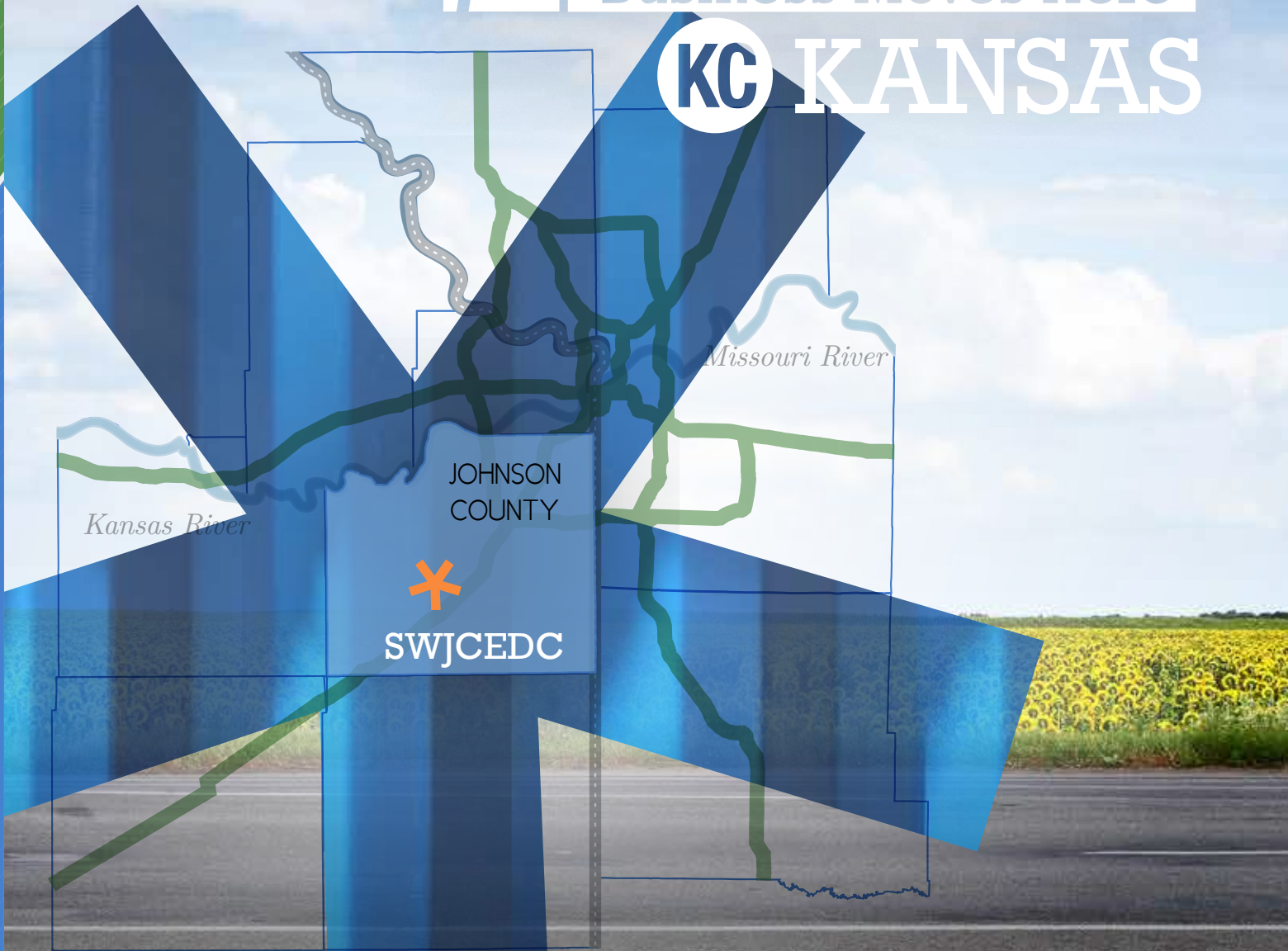


# southwest JOHNSON COUNTY

 Business Moves Here

 KANSAS









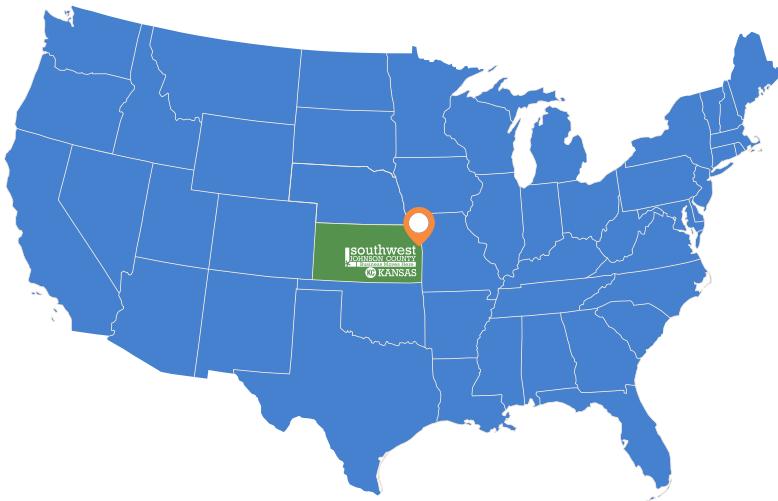
Nestled in the southwest corner of one of the most affluent counties in the nation, Southwest Johnson County Kansas (county code JO) is just 25 miles southwest of downtown Kansas City off Interstate 35. The City of Gardner, Kansas is a prime location for retail development due to available and affordable land, a productive workforce and quality of life factors. Situated just north of I-35 is New Century AirCenter, a dynamic multimodal center with close proximity to air, land and rail transportation.

