

## I-435 & 87TH STREET, LENEXA, KANSAS



### BUILDING HIGHLIGHTS

- Shopping center anchored by 27,000 SF Sprouts
- 3.28 +/- acres available (divisible) along I-435
- McDonald's, Taco Bell, and Freddy's on site
- Near City Center Lenexa and Canyon Farms Golf Club
- Excellent highway visibility
- 105,000 +/- cars pass the site daily
- Easy access from I-435

### LEASING CONTACT

**ERIN JOHNSTON**

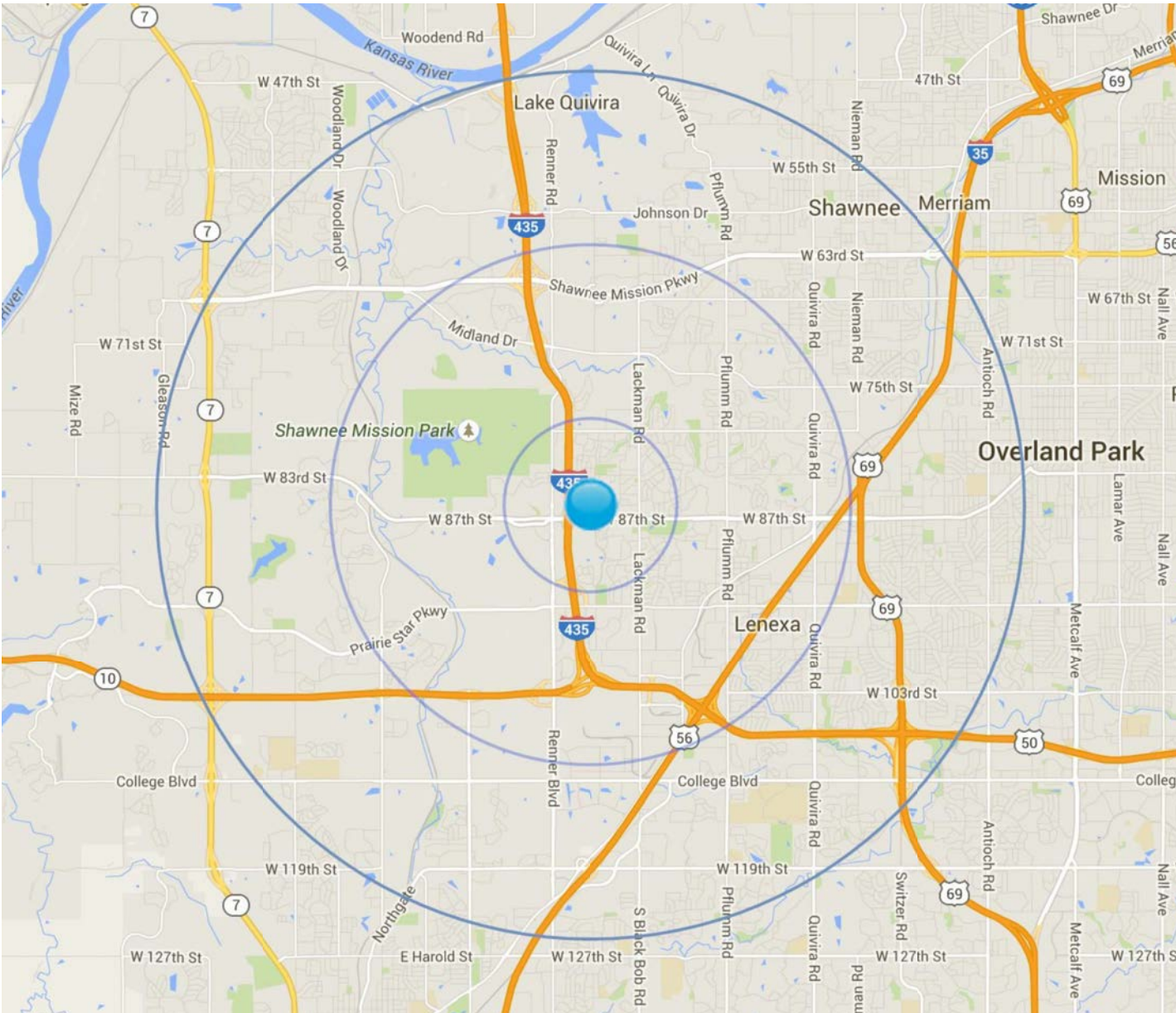
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# DEMOGRAPHIC HIGHLIGHTS

