Most notably in the market, construction finally commenced on the new Menards at I-49 and Hwy Y. This has been anticipated for years and coincides with the completion of Mullen Rd., a new retail corridor that parallels I-49. Additionally, Hobby Lobby is under construction on the north side of the intersection, adjacent to the Academy Sports which opened in late 2014. Expect to see this newly improved intersection continue to develop in the coming years.

On Hwy 58, running through the heart of Belton and Raymore, LANE4 is planning a renovation of another tired shopping center, Cedar Tree. Despite being well located along I-49 at the gateway to Belton, the center is in need of fresh tenants and a rejuvenated look. LANE4 plans to start the renovation project in early 2016.

“The key is to identify and interpret the catalysts that are driving consumer demand, and then utilize them.”

RECENT SUBMARKET ACTIVITY *(continued)*

Lee's Summit's retail market is still dominated by two regional shopping centers, Summit Woods and Summit Fair, at the intersection of I-470 and Hwy 50. Summit Woods, located on the southwest quadrant of the intersection, has been nearly 100% leased for the last several years, while Summit Fair continues to fill its few remaining spaces. Most notably, Victoria's Secret opened at the center in August 2015.

EASTERN JACKSON COUNTY

OR **LR**
1.2% 7.5%

The Eastern Jackson County trade area is home to Independence Center, Kansas City's second strongest regional mall (ranked on sales PSF). This mall and the peripheral power centers remain an active market where retailers continue to post healthy sales. Dick's Sporting Goods is set to open at Independence Center, replacing Zumiez and a portion of Sears. The mall location is a relocation of their existing store down the street at the Target anchored Bolger Square.

Main Event Entertainment recently opened their first Kansas City Metro location at the high volume intersection of I-70 and I-470, near Bass Pro Shops. These entertainment-oriented retailers compliment the nearby Independence Events Center and solidify this trade area as a first-tier opportunity for retailers.

After continuous on-again, off-again development plans, Menards is on-again with their plans for a new store at the northeast corner of I-70 and Little Blue Parkway. The retailer stated in early January that they hope to open the store by the end of 2016.

NORTH JOHNSON COUNTY

OR **LR**
-0.1% 8.9%

North Johnson County continues to be an area most retailers look to first when entering the Kansas City market. Dense population, excellent schools, and



Taco Republic is one of the many new additions to the 47th and Mission Corridor, a bright spot for development in Kansas City, KS.

strong household incomes drive the market, while a small supply of prime retail space leads to a high barrier of entry. A staple of the submarket, Oak Park Mall is expected to continue its reign as the strongest enclosed regional mall in Kansas City.

A redevelopment plan for Meadowbrook Golf Course, at the southeast corner of 91st & Nall, is on track to move forward in 2016. The project includes luxury apartments, single and multi-family residences, and plans for Prairie Village's first hotel, along with coinciding retail uses. The balance of the site features an 84 acre public park.

Possibly the most unique tenant to enter the market in 2015, Top Golf opened their new facility in June, near the intersection of 107th & Nall. This locale continues to see new development as it remains one of the only areas in this densely populated submarket with undeveloped land. Just down the street, Sprouts plans another new location which will replace a Nuts and Bolts hardware store at 95th and Nall.

In one of the top real estate deals of 2015, several prominent retail centers in North Johnson County changed hands to Maryland-based First Washington Realty. This high profile sale included The Village and Corinth Square in Prairie Village, and the Fairway Shops in Fairway. Each of the centers consists of many

locally owned businesses highlighted by a host of quality restaurant concepts.

In 2015, plans were withdrawn for the massive Central Square development at 95th & Metcalf. Led by LANE4, the developer and city officials could not find a shared vision for the site. Though no formal plans have been announced, LANE4 continues to explore options with retailers and the city for this mall property.

SOUTH JOHNSON COUNTY

OR **LR**
1.5% 7.3%

The largest and arguably most active submarket in terms of total leased square feet, South Johnson County continued to see generous retail development last year, aided by the ever-increasing residential population and high average household incomes.

Though Prairiefire, located between Nall and Lamar on 135th Street, has not been able to attract the office component necessary to kick off Phase II, the 60-acre mixed-use development remains a strong retail centerpiece due to its entertainment-focused anchors that provide for a significant regional draw.

