

BUILD TO SUIT MEDICAL OFFICE / BANK



LAND HIGHLIGHTS

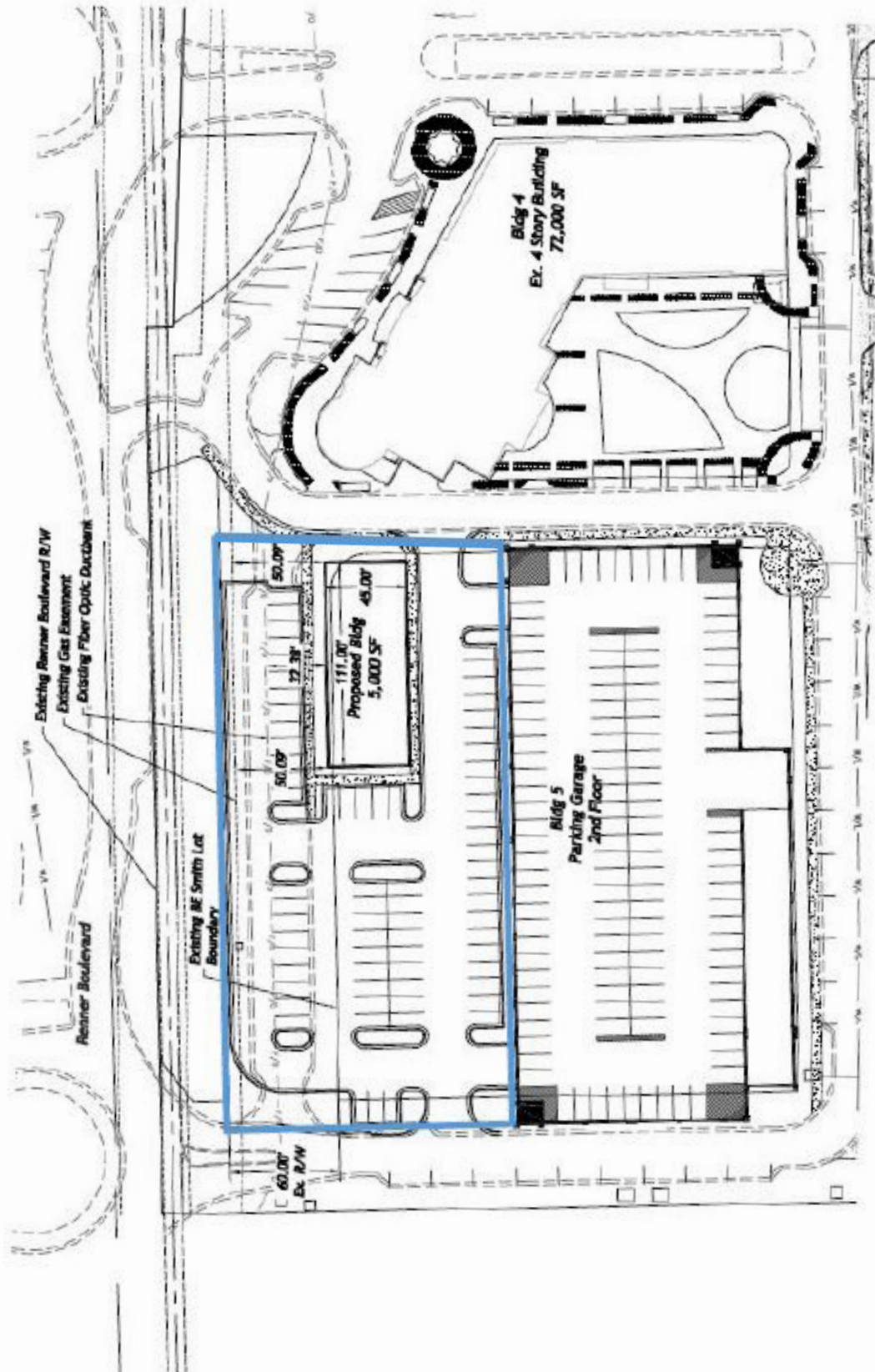
- Approximately 36,000 \pm SF site
- Great site for office, retail, bank, or medical
- Approved for free standing 5,000 \pm SF build to suit
- CC Zoning
- Part of City Center Lenexa's 2 million SF mixed-use development
- **Build to Suit Lease Price - Negotiable**

LEASING CONTACTS

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	9,114		48,227		173,964	
2019 Estimate	8,764		46,521		167,341	
2010 Census	8,240		44,578		157,661	
Growth 2019 - 2024	3.99%		3.67%		3.96%	
Growth 2010 - 2019	6.36%		4.36%		6.14%	
2019 Population by Hispanic Origin	450		3,356		16,157	
2019 Population	8,764		46,521		167,341	
White	7,059	80.55%	40,043	86.08%	141,697	84.68%
Black	907	10.35%	3,104	6.67%	12,285	7.34%
Am. Indian & Alaskan	34	0.39%	178	0.38%	827	0.49%
Asian	458	5.23%	1,941	4.17%	7,552	4.51%
Hawaiian & Pacific Island	2	0.02%	24	0.05%	101	0.06%
Other	304	3.47%	1,232	2.65%	4,879	2.92%
U.S. Armed Forces	0		10		62	
Households						
2024 Projection	3,813		19,484		70,480	
2019 Estimate	3,674		18,795		67,808	
2010 Census	3,499		18,003		63,942	
Growth 2019 - 2024	3.78%		3.67%		3.94%	
Growth 2010 - 2019	5.00%		4.40%		6.05%	
Owner Occupied	1,521	41.40%	11,006	58.56%	41,757	61.58%
Renter Occupied	2,153	58.60%	7,789	41.44%	26,050	38.42%
2019 Households by HH Income	3,674		18,798		67,807	
Income: <\$25,000	326	8.87%	1,763	9.38%	7,971	11.76%
Income: \$25,000 - \$50,000	777	21.15%	3,882	20.65%	14,393	21.23%
Income: \$50,000 - \$75,000	747	20.33%	3,278	17.44%	12,587	18.56%
Income: \$75,000 - \$100,000	545	14.83%	2,494	13.27%	9,644	14.22%
Income: \$100,000 - \$125,000	387	10.53%	2,209	11.75%	7,900	11.65%
Income: \$125,000 - \$150,000	349	9.50%	1,875	9.97%	5,733	8.45%
Income: \$150,000 - \$200,000	331	9.01%	1,619	8.61%	4,887	7.21%
Income: \$200,000+	212	5.77%	1,678	8.93%	4,692	6.92%
2019 Avg Household Income	\$93,782		\$101,409		\$92,574	
2019 Med Household Income	\$74,561		\$79,771		\$72,964	



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