



SIZE

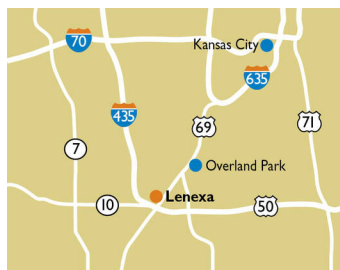
76,784 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,175	38,702	154,984
Households		
1,485	14,316	59,223
Median HH Income (\$)		
144,775	110,418	90,931

MAJOR TENANT(S)

Price Chopper
Great Clips



LOCATION

19601 W. 101st Street | Lenexa, KS 66220

PROPERTY HIGHLIGHTS

- Anchored by Price Chopper
- Additional tenants include Great Clips and Scooter's Coffee
- Located in Lenexa, a suburb 14 miles south of Kansas City, with a population exceeding 38,700 in a three-mile radius with an average household income greater than \$139,700
- The center is located at the intersection of W 101st Street and Woodland Rd, which are just north of K-10, a major arterial roadway which benefits from over 58,300 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



SPACE	TENANT	SQ. FT.
19601	Price Chopper	68,000 SF
19605	Red Polish Nail Salon	1,400 SF
19609	Great Clips	1,433 SF
19617	Old Shawnee Pizza and Italian Kitchen	4,151 SF
19641	Scooter's Coffee House	1,800 SF
TOTAL SQ. FT.		76,784

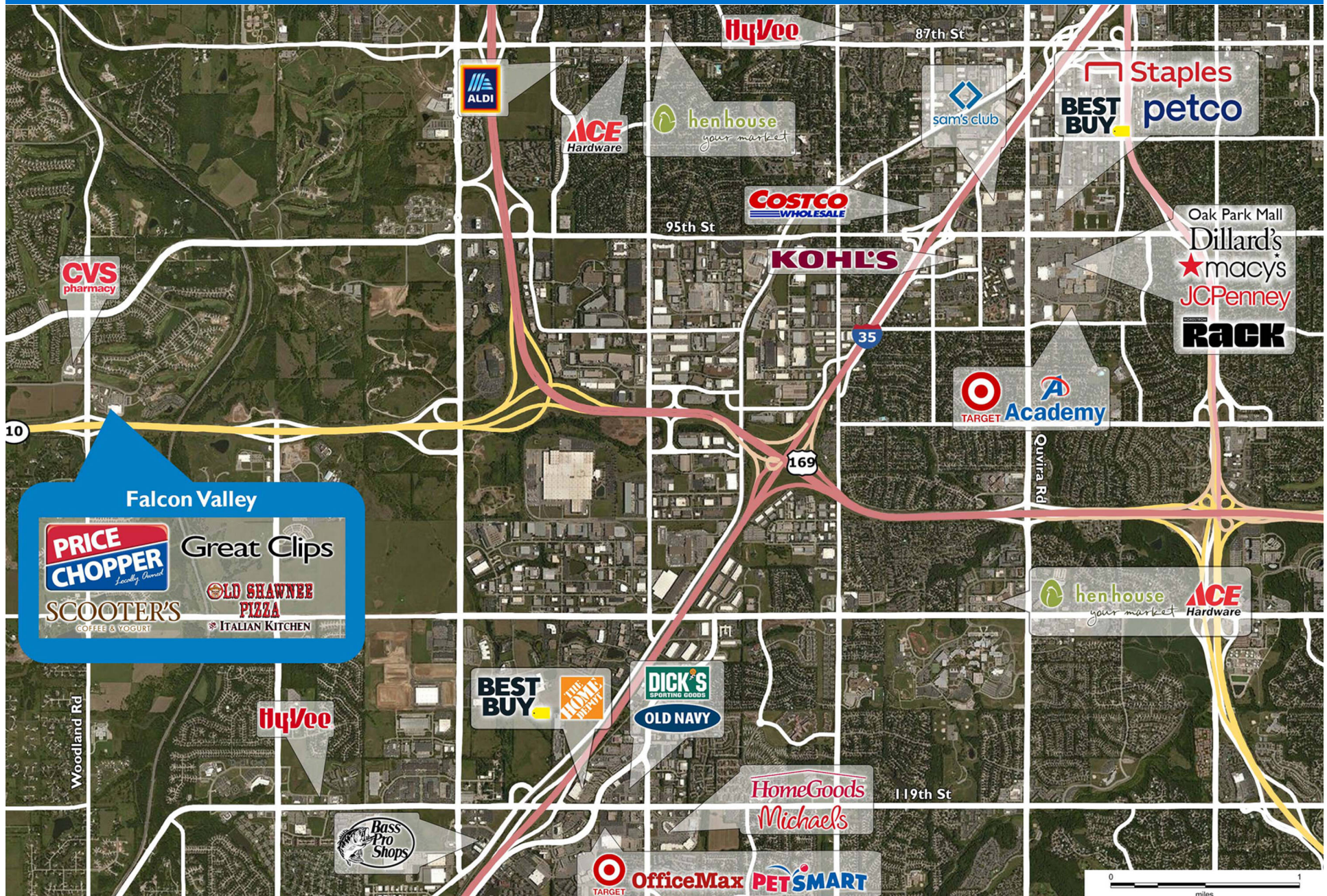
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