Just to the west of Prairiefire on 135th Street, Corbin Park lifestyle center saw another year of growth and increased momentum through co-tenancy. Scheel's All Sports opened their 220,000 sf sports superstore



Sprouts Farmers Market has five area locations and continues to expand throughout Kansas City.

in June of 2015, in addition to several other national restaurants and retailers. In the coming year, Dave and Buster's will open their second KC location, adding to the unique entertainment options available along the 135th Street corridor.

The City of Olathe has demonstrated its ability to compete in attracting new retailers as it remains one of the most active cities in the Kansas City Metro for retail development. The city's healthy residential growth and strong demographics maintain this market as a valuable trade area for retailers, while offering less competition than its neighboring south Overland Park options.

Notable additions to the submarket include Whole Foods at 119th and Black Bob, which opened in April of 2015, and At Home, the home décor superstore. One of three KC Metro locations to open this year, At Home opened in the former Kmart box at 135th and Lindenwood, due to its prime location in the heart of Olathe and proximity to I-35. Main Event Entertainment will open their second area location near I-35 and 119th Street late this year.

WYANDOTTE COUNTY

OR **LR**
0.5% -0.7%

To no surprise, the usual Wyandotte County hubs continue to grow and prosper, including the KU Medical Center and Hospital complex at 39th and Rainbow Blvd., and the increasingly successful Village West and Legends development. The University of Kansas Hospital continues to expand with multiple projects in the works, totaling over \$350 million in project costs. The unique and successful surrounding area feeds off the continuous expansion of the hospital and is expected to see a high volume of new ground-up and redevelopment projects in all property types.

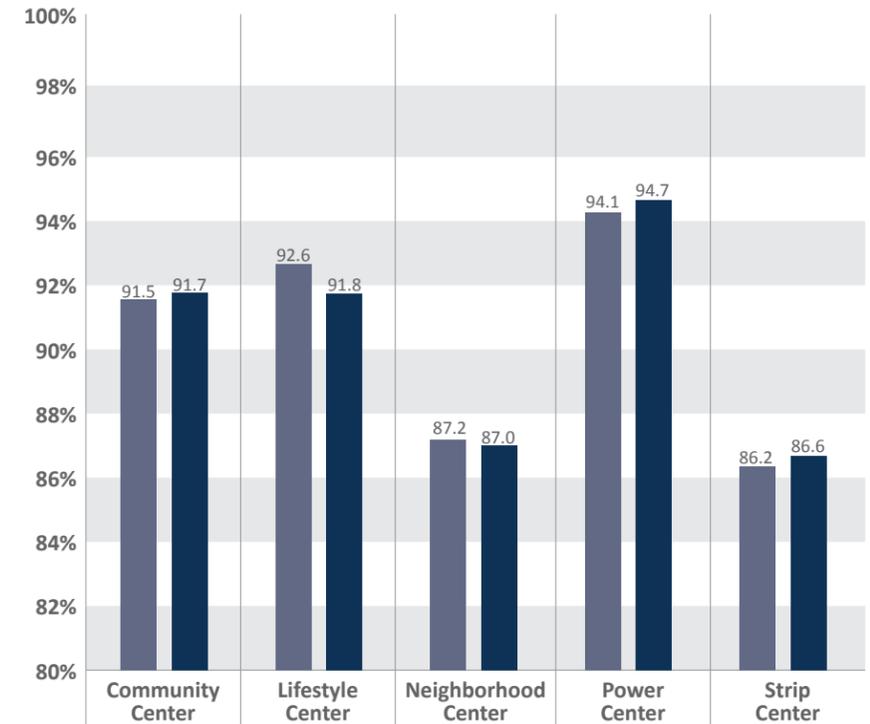
Village West, located in the northwest quadrant of I-435 and I-70, at west edge of the KC Metro, continues to thrive as a growing retail, entertainment, and office market. Anchored by traditional retail uses such as Nebraska Furniture Mart, Cabella's, and the Legends Outlets, as well as unique entertainment venues including Children's Mercy Park (home to Sporting KC Soccer Club), and The Kansas Speedway, Village West draws patrons from the Kansas City Metro and entire Midwest region. The Schlitterbahn project has finally gained traction and site work is underway for multiple car dealerships. The Dairy Farmers of America is under construction on its 125,000 sf headquarters building, and next door, the US National Soccer Training Center is also moving forward with an expected completion date in 2017.

