

BELLA ROE PLAZA - RETAIL SPACE FOR LEASE

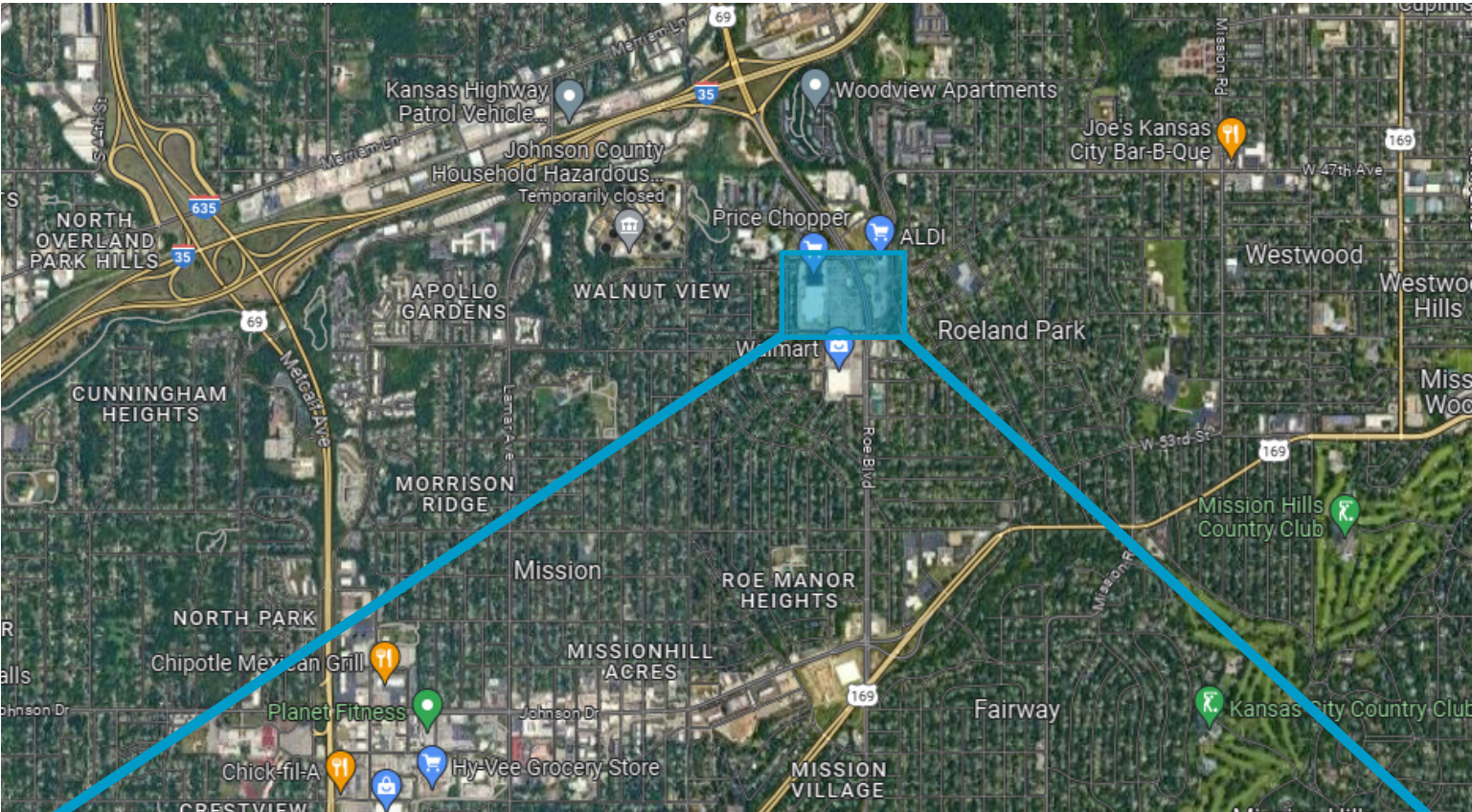


SPACE HIGHLIGHTS

- **1,243 - 1,640 SF Spaces Available**
- 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

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Demographic Summary Report

Bella Roe Plaza									
4980-4988 Roe Blvd, Roeland Park, KS 66205									
Building Type: General Retail			Total Available: 1,640 SF						
Secondary: -			% Leased: 83.27%						
GLA: 9,800 SF			Rent/SF/Yr: Negotiable						
Year Built: 2006									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2028 Projection		12,352		91,709		262,340			
2023 Estimate		12,272		91,245		259,798			
2010 Census		11,823		89,355		249,548			
Growth 2023 - 2028		0.65%		0.51%		0.98%			
Growth 2010 - 2023		3.80%		2.12%		4.11%			
2023 Population by Hispanic Origin		3,148		17,028		49,020			
2023 Population		12,272		91,245		259,798			
White		10,679	87.02%	77,877	85.35%	196,962	75.81%		
Black		765	6.23%	5,891	6.46%	43,069	16.58%		
Am. Indian & Alaskan		76	0.62%	675	0.74%	2,193	0.84%		
Asian		357	2.91%	4,080	4.47%	9,582	3.69%		
Hawaiian & Pacific Island		8	0.07%	92	0.10%	295	0.11%		
Other		387	3.15%	2,631	2.88%	7,697	2.96%		
U.S. Armed Forces		43		87		180			
Households									
2028 Projection		5,503		42,485		116,334			
2023 Estimate		5,473		42,228		115,097			
2010 Census		5,297		41,241		110,235			
Growth 2023 - 2028		0.55%		0.61%		1.07%			
Growth 2010 - 2023		3.32%		2.39%		4.41%			
Owner Occupied		3,349	61.19%	24,284	57.51%	65,246	56.69%		
Renter Occupied		2,123	38.79%	17,944	42.49%	49,851	43.31%		
2023 Households by HH Income		5,471		42,228		115,097			
Income: <\$25,000		936	17.11%	6,873	16.28%	22,326	19.40%		
Income: \$25,000 - \$50,000		1,146	20.95%	7,588	17.97%	22,944	19.93%		
Income: \$50,000 - \$75,000		757	13.84%	7,022	16.63%	20,524	17.83%		
Income: \$75,000 - \$100,000		1,088	19.89%	6,472	15.33%	15,471	13.44%		
Income: \$100,000 - \$125,000		605	11.06%	4,290	10.16%	11,096	9.64%		
Income: \$125,000 - \$150,000		419	7.66%	2,666	6.31%	6,531	5.67%		
Income: \$150,000 - \$200,000		270	4.94%	2,786	6.60%	7,390	6.42%		
Income: \$200,000+		250	4.57%	4,531	10.73%	8,815	7.66%		
2023 Avg Household Income		\$82,363		\$97,711		\$86,610			
2023 Med Household Income		\$71,967		\$73,639		\$64,254			

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