

# LENEXA POINT RETAIL SPACE FOR LEASE

## 8540-8550 MAURER ROAD, LENEXA, KS



## BUILDING HIGHLIGHTS

- Shopping center anchored by 27,000 SF Sprouts
- 2,400 SF (divisible) adjacent to Urban Air
- 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

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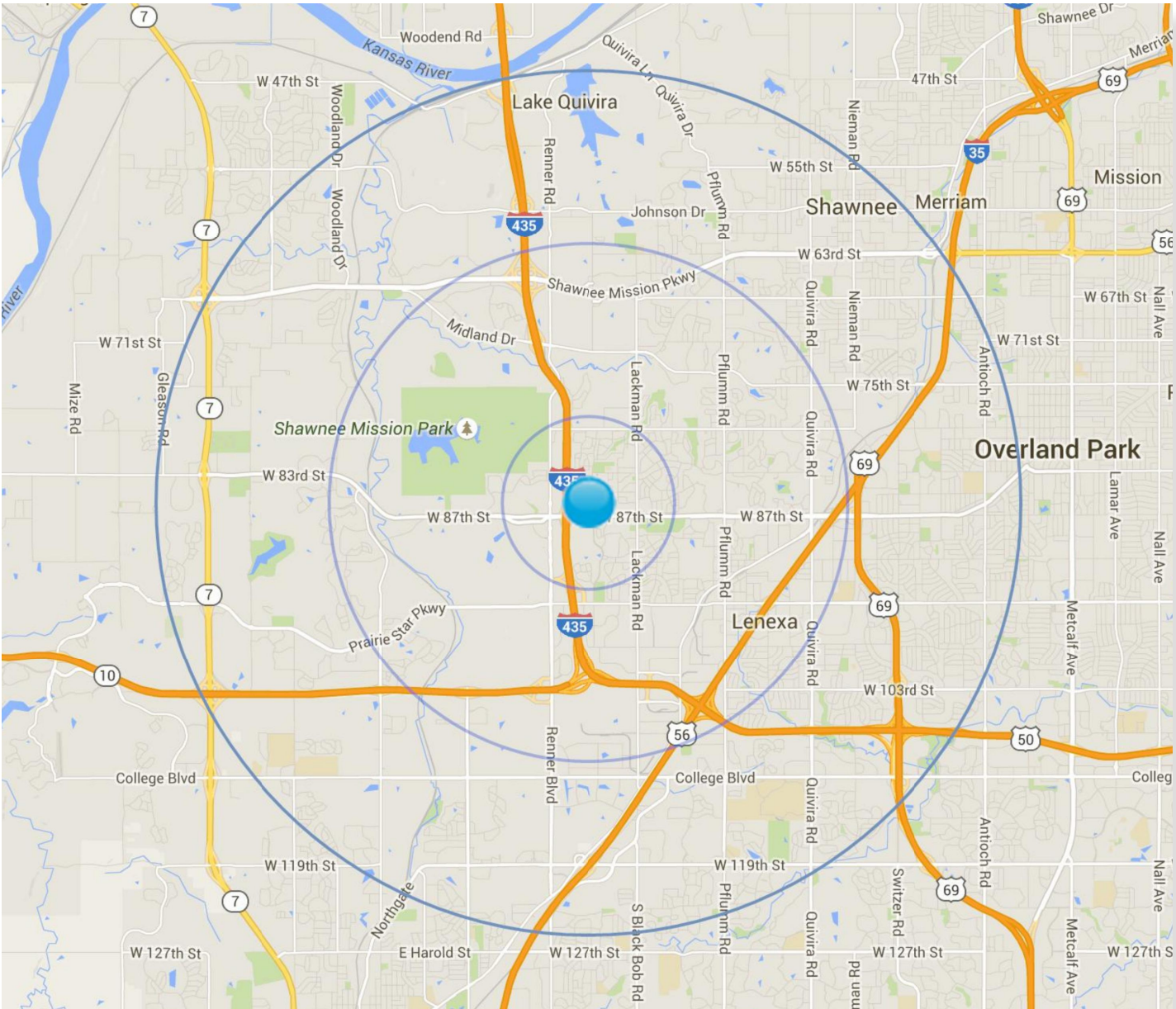


**AVAILABLE**



# 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





<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>Population</b>						
2024 Projection	10,595		54,917		176,205	
2019 Estimate	10,291		53,059		169,466	
2010 Census	10,273		51,338		159,490	
Growth 2019 - 2024	2.95%		3.50%		3.98%	
Growth 2010 - 2019	0.18%		3.35%		6.25%	
<b>2019 Population by Hispanic Origin</b>	545		4,500		16,417	
<b>2019 Population</b>	10,291		53,059		169,466	
White	8,440	82.01%	44,650	84.15%	144,387	85.20%
Black	985	9.57%	4,425	8.34%	12,076	7.13%
Am. Indian & Alaskan	40	0.39%	229	0.43%	830	0.49%
Asian	487	4.73%	2,273	4.28%	7,209	4.25%
Hawaiian & Pacific Island	4	0.04%	36	0.07%	104	0.06%
Other	334	3.25%	1,447	2.73%	4,860	2.87%
U.S. Armed Forces	0		11		60	
<b>Households</b>						
2024 Projection	4,353		22,416		72,604	
2019 Estimate	4,232		21,658		69,825	
2010 Census	4,249		20,954		65,698	
Growth 2019 - 2024	2.86%		3.50%		3.98%	
Growth 2010 - 2019	-0.40%		3.36%		6.28%	
Owner Occupied	1,963	46.38%	12,078	55.77%	42,480	60.84%
Renter Occupied	2,269	53.62%	9,580	44.23%	27,345	39.16%
<b>2019 Households by HH Income</b>	4,232		21,659		69,824	
Income: <\$25,000	368	8.70%	2,615	12.07%	8,632	12.36%
Income: \$25,000 - \$50,000	906	21.41%	4,741	21.89%	15,196	21.76%
Income: \$50,000 - \$75,000	879	20.77%	3,693	17.05%	13,268	19.00%
Income: \$75,000 - \$100,000	640	15.12%	2,816	13.00%	9,720	13.92%
Income: \$100,000 - \$125,000	490	11.58%	2,425	11.20%	7,816	11.19%
Income: \$125,000 - \$150,000	400	9.45%	2,014	9.30%	5,732	8.21%
Income: \$150,000 - \$200,000	375	8.86%	1,718	7.93%	4,768	6.83%
Income: \$200,000+	174	4.11%	1,637	7.56%	4,692	6.72%
<b>2019 Avg Household Income</b>	\$90,014		\$94,814		\$90,725	
<b>2019 Med Household Income</b>	\$73,934		\$73,575		\$70,950	