What is not so expected in this submarket is the recent

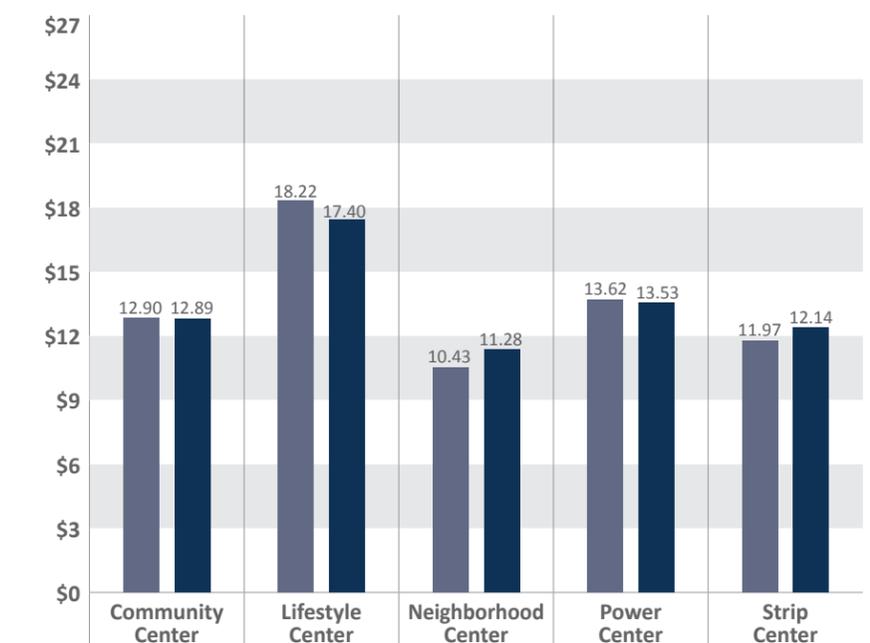
KANSAS CITY METRO SHOPPING CENTER PERFORMANCE

