



YOUR PLACE TO ESCAPE IN SOUTH KC SINCE 1959



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LANE4

FOR LEASE:

573 SF (second gen ice cream)

*1,768 SF

*1,885 SF (second gen nail salon)

3,000-3,800 SF

8,800 SF (second gen restaurant)

12,000 SF

**combine to 3,635 SF*



WONDERSCOPE CHILDREN'S MUSEUM

A **\$15M, 30,000 SF world-class facility** opened at Red Bridge in 2020 and is expected to bring **200,000+ visitors annually**. Designed by a team of experts, Wonderscope is an interactive STEAM museum with a variety of exhibits and one-of-a kind outdoor playground.

HARDWARE AND CHILDREN'S MUSEUM ANCHORED NEIGHBORHOOD CENTER

with **almost 100% locally owned businesses**.

1 MINUTE FROM I-435 & 2 MINUTES FROM KANSAS

allows outstanding proximity to **pivotal neighborhoods, businesses, and schools**.

JUST MINUTES FROM SOME OF KANSAS CITY'S LARGEST AND GROWING EMPLOYERS

Black & Veatch, Freight Quote, St. Joseph Hospital System, and Burns & McDonnell.

SITUATED IN THE HEART OF SOME OF KANSAS CITY'S BEST NEIGHBORHOODS

2-5 minutes from some of the **highest income zip codes** in the KC Metro including Blue Hills Estates, Hallbrook Farms, and Leawood, KS. **Average household income exceeds \$132,000** within a 3-mile radius of center.

SITE PLAN



SUITE	TENANT	SF
453A	Euston Hardware	
453B	Mid Continent Public Library	
500	SERC Physical Therapy	
504	Christian Society of Kansas City	
508	Tiffany J. Events	
510*	AVAILABLE	1,768
512*	AVAILABLE	1,885
515	Caleb's Kitchen	
519	Berries + Honey	
521	American Rare Coin	
523	The Limit	
527	Made in KC	
529	China Dragon	
533	AVAILABLE	573
535	Crows Coffee	
11120	Barrio	
11125	Goodwin Insurance Agency	

11122	AVAILABLE	3,000-3,800
11126	Salon Service Group	
11128	AVAILABLE (CONFIDENTIAL)	11,999
11130	Integrity Martial Arts Academy	
11131	Ananda Skin Soul	
11133A	Alyssa Johnson Hair	
11133	CH2M	
11134	AVAILABLE (CONFIDENTIAL)	8,800
11140	AVAILABLE	12,000
11141	Pulse Performing Arts Center	
11212	New Grocer Coming 2024	

