

For Sale

JCPenney Outparcel
Kansas City, Kansas



Stadium Dr & N 110th St Kansas City, Kansas

**SALE PRICE | \$16.00
Per Square Foot**

- Proposed 45,738 SF pad site
- Situated in State of Kansas' most popular tourist destination
- Surrounded by multitude of national retailers
- Rare small retail pad opportunity for sale
- MLS soccer, NASCAR and semi-pro baseball venues next door
- Sale Price | \$16.00 Per Square Foot

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JCPenney Outparcel Aerial



Demographics	5 Miles	10 Miles	15 Miles
Est. Population:	42,361	207,294	665,078
Est. Median Income:	\$66,833	\$68,018	\$66,251

Kansas City, Kansas Attractions



Sporting Park: The MLS Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot Sporting Park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park is the first major league professional sports stadium in the State of Kansas.



Hollywood Casino at Kansas Speedway: The first phase of this development opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



The Kansas Speedway: The Kansas Speedway is the Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches.



Great Wolf Lodge: Great Wolf Lodge is a full-service, year-round family destination resort featuring: 281 family-sized suites, a 49,000 square foot indoor entertainment area including a waterpark, themed family restaurant, spa, arcade, meeting/conference space, confectionery cafe, fitness center and gift shop.



Cabela's: Featuring museum quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 square foot Kansas City store had over 4 million visitors in one year.



Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



Cerner: New 600,000 square foot office campus is home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees.



T-Bones: The CommunityAmerica Ballpark located in Village West is the home of the Kansas City T-Bones, a professional baseball team and a member of the American Association of Independent Professional Baseball.