

Sonoma Plaza

W 87th Street and Loriet Boulevard, Lenexa, Kansas



Office/Retail Pad Site Space for Lease

- ◆ Pad site space available
- ◆ 2,040 sf to 4,080 sf small shop space
- ◆ Located in a master planned 85 acre mixed-use development that will include an office/retail component and feature 675 luxury apartments and a senior living facility
- ◆ High visibility location just off the I-435 exit ramp
- ◆ 30,000 cars-per-day on 87th St. and 70,000 on I-435

DEMOGRAPHICS	1 mi	3 mi	5 mi
Population	13,893	57,272	175,662
Daytime Population	8,226	79,836	200,082
Households	5,735	23,549	72,539
Average HH Income	\$98,740	\$102,711	\$96,099
Median HH Income	\$80,595	\$78,666	\$72,411

Exclusive Property Listing

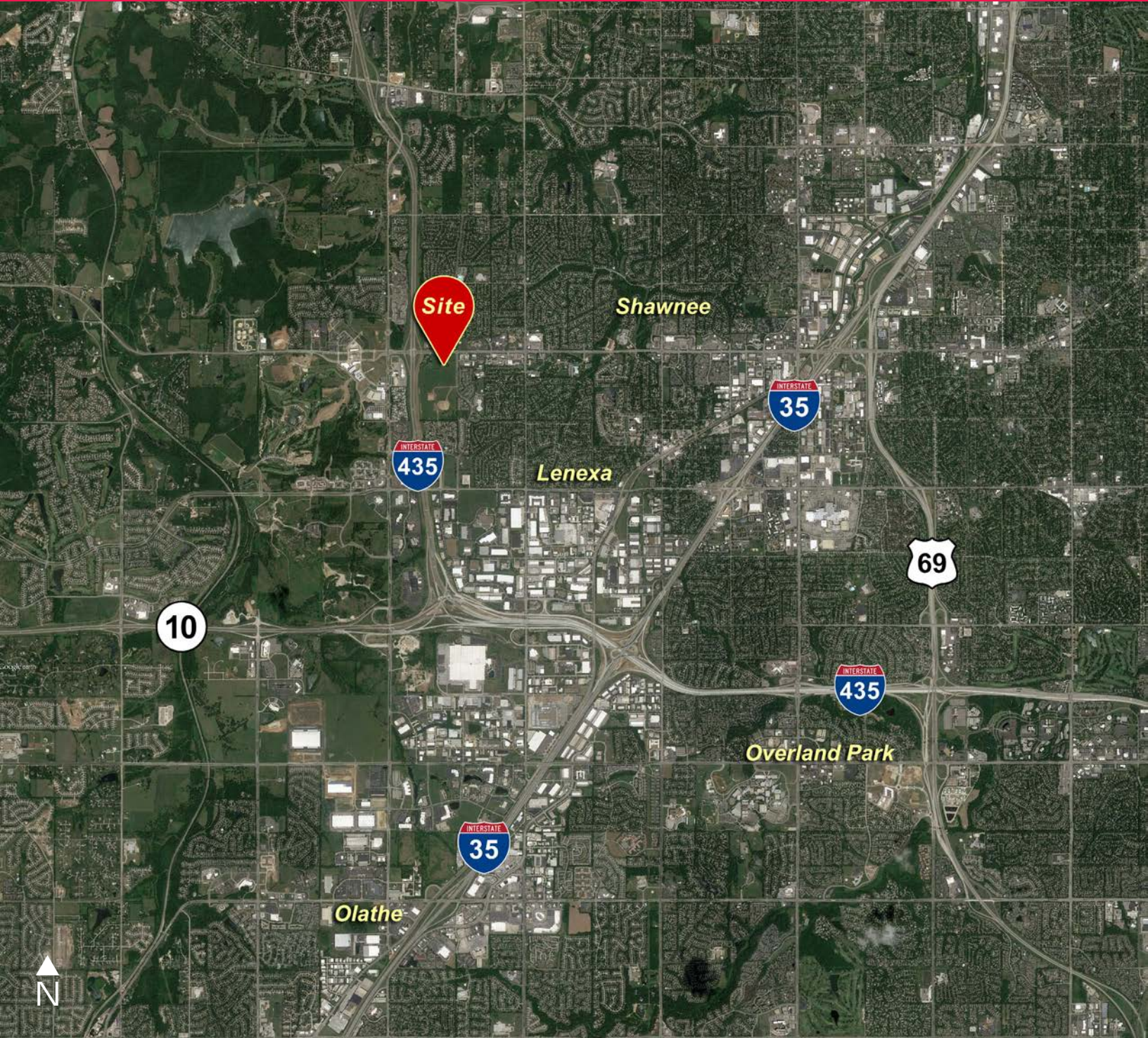
Wendy S. Brand 816.512.1009 wbrand@ngzimmer.com



