

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

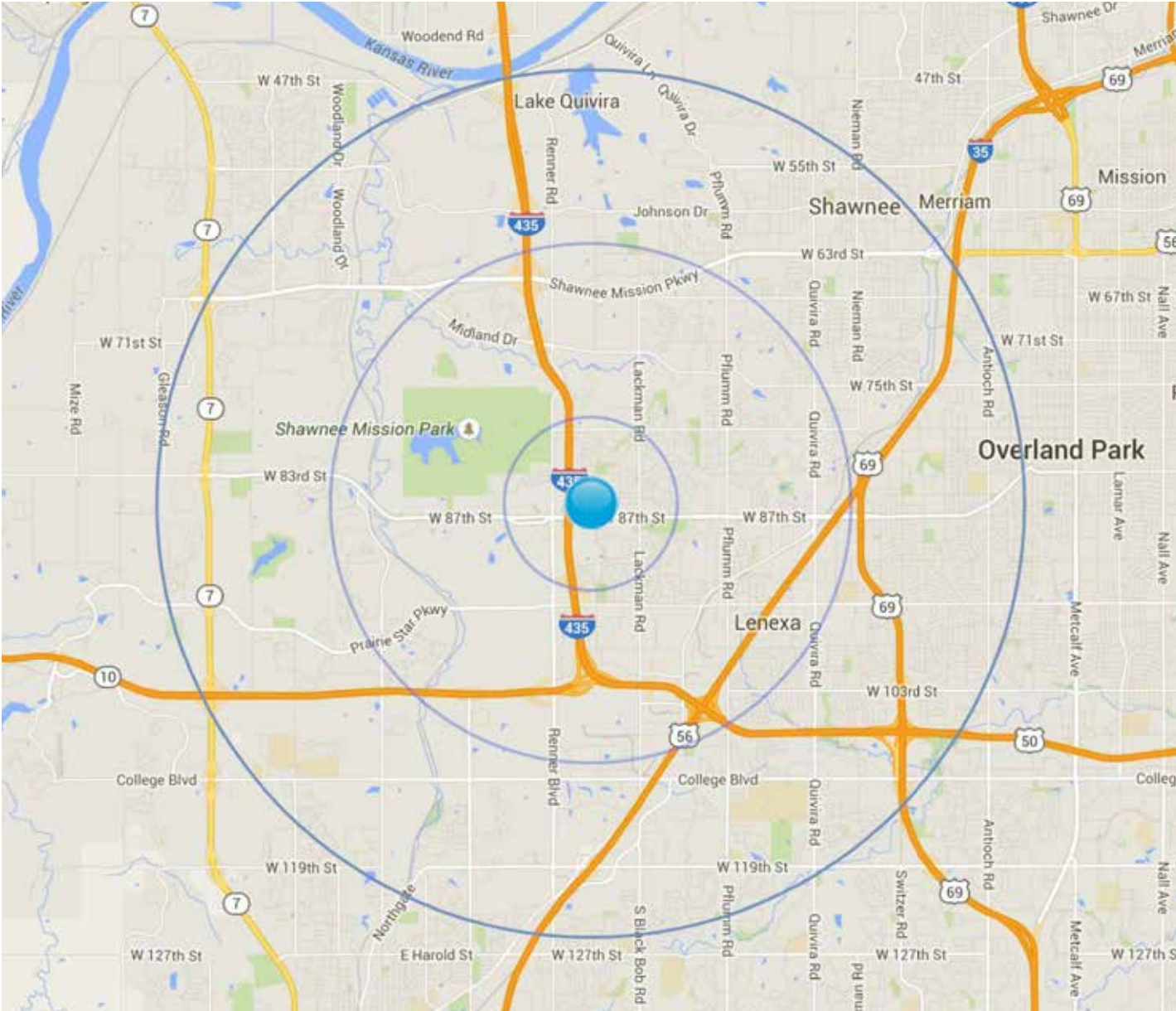
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DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population			
2021	12,928	54,860	167,610
2026 Projection	13,503	56,596	172,770
Median Age	35.4	38	37.8
Average HH Income	\$109,031	\$109,176	\$104,303



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	13,503		56,596		172,770	
2021 Estimate	12,928		54,860		167,610	
2010 Census	11,076		51,043		156,789	
Growth 2021 - 2026	4.45%		3.16%		3.08%	
Growth 2010 - 2021	16.72%		7.48%		6.90%	
2021 Population by Hispanic Origin	699		4,665		16,807	
2021 Population	12,928		54,860		167,610	
White	10,592	81.93%	45,999	83.85%	141,955	84.69%
Black	1,176	9.10%	4,374	7.97%	12,019	7.17%
Am. Indian & Alaskan	51	0.39%	252	0.46%	821	0.49%
Asian	682	5.28%	2,669	4.87%	7,734	4.61%
Hawaiian & Pacific Island	4	0.03%	31	0.06%	101	0.06%
Other	423	3.27%	1,535	2.80%	4,981	2.97%
U.S. Armed Forces	0		175		213	
Households						
2026 Projection	5,614		23,300		71,418	
2021 Estimate	5,367		22,554		69,222	
2010 Census	4,552		20,805		64,405	
Growth 2021 - 2026	4.60%		3.31%		3.17%	
Growth 2010 - 2021	17.90%		8.41%		7.48%	
Owner Occupied	2,586	48.18%	13,085	58.02%	42,952	62.05%
Renter Occupied	2,781	51.82%	9,469	41.98%	26,271	37.95%
2021 Households by HH Income	5,368		22,554		69,222	
Income: <\$25,000	453	8.44%	2,342	10.38%	7,012	10.13%
Income: \$25,000 - \$50,000	772	14.38%	3,544	15.71%	10,927	15.79%
Income: \$50,000 - \$75,000	1,061	19.77%	3,890	17.25%	13,380	19.33%
Income: \$75,000 - \$100,000	961	17.90%	3,697	16.39%	11,429	16.51%
Income: \$100,000 - \$125,000	579	10.79%	2,515	11.15%	7,838	11.32%
Income: \$125,000 - \$150,000	359	6.69%	1,536	6.81%	5,294	7.65%
Income: \$150,000 - \$200,000	636	11.85%	2,432	10.78%	6,487	9.37%
Income: \$200,000+	547	10.19%	2,598	11.52%	6,855	9.90%
2021 Avg Household Income	\$109,031		\$109,176		\$104,313	
2021 Med Household Income	\$85,353		\$85,150		\$82,201	

LAND FOR SALE



CONTACTS

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