

5431-5441 Roberts Street

Shawnee, Kansas



Retail Space for Lease

- ◆ 1,800 sf available
- ◆ Drive-thru capability with city approval
- ◆ Located across from high-volume Walmart. Other retailers in the immediate area are Walgreens and CVS Drug Store
- ◆ Located at K-7 and Johnson Dr.
- ◆ End-cap location with ample parking
- ◆ Center is surrounded with rooftops and an annual household income of \$103,000
- ◆ Great opportunity for office/medical user

Exclusive Property Listing

Wendy Brand 816.512.1009 wbrand@ngzimmer.com

Susan L. Smith, SIOR 816.268.4215 ssmith@ngzimmer.com

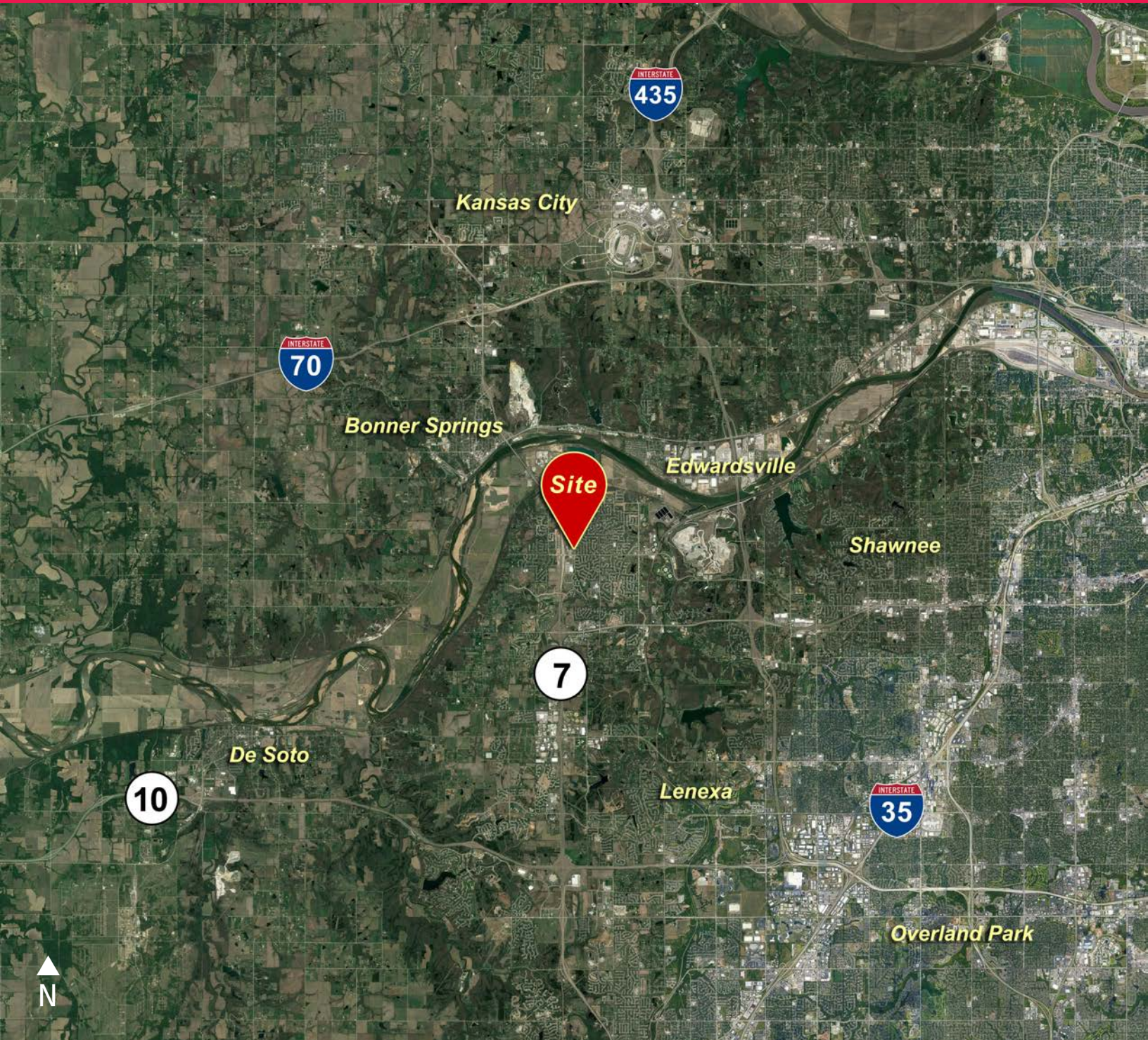
Debora H. Field 816.512.1030 dfield@ngzimmer.com