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.

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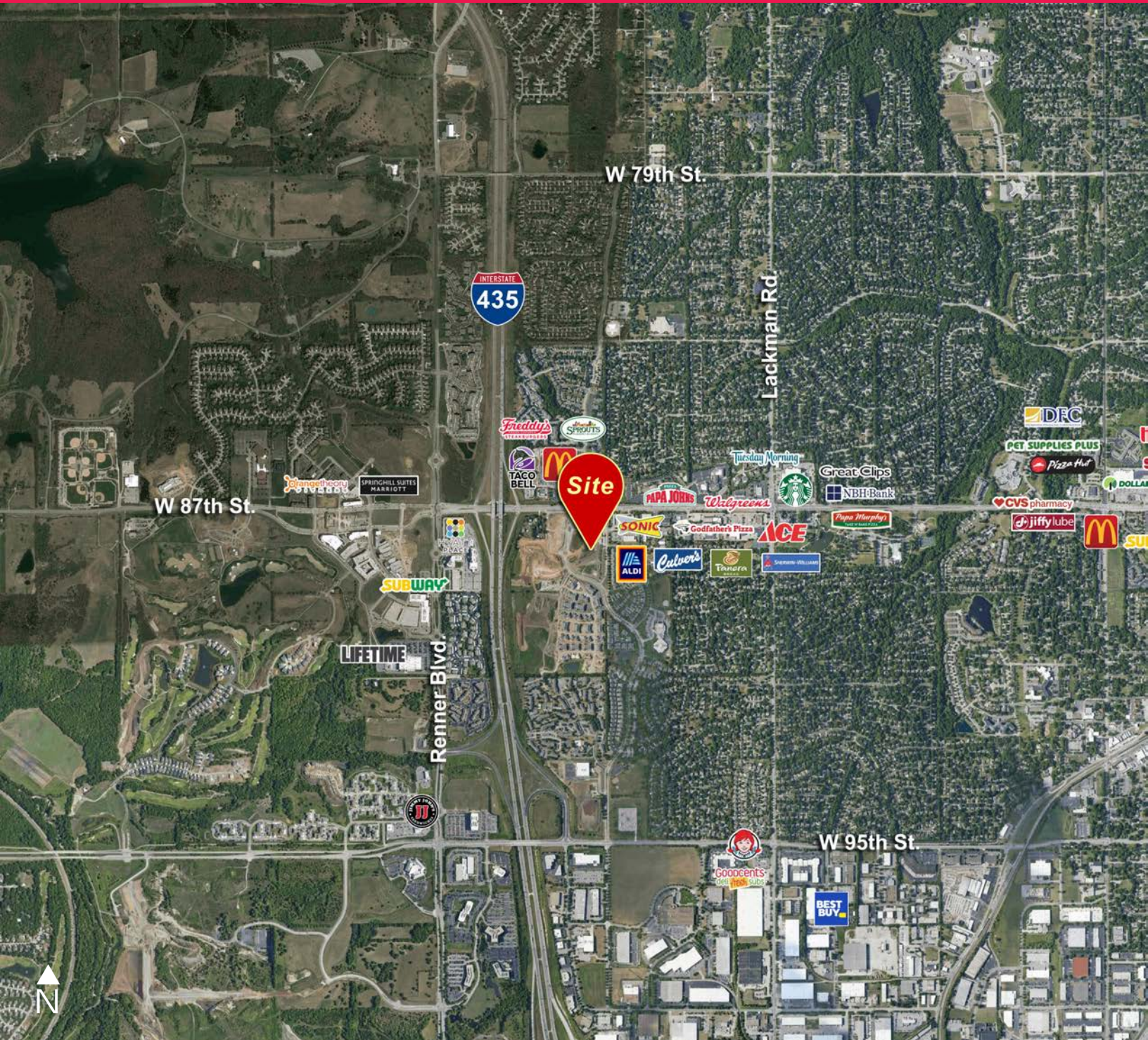


