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Developer says \$26M project will help transform Gladstone

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Developers will unveil a new mixed-use project later this month that they say will transform Gladstone.

Indianapolis-based **Flaherty & Collins Properties** will host grand opening ceremonies for The Heights Linden Square on April 16. The \$26 million project, at 601 N.E. 70th St., promises to bring residents and retail to Gladstone. It includes 222 luxury apartments and 10,000 square feet of street-level retail space.

"We are excited to unveil The Heights Linden Square to the residents and community of Gladstone," [David Flaherty](#), CEO of Flaherty & Collins Properties, said in a release. "This project will help transform the downtown Gladstone area of Linden Square."

Gladstone City Manager [Kirk Davis](#) said The Heights Linden Square will have an estimated economic impact of \$100 million over the next 20 years, in part through the purchasing power of the roughly 400 new Gladstone residents who will live there.

"The Heights and Downtown Gladstone will be a place for people to gather and be proud of the community they live or work in," Davis said in a release.

The apartments in the project average 942 square feet and include 40 two-level units, each with its own attached single-car garage. Above the two-level apartments are two levels of flats. Parking for those units includes surface parking on the interior of the project and an additional 40 single-car garages. On-street parking is available on three sides of the property for residents and shoppers.

Amenities for the apartment residents include a fitness center, tanning salon, cyber cafe, business center, game and leisure center, resort-style pool and an "outdoor living room" with fire pits, commercial-grade grills and outdoor furniture.

In addition, residential and retail tenants will have access to Google Fiber broadband service.

Flaherty & Collins is [preparing to start construction](#) on its second Kansas City-area project: The Union | Berkley Riverfront Park.

Set for completion in 2016, that \$65 million project will include 410 luxury apartments, 12,500 square feet of retail space and a parking garage with more than 425 spaces.

Rob reports on real estate and development.