*Suites can be combined to 3,653 SF

SUITE 11122

3,000-3,800 SF

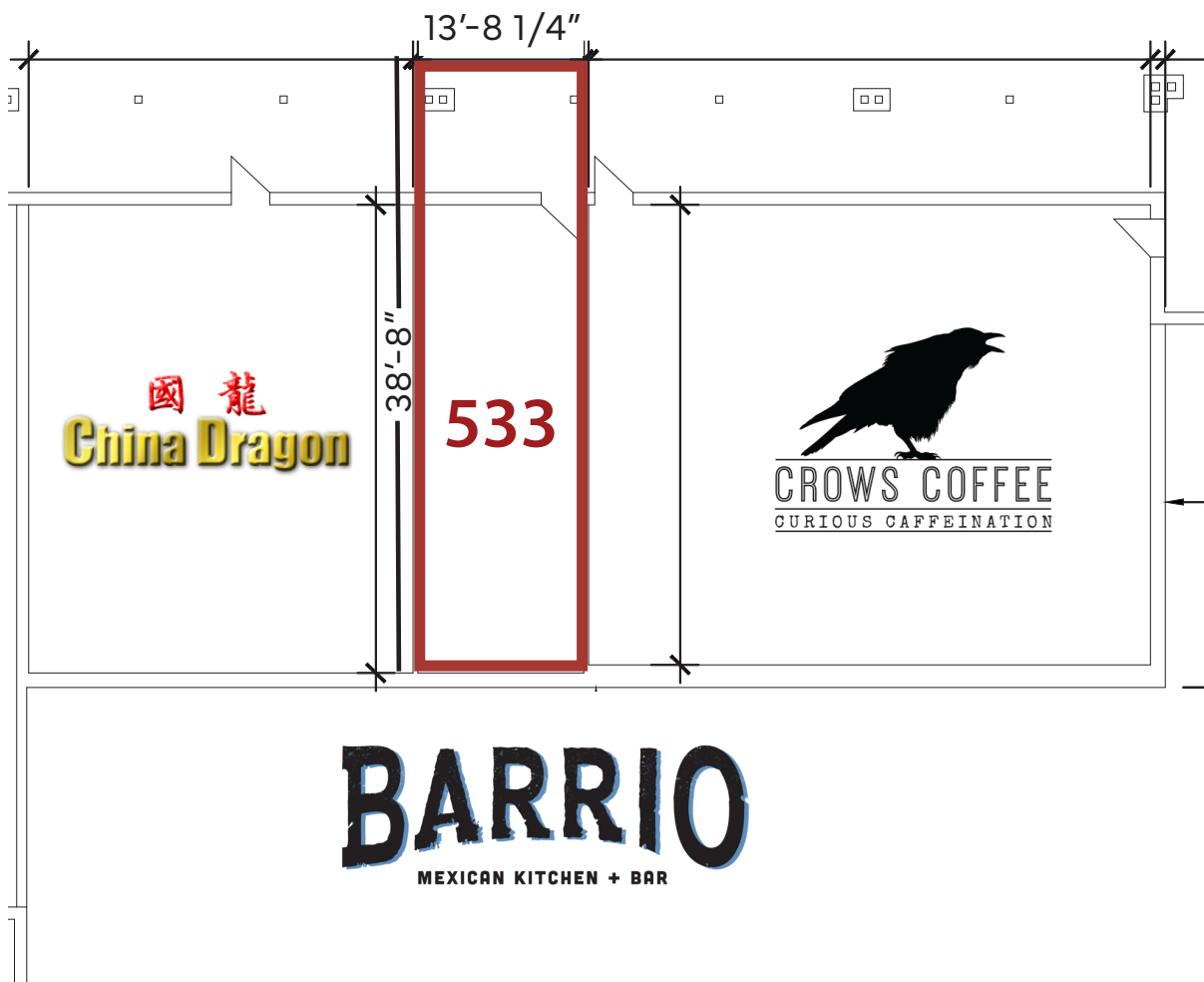


SUITE 533

573 SF

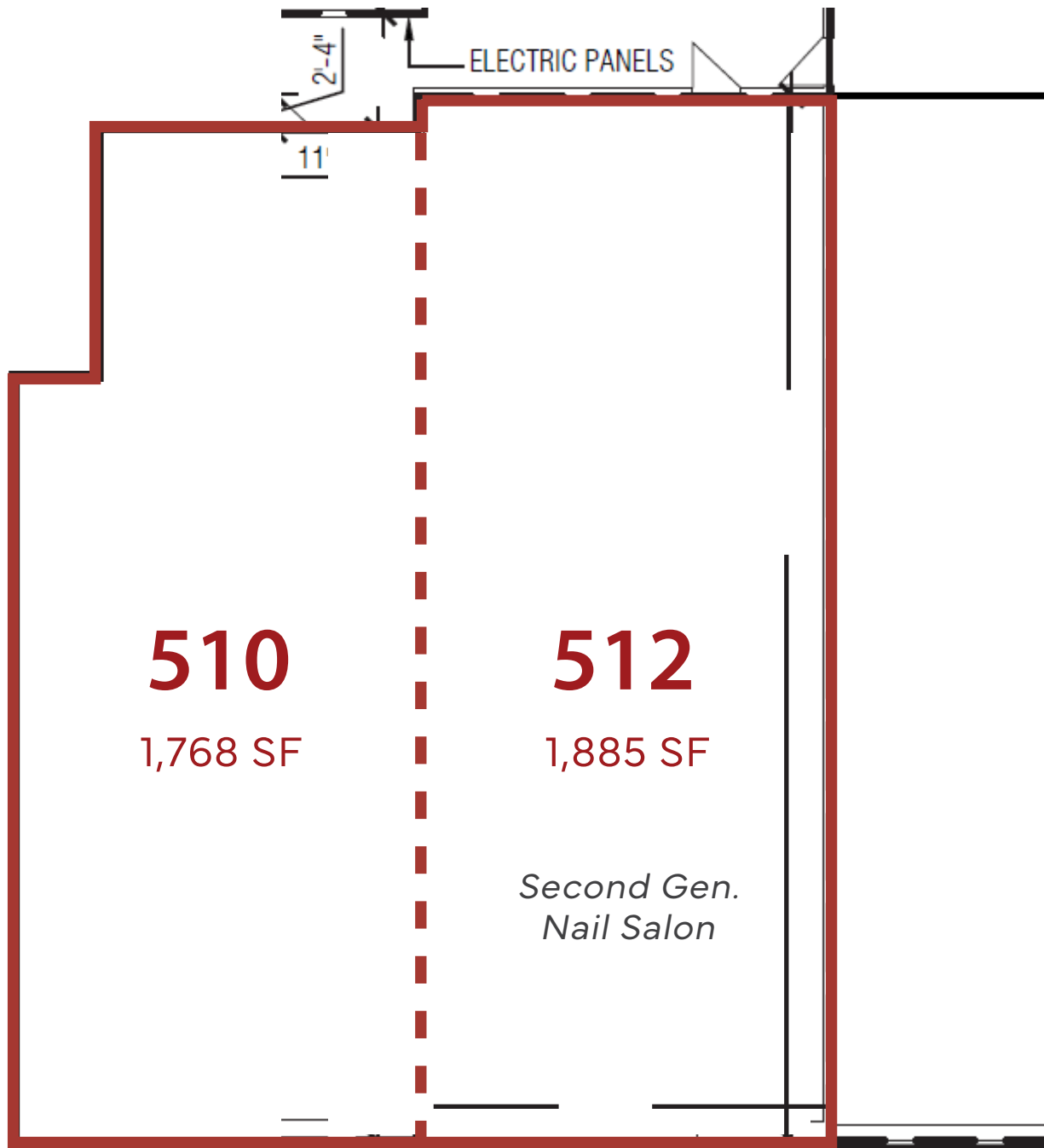


Second Gen. Ice Cream Shop



SUITE 510-512

1,768-3,653 SF

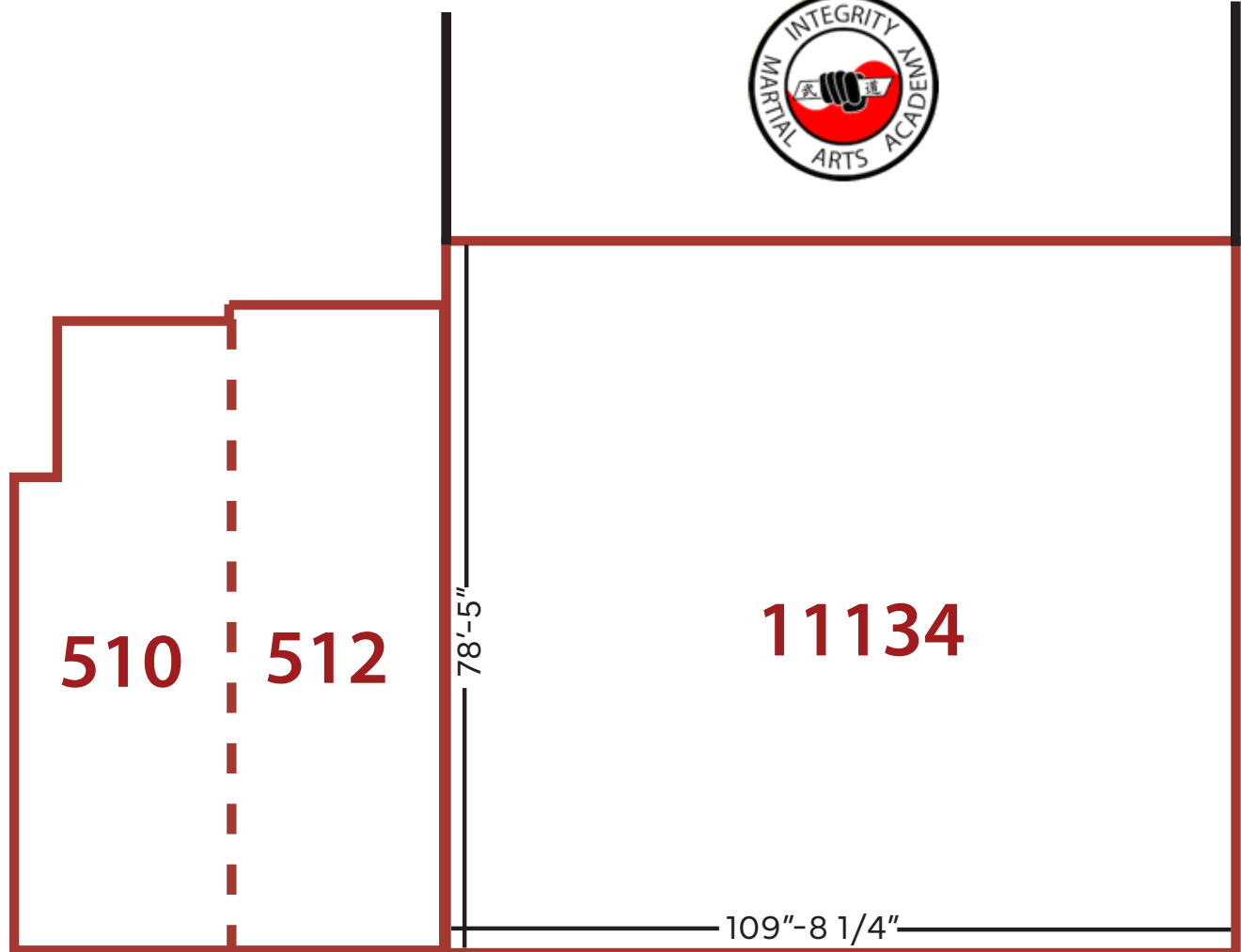


SUITE 11134

8,800 SF

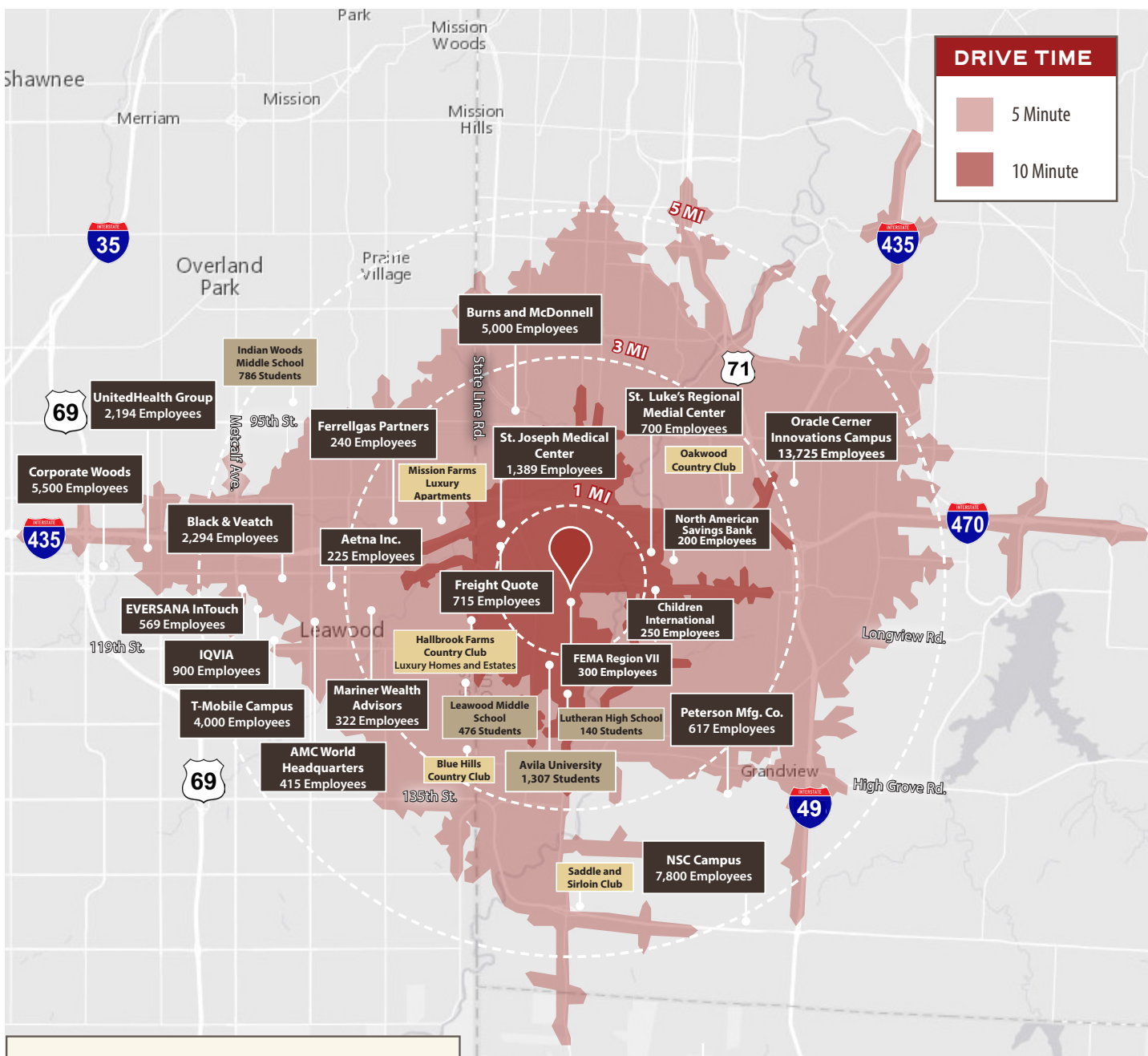


Second Gen. Restaurant



