



SIZE

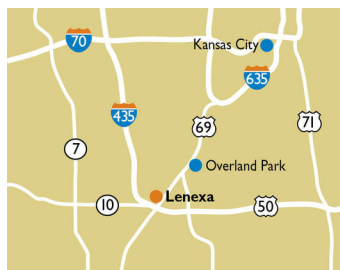
76,784 square feet

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



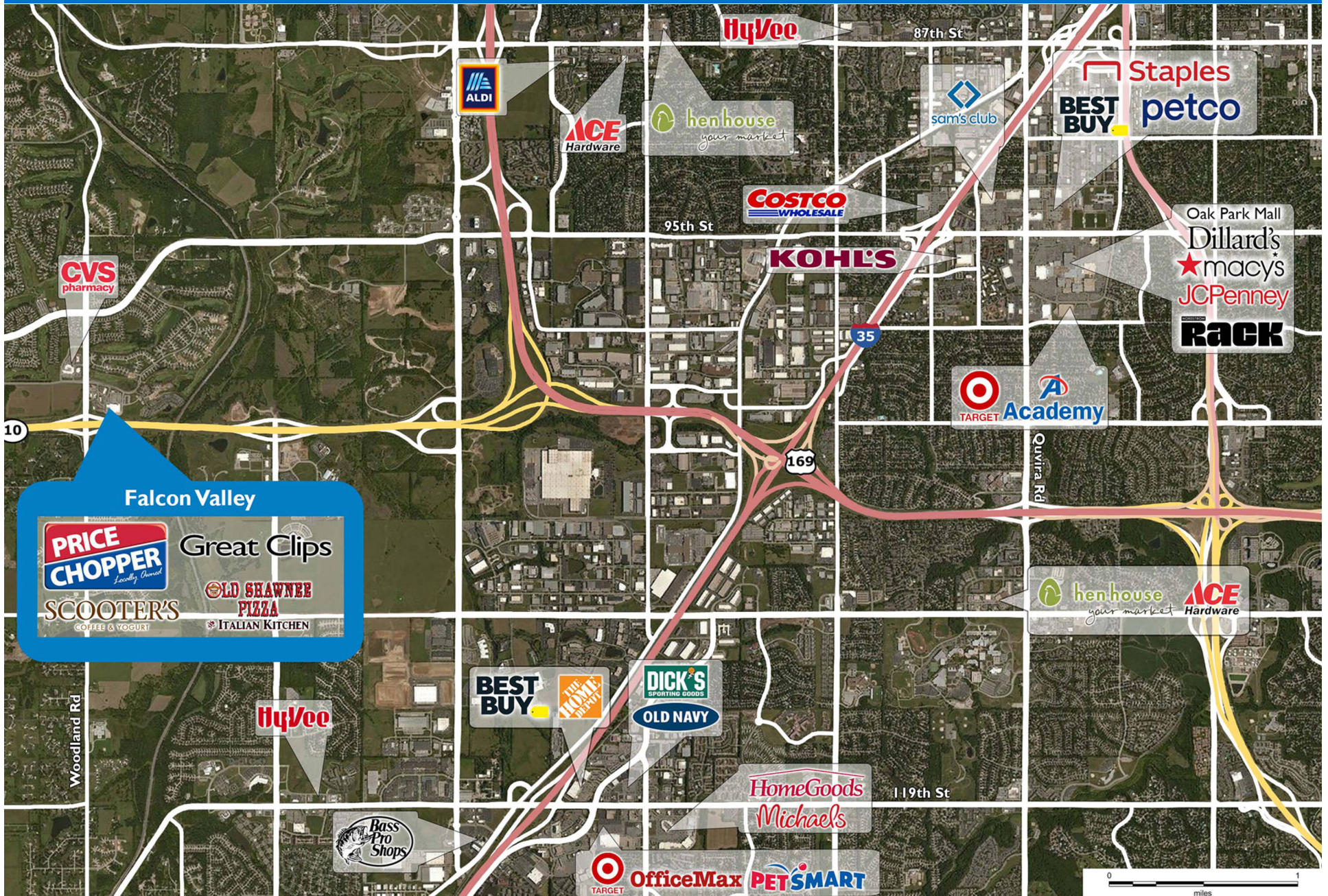
| SPACE | TENANT | SQ. FT. |
|----------------------|---------------------------------------|---------------|
| 19601 | Price Chopper | 68,000 SF |
| 19605 | Red Polish Nail Salon | 1,400 SF |
| 19609 | Great Clips | 1,433 SF |
| 19617 | Old Shawnee Pizza and Italian Kitchen | 4,151 SF |
| 19641 | Scooter's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

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.