



# CHEROKEE SOUTH PLAZA

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## Walgreens and more to open at Cherokee South

*Tri-Land Properties begins redevelopment of the shopping center following Walgreens construction*

**W**alls have come down, buildings have been demolished and a stunning new Walgreens has been constructed. The \$23 million redevelopment of Cherokee South Plaza is underway.

With the 15,000-square-foot **Walgreens** slated for a first-of-the-year opening, the center's development company, Tri-Land Properties, Inc., a suburban-based firm out of Chicago, turns its focus to the remainder of the redevelopment.

"Although circumstances delayed the timing of the building renovations, we're now set to embark on the major project work of redevelopment of the center," said Hugh Robinson, executive vice president for Tri-Land.

The new Walgreens will feature a food section, a convenient pharmacy drive-thru, a photo developing shop and much more.

Tri-Land has already begun construction on the brick pylon tower at the corner and has commenced construction on the new accented facades, architecturally distinctive towers; new entrances, extensive landscaping and other center improvements.

The company is actively seeking new retailers to lease space at Cherokee South and is confident that with the redevelopment and an improvement in the economy, more stores, service retail outlets and restaurants will



The new Walgreens on the southwest corner of 95th Street and Antioch in the soon to be redeveloped Cherokee South Shopping Center nears completion.

be looking to move into an updated center in an established affluent neighborhood.

In fact, even prior to the redevelopment completion, Tri-Land was able to secure **Jimmy John's Gourmet Sandwiches** at 8937 W. 95th St. in the former Blimpie Sub Sandwich building. The new restaurant will have a drive thru and is scheduled to open spring 2010.



To sign up for our online promotions, please visit [www.cherokeesouth.com](http://www.cherokeesouth.com)



**Cherokee South Merchants**

America Vacuum Co.  
913-381-6006

Cherokee Animal Clinic  
913-649-0440

Cherokee Liquor  
913-648-3530

European Delights  
913-385-3876

Golf TEC  
913-642-8881

KC Digital Watch Co.  
913-381-2675

Hallmark Country Mouse Store  
913-649-3130

Han's Jewelers  
913-648-5100

H&R Block  
913-381-8696

Kansas Sampler  
913-383-2920

KC Digital Watch  
913-381-2675

King's Auto Service  
913-341-2886

Paul Mitchell Salon  
Store and School  
913-381-5757

Quick Cash  
913-652-6687

Valley View Dance Studio  
913-381-5505

For more information about leasing space at Cherokee South Plaza, please contact Scott Fitzgerald at 800-441-7032.

**The latest news from Cherokee South tenants...**

**American Vacuum** now carries Beam Central Vacuum Systems, which is the new state-of-the-art Electrolux Central In-Home Vacuum System. It is the world's leading manufacturer and marketer of central vacuum systems.

**Cherokee Animal Clinic** has been serving Overland Park for 47 years. With several veterinarians on staff, the clinic has convenient office hours six days a week for dogs, cats and other pets.

**Cherokee Liquor** is more than just another beer store. It offers fun ways to enjoy wine (a Wine League and a Premium Wine Club) and specialty beers (Beer Trail!), along with sponsoring golf events. The store also sponsors a bottle recycling program, neighborhood cleanup projects, and offers reusable wine bags.

**European Delights** has a wide selection of fresh deli meats, fish, and cheeses from around the world as well as pastries and international candies.

As the weather cools, it's time to head inside to perfect your golf swing. Check

out **GolfTEC's** innovative video instructional system for a full-swing lesson.

**Hallmark Country Mouse Store** is gearing up for the holidays with many new promotions and more than 100 new ornaments to be introduced on Oct. 10. There is sure to be something for everyone!

**Kansas Sampler** is the ideal one-stop shop for this football season. With a wide selection of items from the Kansas City Chiefs, Kansas University, Kansas State University and even University of Missouri/University of Oklahoma (just over the state lines). Kansas Sampler has football gear for all local fans.

**KC Digital Watch** focuses on watch as well as clock sales and service for more than 30 years.

**Paul Mitchell The School** has been open a year and is now enrolling for its state-of-the-art cosmetology program.

**Valley View Dance Studio** is enrolling for fall classes coming off an award-winning season of tumbling and dance.

**What has been the progress since the TIF was passed?**

"After the approval of the tax increment financing (TIF) by the Overland Park City Council in May of 2008 and the approval of the Final Development Plan by the Plan Commission in October 2008, Tri-Land ran into another hurdle, the "melt down" of the international financial markets and the worst economy since the Great Depression. With financing markets frozen, the ability to source the additional capital required to complete the redevelopment per the approved TIF and Final Development Plan became problematic and required a new and creative approach.

Walgreens was responsible for construction of its own building and parking areas, so the economic climate would not impact its decision to build and open the new store. Unfortunately, the same wasn't true for the rest of Cherokee South.

After considering a number of alternatives, the developer embarked on a program to raise additional equity and to supplement the financing using the anticipated future TIF revenues as collateral to raise additional debt. The combination of the two additional sources of dollars was sufficient to provide the required funding to begin the renovation of the existing buildings which has just started in late September 2009.

While concerns about the economy continue to plague the real estate industry in general and retail development specifically, Tri-Land is confident that the combination of the new Walgreens store coupled to the dramatic improvements that are now underway will generate tenant interest and will make the difference to many retailers looking to serve this densely populated area."

—Hugh Robinson, Tri-Land Properties