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

5431-5441 Roberts Street

Shawnee, Kansas



Exclusive Property Listing

Wendy Brand 816.512.1009 wbrand@ngzimmer.com

Susan L. Smith, SIOR 816.268.4215 ssmith@ngzimmer.com

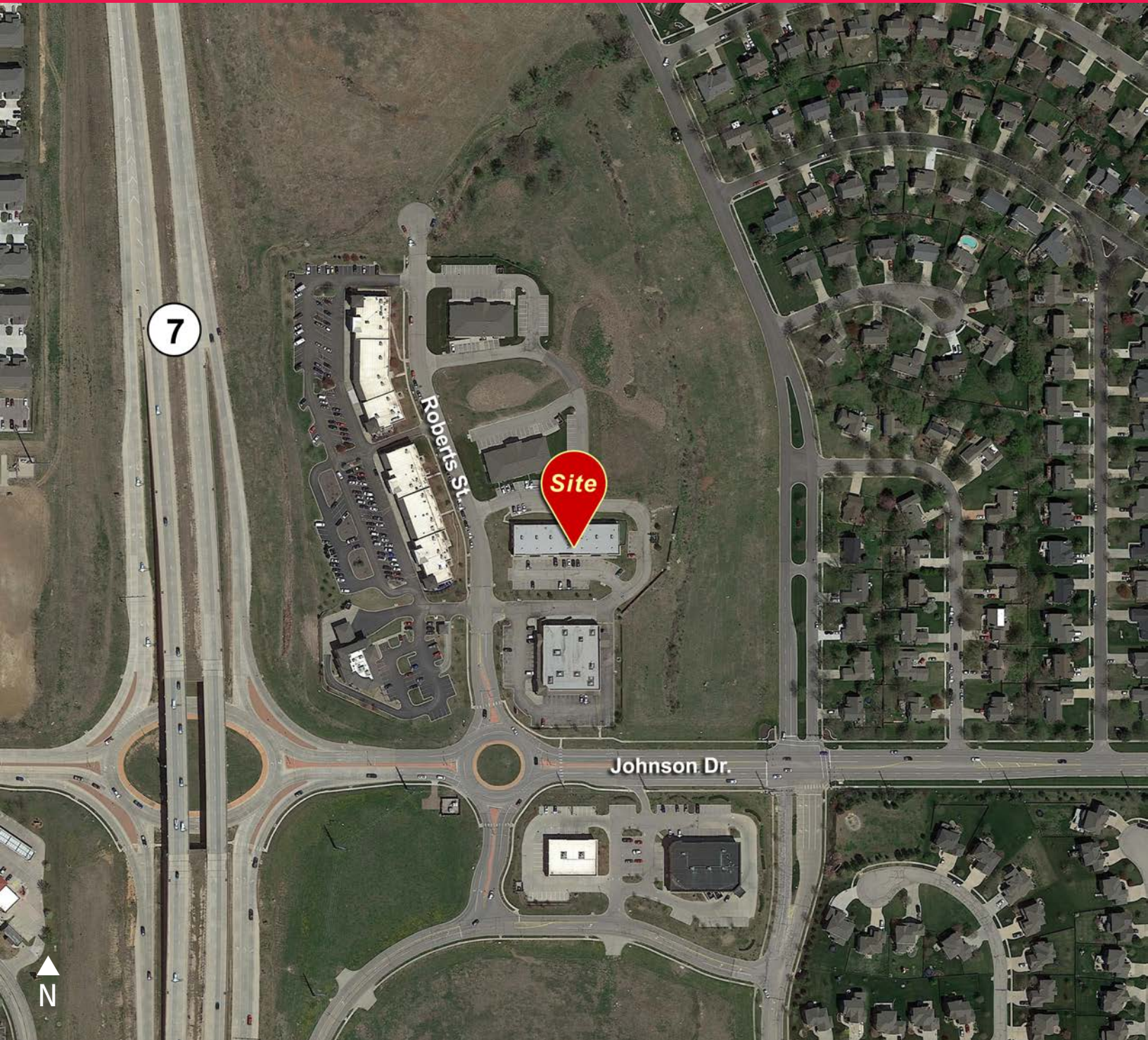
Debora H. Field 816.512.1030 dfield@ngzimmer.com



