

PHASE II CITY CENTER NORTH

87TH ST PKWY & PENROSE LN, LENEXA, KANSAS



RC JENSEN, CCIM
Senior Brokerage Associate
913.945.3726
rc@reececommercial.com

JOHN SWEENEY, CCIM
Senior Broker Associate
913.945.3718
john@reececommercial.com

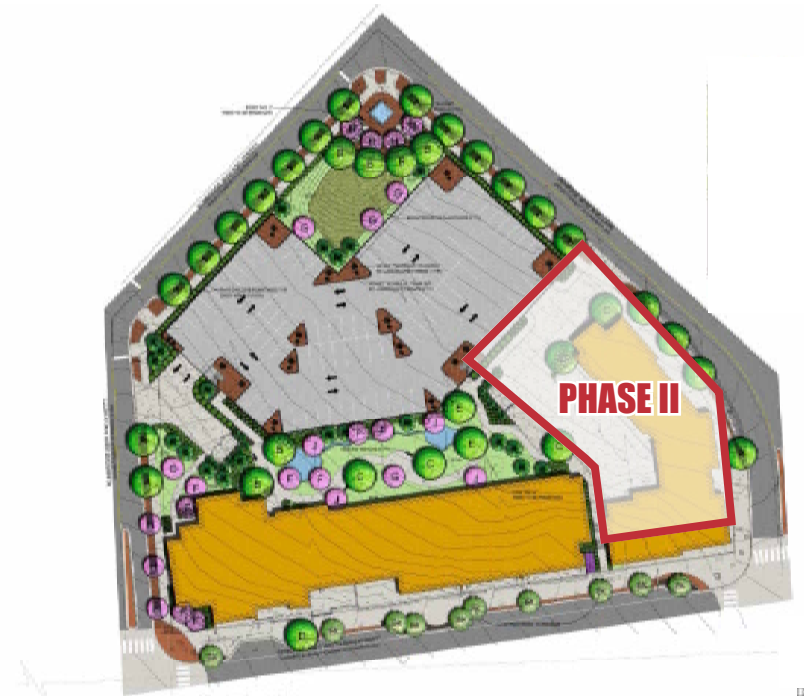


HIGHLIGHTS

- 0.39 Acre Retail/Mixed Use Pad Site Available
- For Sale or Build-to-Suit
- Asking Price: \$995,000
- Rare opportunity at thriving Lenexa City Center
- Tremendous signage and visibility at corner of 87th and Penrose
- Phase 1 Completed August 2017; Includes 125 room Spring Hill Suites Hotel, Orange Theory Fitness and Revocup Coffee
- Phase 2 Preliminary design includes 8,500+/- SF ground floor retail, plus 2nd floor residential/office space
- Access to shared parking structure directly to the north
- Surrounding amenities include Lenexa Civic Campus and Community Center, Public Market, Domain City Center Apartments, Canyon Creek Golf Club, Kiewit Engineering HQ, Lifetime Fitness, numerous restaurants and Shawnee Mission Park