■ Q4-2014 ■ Q4-2015

OCCUPANCY RATE BY SHOPPING CENTER TYPE



AVG. LEASE RATE BY SHOPPING CENTER TYPE

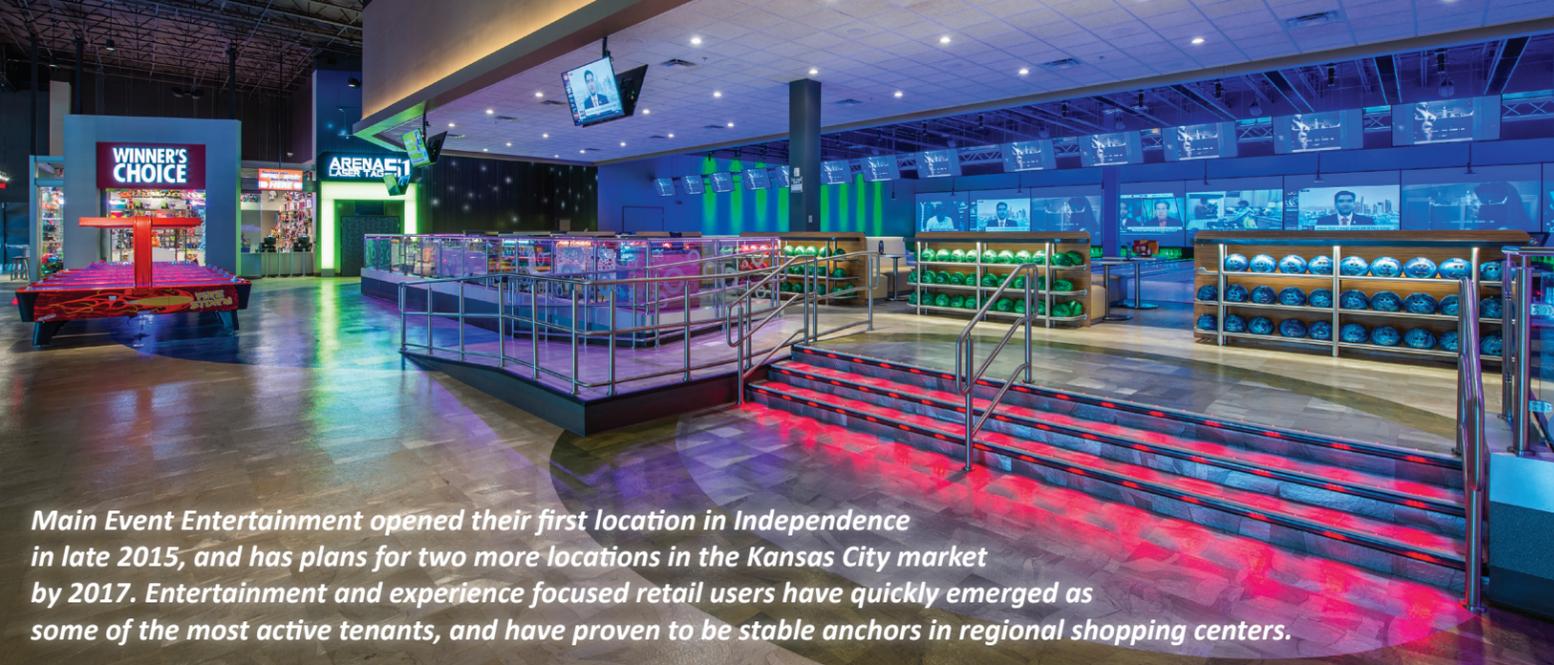


Data provided by LANE4 Research and third-party sources, current as of December 2015. Survey includes retail space located in specified shopping center type.

KANSAS CITY METRO SHOPPING CENTER SURVEY

SUBMARKET	% OF TOTAL SURVEYED	TOTAL SQUARE FEET*		OCCUPANCY RATE		AVG LEASE RATE	
		2014	2015	2014	2015	2014	2015
Northwest Kansas City	7%	4,463,889	4,463,889	94.3%	93.4%	\$13.69	\$12.53
Northeast Kansas City	12%	8,041,267	8,195,206	89.9%	88.9%	\$11.70	\$12.83
Central Kansas City	4%	2,570,553	2,570,553	96.2%	96.1%	\$17.39	\$15.88
South Kansas City	7%	4,745,616	4,745,616	87.3%	89.2%	\$11.32	\$10.49
Southeast Trade Area	8%	5,596,640	5,596,640	91.7%	91.2%	\$11.81	\$12.34
East Jackson County	17%	11,219,706	11,219,706	91.5%	92.7%	\$9.91	\$10.65
North Johnson County	18%	11,975,603	12,035,847	88.0%	87.9%	\$11.91	\$12.97
South Johnson County	21%	13,475,496	13,830,186	89.8%	91.3%	\$16.32	\$17.51
Wyandotte County	7%	4,701,963	4,707,608	79.9%	80.4%	\$12.02	\$11.94
TOTAL SURVEY AREA	100%	66,790,733	67,365,251	89.8%	90.1%	\$12.90	\$13.02

*Trade area definitions may have changed from previous year.
Source: Data provided by LANE4 Research and third-party sources, current as of December 2015. Survey includes all retail space located within a shopping center and covers all shopping center types. Lease rates represent average quoted pricing per designated trade area in the Kansas City Metropolitan Market.



Main Event Entertainment opened their first location in Independence in late 2015, and has plans for two more locations in the Kansas City market by 2017. Entertainment and experience focused retail users have quickly emerged as some of the most active tenants, and have proven to be stable anchors in regional shopping centers.

surge of activity in a corridor once considered an eyesore. At the intersection of 47th and Mission Rd., activity has increased over the last few years to become a hot spot in the Kansas City, KS submarket. Adjacent to the famous Joe's Kansas City (formerly Oklahoma Joe's BBQ), new restaurants including Taco Republic and Lulu's Asian Bistro have opened and thrived in recent years. LANE4 recently completed renovations to NorthWood Shopping Center (formerly Fairway North), and new tenants including Gus's World Famous Fried Chicken, locally owned Sole Patch Men's Shop, and Pizza 1889 are set to open in early 2016. Just down the road at 47th and State Line, Woodside Village is finalizing Phase I of development which will include 280 luxury apartments and 30,000 sf of retail including a new to market restaurant concept, Blue Sushi and Sake.

LOOKING FORWARD TO 2016

Over the past year, we saw a continued trend of "cautious optimism" in the retail sector of the commercial real estate industry. With relatively few national retailers expanding at the rates seen pre-recession, a new direction for the market is continuing to come into focus.

