

## BELLA ROE PLAZA - RETAIL SPACE FOR LEASE



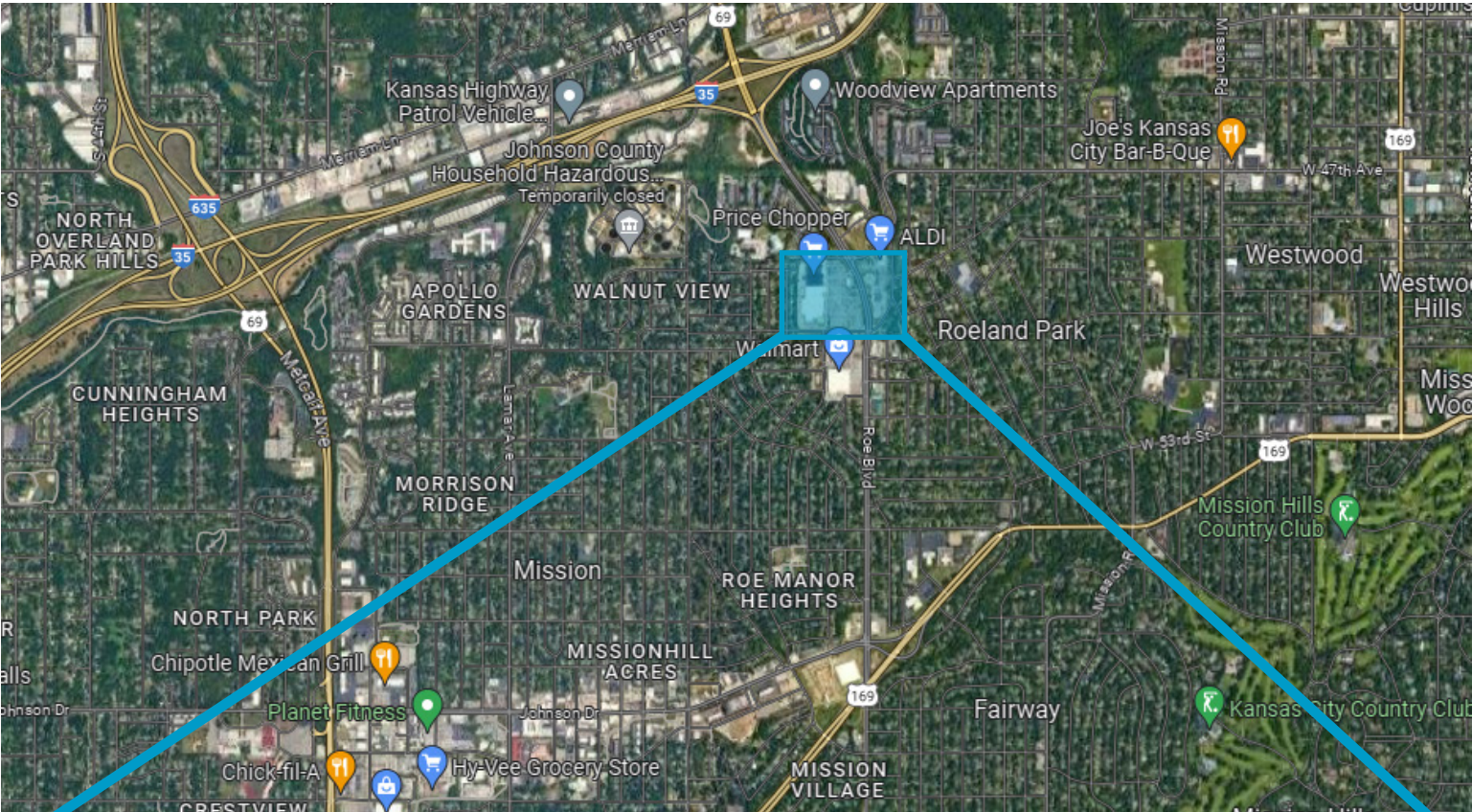
### SPACE HIGHLIGHTS

- **1,400 SF Space Available**
- **1,640 SF Available 1/1/2024**
- Anchored by Price Chopper & Lowe's
- Adjacent to Walmart, Aldi, & Walgreens
- Nearby Menard's Coming Soon
- Great visibility to over 22,000 CPD along Roe
- Excellent highway access to I-35
- Surrounded by densely populated residential neighborhoods

### LEASING CONTACT


**ERIN JOHNSTON**  
P (816) 701-5028  
[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)







## Demographic Summary Report

Bella Roe Plaza									
4980-4988 Roe Blvd, Roeland Park, KS 66205									
Building Type: <b>General Retail</b>		Total Available: <b>2,800 SF</b>							
Secondary: -		% Leased: <b>71.43%</b>							
GLA: <b>9,800 SF</b>		Rent/SF/Yr: <b>Negotiable</b>							
Year Built: <b>2006</b>									
Radius	1 Mile		3 Mile		5 Mile				
Population									
2027 Projection	12,554		92,898		262,757				
2022 Estimate	12,202		91,015		256,880				
2010 Census	11,804		89,586		249,488				
Growth 2022 - 2027	2.88%		2.07%		2.29%				
Growth 2010 - 2022	3.37%		1.60%		2.96%				
<b>2022 Population by Hispanic Origin</b>	3,078		16,534		47,562				
<b>2022 Population</b>	12,202		91,015		256,880				
White	10,611	86.96%	77,714	85.39%	195,327	76.04%			
Black	769	6.30%	5,907	6.49%	42,160	16.41%			
Am. Indian & Alaskan	78	0.64%	664	0.73%	2,131	0.83%			
Asian	354	2.90%	4,051	4.45%	9,493	3.70%			
Hawaiian & Pacific Island	8	0.07%	92	0.10%	297	0.12%			
Other	383	3.14%	2,588	2.84%	7,472	2.91%			
U.S. Armed Forces	28		90		136				
Households									
2027 Projection	5,595		43,067		116,346				
2022 Estimate	5,441		42,144		113,583				
2010 Census	5,287		41,375		110,191				
Growth 2022 - 2027	2.83%		2.19%		2.43%				
Growth 2010 - 2022	2.91%		1.86%		3.08%				
Owner Occupied	3,334	61.28%	24,338	57.75%	65,123	57.34%			
Renter Occupied	2,107	38.72%	17,806	42.25%	48,460	42.66%			
<b>2022 Households by HH Income</b>	5,444		42,144		113,583				
Income: <\$25,000	908	16.68%	6,367	15.11%	21,567	18.99%			
Income: \$25,000 - \$50,000	1,073	19.71%	8,439	20.02%	23,732	20.89%			
Income: \$50,000 - \$75,000	944	17.34%	7,689	18.24%	21,112	18.59%			
Income: \$75,000 - \$100,000	1,107	20.33%	6,350	15.07%	15,480	13.63%			
Income: \$100,000 - \$125,000	586	10.76%	3,999	9.49%	10,114	8.90%			
Income: \$125,000 - \$150,000	393	7.22%	2,723	6.46%	6,358	5.60%			
Income: \$150,000 - \$200,000	219	4.02%	2,354	5.59%	6,650	5.85%			
Income: \$200,000+	214	3.93%	4,223	10.02%	8,570	7.55%			
<b>2022 Avg Household Income</b>	\$79,654		\$94,624		\$85,235				
<b>2022 Med Household Income</b>	\$69,620		\$70,203		\$62,871				



# BELLA ROE PLAZA - RETAIL SPACE FOR LEASE



## LEASING CONTACT

**ERIN JOHNSTON**

P (816) 701-5028

[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.