FALCON VALLEY

19601 W. 101st Street | Lenexa, KS 66220



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Falcon Valley Lenexa, KS		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,175	38,702	154,984
	2027 Projected Population	4,635	43,231	167,356
	2010 Census Population	3,052	28,675	129,591
	2000 Census Population	718	14,356	103,205
	1990 Census Population	297	8,194	77,967
	Historical Annual Growth 1990 to 2000	9.22%	5.77%	2.84%
	Historical Annual Growth 2000 to 2010	15.57%	7.16%	2.30%
	Estimated Annual Growth 2010 to 2022	2.49%	2.38%	1.41%
	Projected Annual Growth 2022 to 2027	2.11%	2.24%	1.55%
	Median Age	41.4	38.7	38.4
Households	Q2 2022 Estimated Households	1,485	14,316	59,223
	2027 Projected Households	1,650	16,005	63,795
	2010 Census Households	1,080	10,605	50,020
	2000 Census Households	238	5,413	38,652
	1990 Census Households	93	2,853	28,493
	Historical Annual Growth 1990 to 2000	9.83%	6.61%	3.10%
	Historical Annual Growth 2000 to 2010	16.32%	6.96%	2.61%
	Estimated Annual Growth 2010 to 2022	2.52%	2.38%	1.33%
	Projected Annual Growth 2022 to 2027	2.13%	2.26%	1.50%
	Population per Household	2.79	2.70	2.60
Population by Race	White	85.9%	80.2%	77.4%
	Black or African American	3.0%	4.7%	5.7%
	Asian & Pacific Islander	4.4%	4.2%	3.8%
	Other Races	3.4%	3.4%	3.0%
	Hispanic Population	3.3%	7.5%	10.1%
Income	Average Household Income	\$176,397	\$139,792	\$115,334
	Median Household Income	\$144,775	\$110,418	\$90,931
	Per Capita Income	\$63,004	\$51,838	\$44,313
Education (Age 25+)	Elementary	0.3%	1.9%	2.4%
	Some High School	0.5%	1.6%	3.2%
	High School Graduate	12.0%	13.7%	15.9%
	Some College	12.3%	16.5%	19.4%
	Associates Degree Only	5.7%	7.0%	8.3%
	Bachelors Degree Only	37.0%	35.4%	32.4%
	Graduate Degree	32.3%	23.7%	18.4%
Business	Number of Businesses	309	1,674	5,945
	Total Number of Employees	5,867	40,708	124,762
	Employees per Business	19.02	24.31	20.99
	Residential Population per Business	13.53	23.12	26.07

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