Newmark Grubb
Zimmer

5431-5441 Roberts Street

Shawnee, Kansas



Exclusive Property Listing

Wendy Brand 816.512.1009 wbrand@ngzimmer.com

Susan L. Smith, SIOR 816.268.4215 ssmith@ngzimmer.com

Debora H. Field 816.512.1030 dfield@ngzimmer.com



Newmark Grubb
Zimmer

5431-5441 Roberts Street

Shawnee, Kansas

5431 Roberts St, Shawnee, Kansas, 66226
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.03019
Longitude: -94.85059

	1 mile	3 miles	5 miles
Population			
2000 Population	5,363	15,969	27,106
2010 Population	10,128	27,563	43,319
2019 Population	11,619	30,911	48,262
2024 Population	12,339	32,608	51,081
2000-2010 Annual Rate	6.56%	5.61%	4.80%
2010-2019 Annual Rate	1.50%	1.25%	1.17%
2019-2024 Annual Rate	1.21%	1.07%	1.14%
2019 Male Population	49.9%	49.5%	49.3%
2019 Female Population	50.2%	50.5%	50.7%
2019 Median Age	33.1	34.8	35.9

In the identified area, the current year population is 48,262. In 2010, the Census count in the area was 43,319. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 51,081 representing a change of 1.14% annually from 2019 to 2024. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 33.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	89.0%	87.6%	86.7%
2019 Black Alone	3.6%	3.8%	4.4%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2019 Asian Alone	3.3%	3.3%	3.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	1.0%	2.1%	2.2%
2019 Two or More Races	2.6%	2.8%	2.9%
2019 Hispanic Origin (Any Race)	4.8%	6.7%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	153	143	143
2000 Households	1,745	5,623	9,849
2010 Households	3,219	9,311	15,404
2019 Total Households	3,651	10,343	17,006
2024 Total Households	3,865	10,883	17,942
2000-2010 Annual Rate	6.31%	5.17%	4.57%
2010-2019 Annual Rate	1.37%	1.14%	1.08%
2019-2024 Annual Rate	1.15%	1.02%	1.08%
2019 Average Household Size	3.18	2.97	2.82

The household count in this area has changed from 15,404 in 2010 to 17,006 in the current year, a change of 1.08% annually. The five-year projection of households is 17,942, a change of 1.08% annually from the current year total. Average household size is currently 2.82, compared to 2.80 in the year 2010. The number of families in the current year is 13,013 in the specified area.

Exclusive Property Listing

Wendy Brand 816.512.1009 wbrand@ngzimmer.com

Susan L. Smith, SIOR 816.268.4215 ssmith@ngzimmer.com

Debora H. Field 816.512.1030 dfield@ngzimmer.com

5431-5441 Roberts Street

Shawnee, Kansas

5431 Roberts St, Shawnee, Kansas, 66226
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.03019
Longitude: -94.85059

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	11.2%	12.4%	13.6%
Median Household Income			
2019 Median Household Income	\$115,187	\$103,352	\$97,607
2024 Median Household Income	\$125,400	\$111,503	\$106,653
2019-2024 Annual Rate	1.71%	1.53%	1.79%
Average Household Income			
2019 Average Household Income	\$139,143	\$124,040	\$119,055
2024 Average Household Income	\$157,097	\$140,662	\$134,399
2019-2024 Annual Rate	2.46%	2.55%	2.45%
Per Capita Income			
2019 Per Capita Income	\$43,793	\$41,555	\$41,785
2024 Per Capita Income	\$49,318	\$47,001	\$47,071
2019-2024 Annual Rate	2.40%	2.49%	2.41%
Households by Income			

Current median household income is \$97,607 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$106,653 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$119,055 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$134,399 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$41,785 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$47,071 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	192	171	156
2000 Total Housing Units	1,784	5,878	10,286
2000 Owner Occupied Housing Units	1,707	4,850	8,206
2000 Renter Occupied Housing Units	38	773	1,644
2000 Vacant Housing Units	39	255	436
2010 Total Housing Units	3,360	9,774	16,333
2010 Owner Occupied Housing Units	2,774	7,684	12,286
2010 Renter Occupied Housing Units	445	1,627	3,118
2010 Vacant Housing Units	141	463	929
2019 Total Housing Units	3,782	10,726	17,803
2019 Owner Occupied Housing Units	2,982	8,215	12,958
2019 Renter Occupied Housing Units	669	2,128	4,048
2019 Vacant Housing Units	131	383	797
2024 Total Housing Units	4,002	11,262	18,742
2024 Owner Occupied Housing Units	3,163	8,725	13,842
2024 Renter Occupied Housing Units	703	2,158	4,100
2024 Vacant Housing Units	137	379	800

Currently, 72.8% of the 17,803 housing units in the area are owner occupied; 22.7%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 16,333 housing units in the area - 75.2% owner occupied, 19.1% renter occupied, and 5.7% vacant.

Exclusive Property Listing

Wendy Brand 816.512.1009 wbrand@ngzimmer.com
Susan L. Smith, SIOR 816.268.4215 ssmith@ngzimmer.com
Debora H. Field 816.512.1030 dfield@ngzimmer.com