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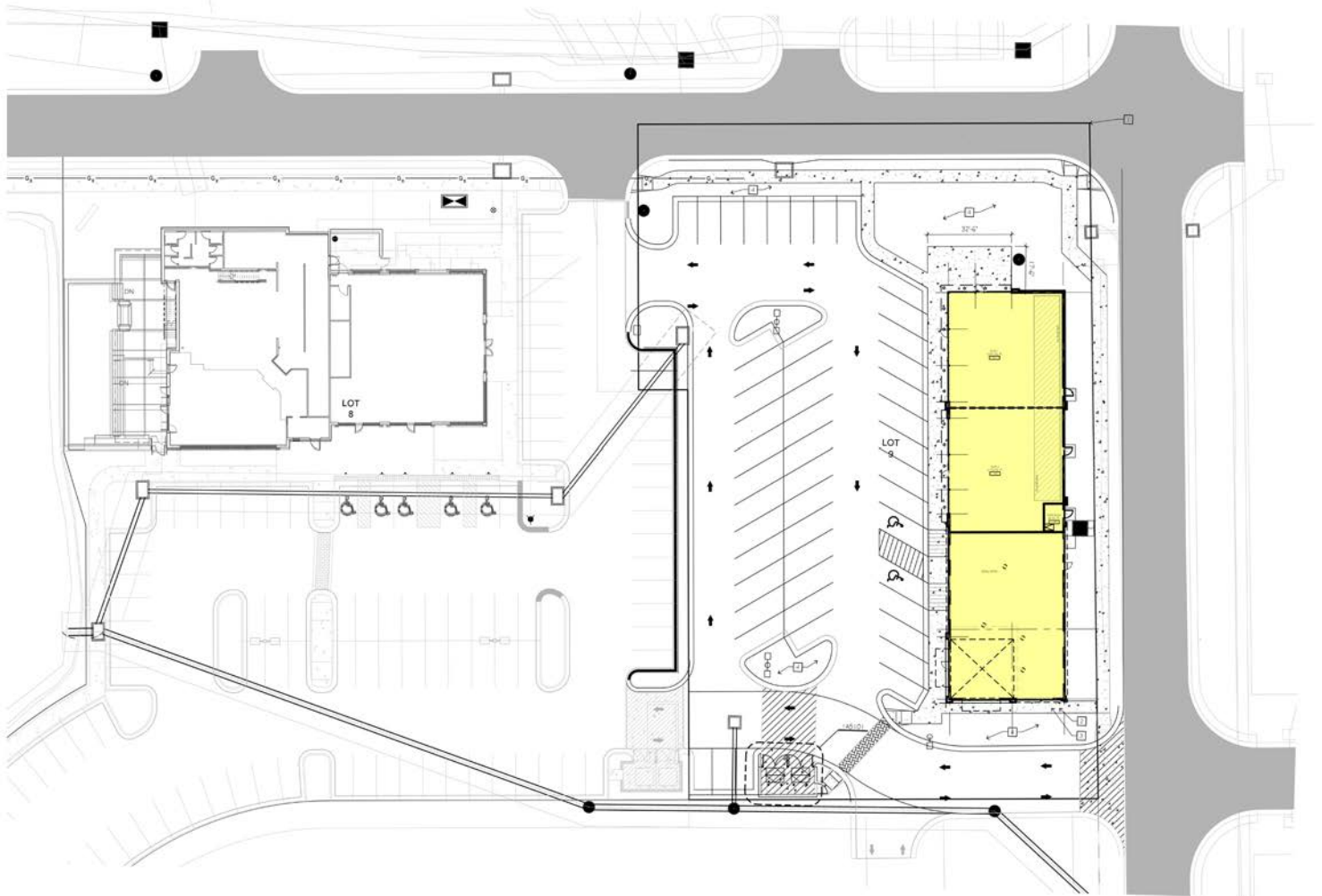
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Site Plan:



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W 87th Street and Loriet Boulevard, Lenexa, Kansas

W 87th St & Loiret Blvd, Lenexa, Kansas, 66219
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.97104
Longitude: -94.77033

	1 mile	3 miles	5 miles
Population			
2000 Population	10,819	46,130	143,826
2010 Population	12,275	51,303	161,828
2019 Population	13,893	57,272	175,662
2024 Population	14,794	60,421	184,011
2000-2010 Annual Rate	1.27%	1.07%	1.19%
2010-2019 Annual Rate	1.35%	1.20%	0.89%
2019-2024 Annual Rate	1.26%	1.08%	0.93%
2019 Male Population	49.0%	48.8%	48.6%
2019 Female Population	51.0%	51.2%	51.4%
2019 Median Age	36.0	38.2	37.7

In the identified area, the current year population is 175,662. In 2010, the Census count in the area was 161,828. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 184,011 representing a change of 0.93% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	80.7%	80.5%	80.6%
2019 Black Alone	9.0%	7.7%	7.2%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2019 Asian Alone	4.8%	4.7%	4.6%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.6%	3.4%	3.7%
2019 Two or More Races	3.6%	3.3%	3.5%
2019 Hispanic Origin (Any Race)	5.2%	8.6%	9.9%

Persons of Hispanic origin represent 9.9% 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 46.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	105	126	111
2000 Households	3,940	17,607	57,905
2010 Households	5,003	20,902	66,723
2019 Total Households	5,735	23,549	72,539
2024 Total Households	6,144	24,891	75,983
2000-2010 Annual Rate	2.42%	1.73%	1.43%
2010-2019 Annual Rate	1.49%	1.30%	0.91%
2019-2024 Annual Rate	1.39%	1.11%	0.93%
2019 Average Household Size	2.42	2.42	2.40

The household count in this area has changed from 66,723 in 2010 to 72,539 in the current year, a change of 0.91% annually. The five-year projection of households is 75,983, a change of 0.93% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 45,534 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	14.6%	15.2%	15.3%
Median Household Income			
2019 Median Household Income	\$80,595	\$78,666	\$72,411
2024 Median Household Income	\$93,968	\$89,449	\$82,592
2019-2024 Annual Rate	3.12%	2.60%	2.67%
Average Household Income			
2019 Average Household Income	\$98,740	\$102,711	\$96,099
2024 Average Household Income	\$111,693	\$115,872	\$109,433
2019-2024 Annual Rate	2.50%	2.44%	2.63%
Per Capita Income			
2019 Per Capita Income	\$41,297	\$42,249	\$39,709
2024 Per Capita Income	\$46,973	\$47,751	\$45,214
2019-2024 Annual Rate	2.61%	2.48%	2.63%

Households by Income

Current median household income is \$72,411 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$82,592 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$96,099 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$109,433 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$39,709 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$45,214 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	152	146	145
2000 Total Housing Units	4,154	18,480	60,211
2000 Owner Occupied Housing Units	2,544	11,462	37,019
2000 Renter Occupied Housing Units	1,396	6,145	20,885
2000 Vacant Housing Units	214	873	2,307
2010 Total Housing Units	5,457	22,547	71,109
2010 Owner Occupied Housing Units	2,789	12,704	41,553
2010 Renter Occupied Housing Units	2,214	8,198	25,170
2010 Vacant Housing Units	454	1,645	4,386
2019 Total Housing Units	6,101	25,107	76,861
2019 Owner Occupied Housing Units	2,763	13,179	43,048
2019 Renter Occupied Housing Units	2,972	10,371	29,490
2019 Vacant Housing Units	366	1,558	4,322
2024 Total Housing Units	6,544	26,537	80,488
2024 Owner Occupied Housing Units	2,945	14,044	45,723
2024 Renter Occupied Housing Units	3,200	10,847	30,260
2024 Vacant Housing Units	400	1,646	4,505

Currently, 56.0% of the 76,861 housing units in the area are owner occupied; 38.4%, renter occupied; and 5.6% 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 71,109 housing units in the area - 58.4% owner occupied, 35.4% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 3.52%. Median home value in the area is \$227,070, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.71% annually to \$247,134.

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