JUST MINUTES FROM SOME OF KANSAS CITY'S BIGGEST EMPLOYERS AND STRONGEST NEIGHBORHOODS.

Burns and McDonnell • St. Joseph Medical Center • Oracle Campus • Corporate Woods • Mission Farms • Leawood



MAJOR RETAIL CORRIDORS

LOCATION	DAYTIME POPULATION (5 mi)
1. Ward Parkway Center	171,150
2. Town Center Plaza	169,139
3. Red Bridge Shopping Center	136,579
4. Prairiefire	130,033
5. 135th & Stateline	127,721
6. Zona Rosa	85,189
7. Summit Woods and Summit Fair	54,226

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,334	54,035	170,218
Avg. HH Income	\$104,288	\$132,127	\$119,475
# of Businesses	211	2,269	9,501
Daytime Pop.	8,119	63,295	217,928



A NEIGHBORHOOD TRADITION... REVIVED.

A transformative redevelopment of the center was completed in 2017.

- + 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





A COMMUNITY-CENTRIC CENTER WITH YEAR-ROUND PROGRAMMING.

Our annual event calendar includes:

- + KC Running Club 5K
- + Spring Craft Fair + Parking Lot Party
- + Summer Live Music Series
- + South Kansas City Block Party *(hosted by SKC Chamber)*
- + Halloween Trick-or-Treat
- + Holiday Workshop



LANE4

RED BRIDGE
SHOPPING CENTER