

## RETAIL SPACE FOR LEASE



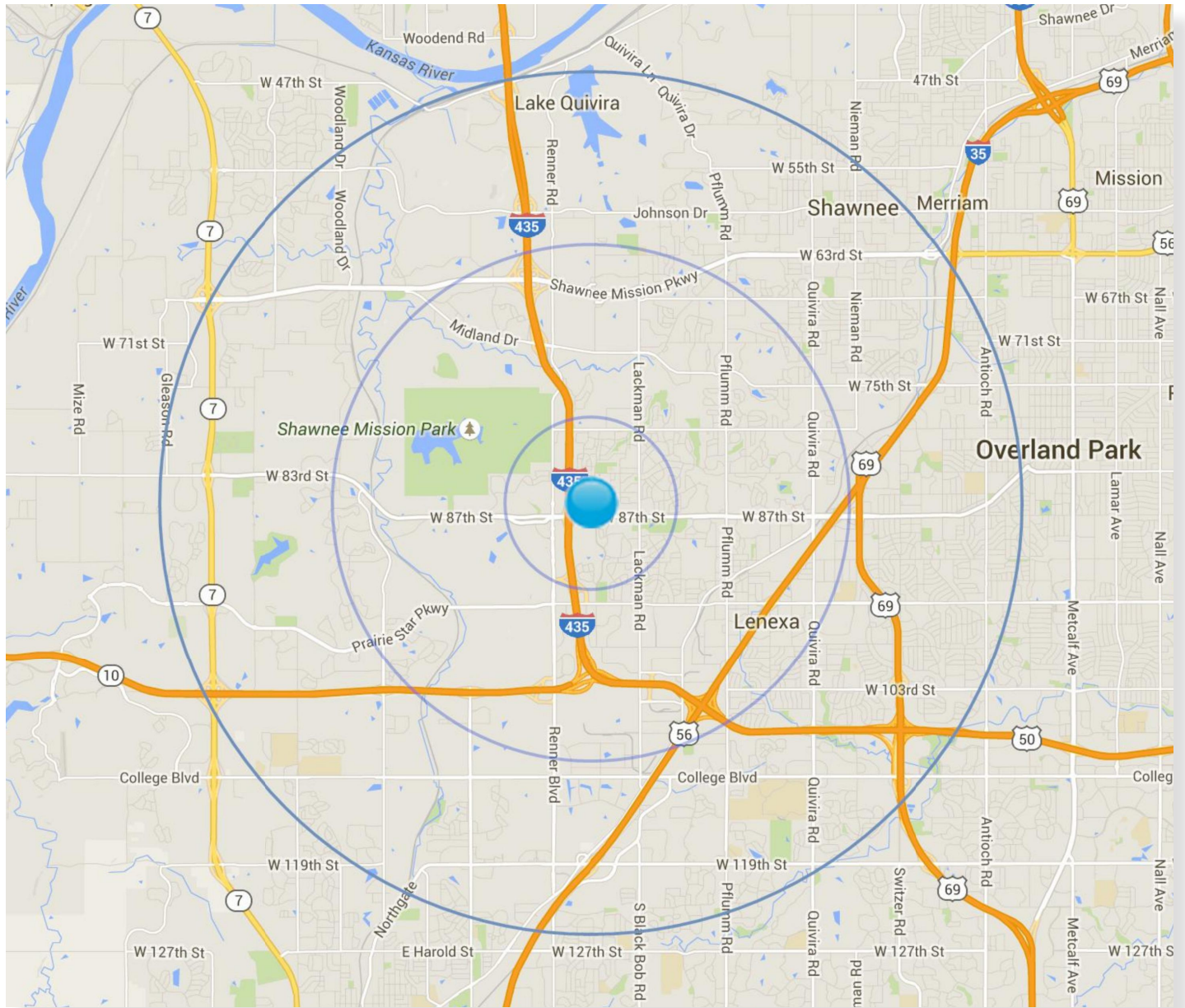
### BUILDING HIGHLIGHTS

- Shopping center anchored by Sprouts and Urban Air
- 16,000 SF (Divisible) Available Space
- Outparcels include McDonald's, Taco Bell, and Freddy's
- 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 CONTACTS

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# LENEXA, KANSAS



## DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population	13,081	55,706	169,009
2025 Projection	13,761	57,908	175,341
2010 Census	11,069	51,075	156,903
Average HH Income	\$103,167	\$102,670	\$96,693
Median HH Income	\$80,050	\$79,524	\$75,379



## Lenexa Point

8540-8550 Maurer Rd, Lenexa, KS 66219

Building Type: **General Retail**  
 Secondary: **Garden Center**  
 GLA: **86,279 SF**  
 Year Built: **1988**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	13,761		57,908		175,341	
2020 Estimate	13,081		55,706		169,009	
2010 Census	11,069		51,075		156,903	
Growth 2020 - 2025	5.20%		3.95%		3.75%	
Growth 2010 - 2020	18.18%		9.07%		7.72%	
<b>2020 Population by Hispanic Origin</b>	689		4,631		16,590	
<b>2020 Population</b>	13,081		55,706		169,009	
White	10,764	82.29%	46,847	84.10%	143,474	84.89%
Black	1,177	9.00%	4,422	7.94%	12,102	7.16%
Am. Indian & Alaskan	49	0.37%	249	0.45%	794	0.47%
Asian	669	5.11%	2,626	4.71%	7,581	4.49%
Hawaiian & Pacific Island	4	0.03%	36	0.06%	104	0.06%
Other	418	3.20%	1,527	2.74%	4,954	2.93%
U.S. Armed Forces	0		0		58	
<b>Households</b>						
2025 Projection	5,694		23,768		72,384	
2020 Estimate	5,406		22,841		69,719	
2010 Census	4,543		20,814		64,460	
Growth 2020 - 2025	5.33%		4.06%		3.82%	
Growth 2010 - 2020	19.00%		9.74%		8.16%	
Owner Occupied	2,614	48.35%	13,245	57.99%	43,126	61.86%
Renter Occupied	2,792	51.65%	9,597	42.02%	26,593	38.14%
<b>2020 Households by HH Income</b>						
Income: <\$25,000	388	7.18%	2,522	11.04%	8,331	11.95%
Income: \$25,000 - \$50,000	972	17.99%	4,215	18.45%	13,233	18.98%
Income: \$50,000 - \$75,000	1,180	21.84%	4,076	17.84%	13,137	18.84%
Income: \$75,000 - \$100,000	802	14.84%	3,360	14.71%	10,498	15.06%
Income: \$100,000 - \$125,000	575	10.64%	2,496	10.93%	7,767	11.14%
Income: \$125,000 - \$150,000	420	7.77%	1,627	7.12%	5,004	7.18%
Income: \$150,000 - \$200,000	629	11.64%	2,317	10.14%	6,017	8.63%
Income: \$200,000+	438	8.11%	2,229	9.76%	5,733	8.22%
<b>2020 Avg Household Income</b>	\$103,167		\$102,670		\$96,693	
<b>2020 Med Household Income</b>	\$80,050		\$79,524		\$75,379	

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