# Southwest Johnson County Kansas At-a-Glance

The cities of Gardner and Spring Hill – and New Century Air Center – are home to award-winning schools, each with a distinct growth story that includes affordable housing, safe neighborhoods and world-class amenities.

## Gardner Trade Area:

-  **Total population: 21,287\***
-  **Total Households: 7,583\***
-  **Median Age: 32\***
-  **Average Increase of Number of Households: 2.09%\***
-  **Average Gross Household Income: \$85,095\***
-  **Total Household Income: \$645,274,084\***





Approximately **56%** of the trade area’s residents are in the **“Household & Family Formation”** (ages 25 to 44) and **“Peak Earning”** (ages 45 to 64).\*

**68%** are home owners with an average home value of **\$165,923\***

**68%** owner-occupied housing units\*

The top categories consumers spend on average per year in Southwest Johnson County include:

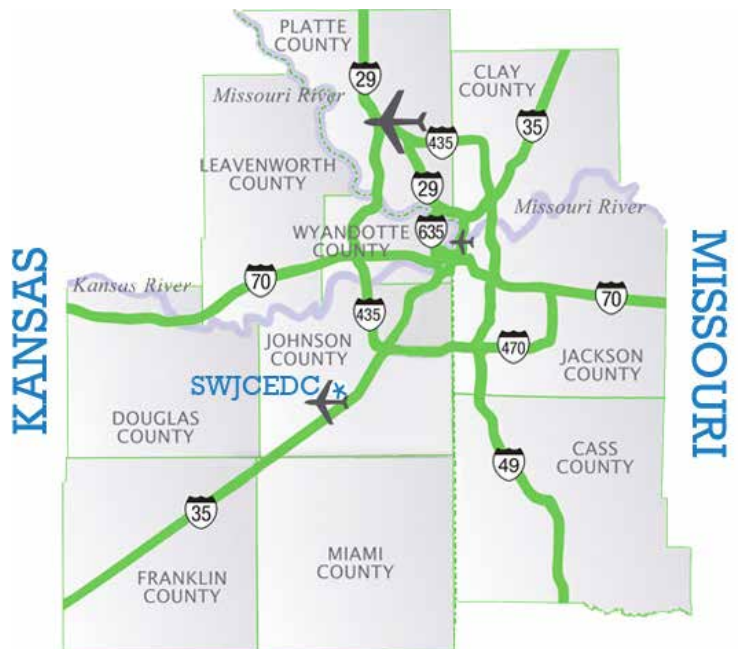
-  **Food: \$8,389\***
-  **Apparel and household furnishings: \$5,646\***

## Land Availability

**Commercial Land: 373 acres**

**Residential Land: 1,173 acres**

**Industrial Land: 1,000 acres**



\*According to CERI Inc.’s “A Profile of the Trade Area within the City of Gardner, Kansas, 2017”




## Move Your Retail Here.

Because there is significant retail leakage in the trade area, there is endless potential for big box and junior box tenants, as well as restaurants, to locate to this growing community.

### Market retail potential categories include:

 **Food and Beverages:** \$62,315,825

 **Apparel:** \$17,390,463

 **Transportation:** \$64,924,396

### Retail leakage:

 **Department/Family Clothing Stores:** \$70,687,688

 **Home Centers:** \$26,230,627

## Gardner, Kansas: Blazing New Trails

Ranked one of Kansas City metro's fastest growing cities, Gardner is the retail epicenter of the Southwest Johnson County area. Located along Interstate 35, Gardner is home to nearly 21,000 residents and recently announced \$21 million dollars of development over the course of the next 18 to 24 months.

CVS has located to Gardner, building a 9,516 square-foot retail commercial pharmacy.



In 2016, Gardner announced a 300-acre, mixed-use retail and industrial development. To the east of I-35, Orscheln Farm & Home opened a 32,375 square-foot retail store located on 4 acres.



Dairy Queen has located a site to build a new free-standing restaurant.



Hampton Inn recently announced it will build a five-story building with 82 rooms and a 200-seat conference center in Gardner.



## New Century AirCenter: Land Here. Take Off.

# New Century AirCenter<sup>SM</sup>

A true multimodal center with the right combination of location and facilities, New Century AirCenter is where road, air and rail converge. A premier business park, sites can be served by an active business aviation airport, the adjacent BNSF Railway mainline and advanced infrastructure – all within one mile of I-35.

Slightly more than 400 acres are under long-term lease to nearly 70 industrial and commercial tenants such as Unilever, CenturyLink, Garmin and DuPont. The AirCenter also has 1,000 acres of developable land available. Parcels can be configured to meet your needs.

**The companies at New Century AirCenter employ more than 5,000 consumers of retail services in the area.**



Several expansions have been announced recently by tenants at New Century AirCenter, including the addition of 30 new jobs through a \$5 million Kerry Ingredients product line expansion. Unilever is also undergoing a 100,000 square-foot cold storage expansion.



Amazon has located within New Century, creating 600 full-time jobs.



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