The internet continues to chip away at the total sales going to brick-and-mortar locations and remains a major storyline in the retail world. While online sales growth continues to be strong, landlords will have to pay attention to which retail uses are being impacted most in order to best position their properties for long term stability. Over the last couple years, we have seen many retailers cut operation costs by reducing store size while boosting their online presence.

For the most part, 'Internet Proof' businesses like restaurants, barbershops and salons, gyms, urgent

care and other medical offices, and experience based concepts have been able to avoid those challenges thus far. This has been beneficial for grocery anchored centers, whose tenant mix is based on 'daily needs' goods and services like dry cleaners, florists, and other retailers that are generally internet proof.

Despite the amount of growth generated on the online side of the retail market, brick-and-mortar locations will always have the advantage of "the experience", and the ability for consumers to touch, feel and engage with products. Over time, we can expect to find an equilibrium: a balance where the ease of online sales and the experience of brick-and-mortar stores will work together to complement each other more effectively. When we find this, we will find more stability for retailers and property owners alike. Unfortunately, that point of equilibrium is volatile and unpredictable, quite possibly too far into the future to see. ❗

TAXABLE SALES BY COUNTY (\$M)

(Ranked by 1st Half 2015)

COUNTY	2013		2014		% CHANGE '13 - '14	2015		% CHANGE 1ST HALF '14 - '15
	1ST HALF	2ND HALF	1ST HALF	2ND HALF		1ST HALF	2ND HALF	
1. Johnson, KS	\$4,995.7	\$5,238.7	\$4,989.2	\$5,425.4	▲ 1.8%	\$5,179.7	▲ 3.8%	
2. Jackson, MO	\$4,162.5	\$4,415.6	\$4,341.1	\$4,700.3	▲ 5.4%	\$4,556.4	▲ 5.0%	
3. Clay, MO	\$1,344.7	\$1,434.0	\$1,430.0	\$1,525.1	▲ 6.3%	\$1,472.7	▲ 3.0%	
4. Wyandotte, KS	\$1,036.7	\$1,078.9	\$1,009.1	\$967.4	▼ -6.6%	\$1,052.9	▲ 4.3%	
5. Platte, MO	\$742.9	\$791.0	\$792.8	\$825.2	▲ 5.5%	\$778.0	▼ -1.9%	
6. Douglas, KS	\$721.2	\$739.5	\$700.7	\$775.0	▲ 1.0%	\$741.9	▲ 5.9%	
7. Cass, MO	\$431.7	\$470.3	\$477.5	\$507.0	▲ 9.1%	\$493.1	▲ 3.3%	
8. Leavenworth, KS	\$274.0	\$281.4	\$280.9	\$305.7	▲ 5.6%	\$298.2	▲ 6.2%	
9. Miami, KS	\$142.3	\$151.6	\$144.8	\$158.7	▲ 3.3%	\$148.8	▲ 2.8%	

Source: Kansas Department of Revenue and Missouri Department of Revenue.

RESIDENTIAL REAL ESTATE PERFORMANCE

Number of **NEW** Privately-Owned, Housing Units (Ranked by % Change from 2014-2015)

MAJOR CITIES	2011	2012	2013	2014	2015*	% CHANGE 2014-2015	5 YEAR ANNUAL AVERAGE
1. Overland Park, KS	736	581	1,566	936	1,598	▲ 71%	1,083
2. Independence, MO	197	65	175	64	99	▲ 55%	120
3. Shawnee, KS	77	140	153	201	216	▲ 7%	157
4. Olathe, KS	335	424	513	502	536	▲ 7%	462
5. Kansas City, MO	509	1,061	1,530	2,734	2,895	▲ 6%	1,746
6. Lee's Summit, MO	165	274	334	571	553	▼ -3%	379
7. Raymore, MO	66	69	110	159	135	▼ -15%	108
8. Blue Springs, MO	80	87	139	273	188	▼ -31%	153
9. Lenexa, KS	89	288	337	639	285	▼ -55%	328
10. Kansas City, KS	62	414	451	481	147	▼ -69%	311
KANSAS CITY METRO	3,287	4,981	7,532	8,201	8,637	▲ 5%	6,528

*2015 based on annualized rate through November, data is not seasonally adjusted. Source: US Census Bureau. Kansas City Metro: New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area. City & County: Annual New Privately-Owned Residential Building Permits, Unit estimates with imputation.