|                   | 1 mile   | 3 miles  | 5 miles  |
|-------------------|----------|----------|----------|
| Population        |          |          |          |
| 2019 Estimate     | 10,673   | 51,758   | 167,534  |
| 2024 Projection   | 11,023   | 53,586   | 174,278  |
| Median Age        | 34.1     | 38.2     | 37.4     |
| Average HH Income | \$92,748 | \$95,467 | \$91,098 |



| Radius                                    | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|---|----------|--------|----------|--------|----------|--------|
| <b>Population</b>                         |          |        |          |        |          |        |
| 2024 Projection                           | 11,023   |        | 53,586   |        | 174,278  |        |
| 2019 Estimate                             | 10,673   |        | 51,758   |        | 167,534  |        |
| 2010 Census                               | 10,460   |        | 49,993   |        | 157,208  |        |
| Growth 2019 - 2024                        | 3.28%    |        | 3.53%    |        | 4.03%    |        |
| Growth 2010 - 2019                        | 2.04%    |        | 3.53%    |        | 6.57%    |        |
| <b>2019 Population by Hispanic Origin</b> | 560      |        | 4,210    |        | 16,226   |        |
| <b>2019 Population</b>                    | 10,673   |        | 51,758   |        | 167,534  |        |
| White                                     | 8,753    | 82.01% | 43,640   | 84.32% | 142,656  | 85.15% |
| Black                                     | 994      | 9.31%  | 4,262    | 8.23%  | 11,965   | 7.14%  |
| Am. Indian & Alaskan                      | 42       | 0.39%  | 222      | 0.43%  | 825      | 0.49%  |
| Asian                                     | 535      | 5.01%  | 2,194    | 4.24%  | 7,173    | 4.28%  |
| Hawaiian & Pacific Island                 | 4        | 0.04%  | 34       | 0.07%  | 103      | 0.06%  |
| Other                                     | 345      | 3.23%  | 1,406    | 2.72%  | 4,812    | 2.87%  |
| U.S. Armed Forces                         | 0        |        | 11       |        | 60       |        |
| <b>Households</b>                         |          |        |          |        |          |        |
| 2024 Projection                           | 4,501    |        | 21,873   |        | 71,607   |        |
| 2019 Estimate                             | 4,364    |        | 21,128   |        | 68,838   |        |
| 2010 Census                               | 4,312    |        | 20,408   |        | 64,600   |        |
| Growth 2019 - 2024                        | 3.14%    |        | 3.53%    |        | 4.02%    |        |
| Growth 2010 - 2019                        | 1.21%    |        | 3.53%    |        | 6.56%    |        |
| Owner Occupied                            | 2,030    | 46.52% | 11,866   | 56.16% | 41,935   | 60.92% |
| Renter Occupied                           | 2,334    | 53.48% | 9,262    | 43.84% | 26,903   | 39.08% |
| <b>2019 Households by HH Income</b>       | 4,362    |        | 21,130   |        | 68,839   |        |
| Income: <\$25,000                         | 372      | 8.53%  | 2,519    | 11.92% | 8,457    | 12.29% |
| Income: \$25,000 - \$50,000               | 909      | 20.84% | 4,591    | 21.73% | 14,913   | 21.66% |
| Income: \$50,000 - \$75,000               | 896      | 20.54% | 3,599    | 17.03% | 13,000   | 18.88% |
| Income: \$75,000 - \$100,000              | 654      | 14.99% | 2,748    | 13.01% | 9,617    | 13.97% |
| Income: \$100,000 - \$125,000             | 494      | 11.33% | 2,385    | 11.29% | 7,750    | 11.26% |
| Income: \$125,000 - \$150,000             | 423      | 9.70%  | 1,960    | 9.28%  | 5,691    | 8.27%  |
| Income: \$150,000 - \$200,000             | 395      | 9.06%  | 1,699    | 8.04%  | 4,741    | 6.89%  |
| Income: \$200,000+                        | 219      | 5.02%  | 1,629    | 7.71%  | 4,670    | 6.78%  |
| <b>2019 Avg Household Income</b>          | \$92,748 |        | \$95,467 |        | \$91,098 |        |
| <b>2019 Med Household Income</b>          | \$75,153 |        | \$74,032 |        | \$71,313 |        |

# LAND FOR SALE



## CONTACTS

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