OVERVIEW



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PHASE II - CONCEPTUAL PLANS



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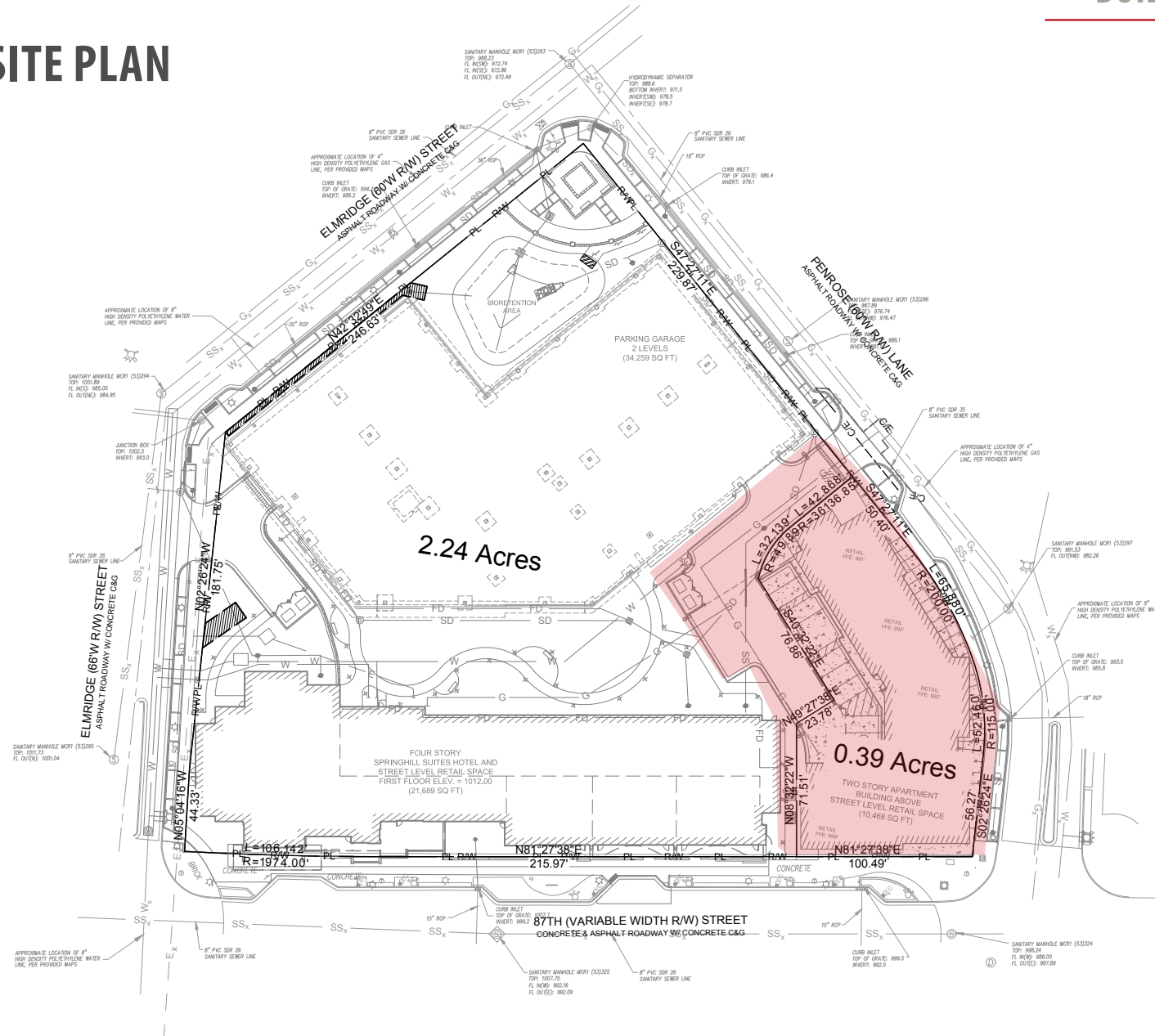
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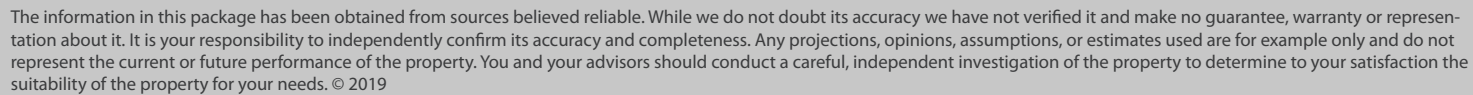


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TRAFFIC COUNTS |

RETAIL MAP



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87TH ST & PENROSE LANE

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	13,008		92,545		242,119	
2018 Estimate	13,024		90,728		235,595	
2010 Census	14,553		92,722		232,343	
Growth 2018 - 2023	-0.12%		2.00%		2.77%	
Growth 2010 - 2018	-10.51%		-2.15%		1.40%	
2018 Population by Hispanic Origin	663		3,541		17,305	
2018 Population	13,024		90,728		235,595	
White	11,222	86.16%	61,264	67.52%	161,903	68.72%
Black	1,211	9.30%	25,562	28.17%	60,588	25.72%
Am. Indian & Alaskan	65	0.50%	328	0.36%	1,101	0.47%
Asian	231	1.77%	1,435	1.58%	5,940	2.52%
Hawaiian & Pacific Island	3	0.02%	25	0.03%	137	0.06%
Other	292	2.24%	2,114	2.33%	5,925	2.51%
U.S. Armed Forces	0		12		44	
Households						
2023 Projection	6,305		40,203		111,413	
2018 Estimate	6,313		39,445		108,457	
2010 Census	7,062		40,500		107,235	
Growth 2018 - 2023	-0.13%		1.92%		2.73%	
Growth 2010 - 2018	-10.61%		-2.60%		1.14%	
Owner Occupied	4,896	77.55%	28,599	72.50%	64,041	59.05%
Renter Occupied	1,417	22.45%	10,846	27.50%	44,416	40.95%
2018 Households by HH Income						
Income: <\$25,000	776	12.29%	7,208	18.27%	22,125	20.40%
Income: \$25,000 - \$50,000	1,087	17.22%	7,996	20.27%	26,488	24.42%
Income: \$50,000 - \$75,000	1,208	19.14%	6,050	15.34%	18,970	17.49%
Income: \$75,000 - \$100,000	1,066	16.89%	4,772	12.10%	12,836	11.84%
Income: \$100,000 - \$125,000	558	8.84%	3,299	8.36%	8,161	7.52%
Income: \$125,000 - \$150,000	478	7.57%	2,325	5.89%	5,587	5.15%
Income: \$150,000 - \$200,000	560	8.87%	2,897	7.34%	5,672	5.23%
Income: \$200,000+	580	9.19%	4,899	12.42%	8,618	7.95%
2018 Avg Household Income	\$99,411		\$98,996		\$82,524	
2018 Med Household Income	\$77,005		\$68,320		\$57,068	

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