RETAIL TRENDS AND MARKET THOUGHTS

FROM OWEN BUCKLEY, FOUNDER OF LANE4 PROPERTY GROUP

The Decline of the Department Store:

Once the staple of the retail landscape and anchor tenant to hundreds of malls across America, it appears the department store model is facing a very stiff headwind. According to Nick Egelanian, a retail consultant with StreetWorks, this is no surprise. "The department store model has been in a slow descent for the past 25 years." According to Egelanian, the demise is tied to the "category killer box store" that entered the picture about 25 years ago. These box stores led to the power center concept, and today account for 90% of all retail sales in the country. The category killer boxes have taken a significant chunk of sales from department stores because they successfully and efficiently deliver value, selection and convenience to the mainstream customer.

Rental Rates:

Today, average rental rates for large store formats, aka "boxes" are similar, or even below those of 15 years ago. These boxes are in high demand as they effectively deliver their product in the physical marketplace. However, technology is helping these tenants be more efficient in their delivery and merchandising. Accordingly, they are finding they can do just as much business in 15,000 sf as 25,000 sf, therefore, leaving additional space for lease. Additionally, the consolidation and bankruptcies of other box retailers has left even more "box" space available.

On the other hand, rental rates for smaller format retailers and restaurants in prime locations has increased considerably over the past five years. These tenants typically follow the box retailers as they become the anchors of new shopping centers. Because new construction for big shopping centers has slowed, smaller retailers are finding it very difficult to find new, quality locations. When they do find an opportunity, they are willing to pay for it. In general, B and C shopping center rental rates are down or static compared to 10 years ago.

Factory Outlet Stores:

The biggest winners over the past 5 to 10 years have been value-oriented retailers, including factory outlet stores that are gaining momentum across the country. The outlet stores, historically found miles away from the metro area in tourist-driven or interstate locations, are taking advantage by moving in closer to the full price stores. In fact, some are moving into the same center, or the center across the street, like Nordstrom Rack in

Overland Park. Nick Egelanian calls this the "Convergence Era". Many expect this movement will continue and we will see more of these two types of retail strategies sitting side-by-side in shopping centers.

The Internet:

Online sales now account for 7-11% of all retail sales, depending on which survey you subscribe to. Many sources believe the annual rate of growth for online sales peaked in 2015, meaning its popularity is beginning to plateau. While we all know somebody who buys nearly everything online, where exactly will this trend lead? Brick and mortar retailers continue to fight back by offering an ever-changing inventory and other shopping experiences which lead to repeat customers. In the end, omni-channel marketing will likely rule the day and both means of shopping will thrive and survive.

The Brick and Mortar "Experience":

We continue to see retail stores that include interactive games, challenges, and over-the-top luxury service to lure the shopper. Expect this innovation to continue and gain creativity. Also, expect to see retailers and developers rely on good old fashion remedies like customer service, cleanliness, safety, and interior design to continue to draw customers.

Mixed-Use Projects:

Pegging which kind of mixed-use project to plug into a location seems to be the challenge in this growing trend. Areas that are lacking land because they are bounded by geographical challenges like mountains or water, but also have a very high demand for space, seem to be the best candidates for high-density, vertical mixed-use projects. These projects thrive on the existing pedestrian traffic walking by the retailers on a regular basis. Conversely, the industry continues to see more and more ill-fated high-density mixed-use projects that try to mimic those built for pedestrians in the urban core, but are instead dropped in suburban auto-centric locations. An extremely high percentage of these projects suffer high retailer turnover, under-market rents, and low sales volume. As the jury comes in, developers and city planners are rethinking the mixed-use strategy in suburbia. Perhaps Alex Marshall, in his 2001 book "How Cities Work," sums it up best: "How we get around determines how we live, it doesn't work the other way around."



2016

KANSAS CITY RETAIL REPORT

LANE4 Property Group specializes in project leasing, development, investment sales, property management, and tenant representation. Our success is based on an unwavering commitment to streamlining processes and optimizing our clients' objectives by providing in-depth knowledge and experience, attention to detail, creativity, and passion in every project we tackle. Today, we have a multitude of mixed-use, retail, office and hospitality projects and continue to rapidly expand throughout the Midwest.



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