



SIZE

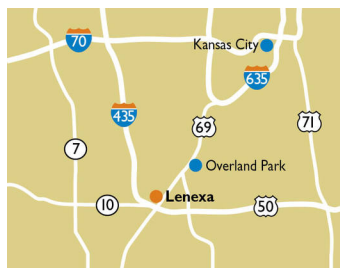
76,784 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,375	41,120	156,312
Households		
1,518	15,803	60,916
Median HH Income (\$)		
155,581	118,398	99,001

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 72,900 vehicles per day

LEASING CONTACT

Ashley Sellers
Mobile (513) 633-0723
asellers@phillipsedison.com

MORE INFO

www.phillipsedison.com



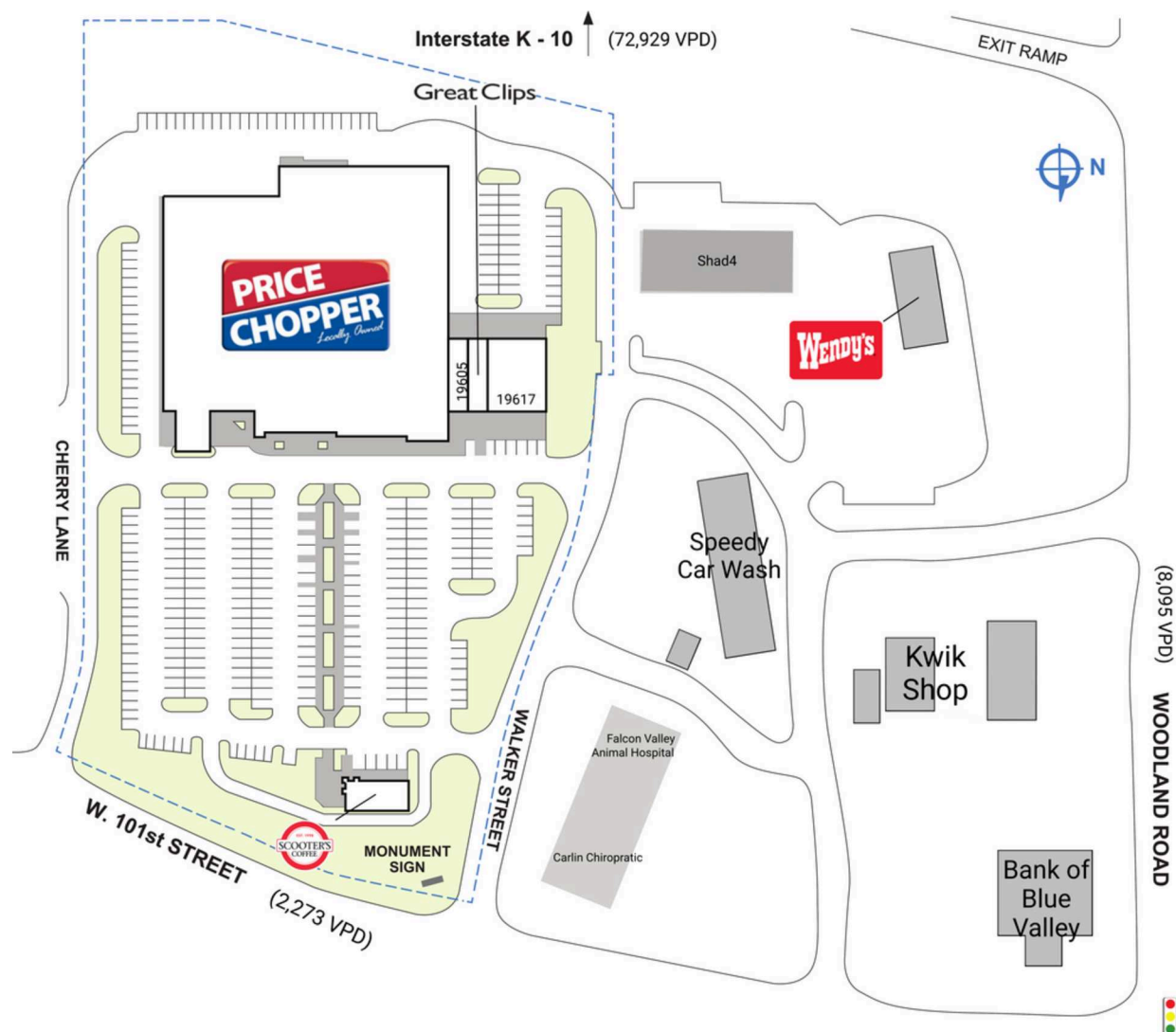
FALCON VALLEY

19601 W. 101st Street | Lenexa, KS 66220

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



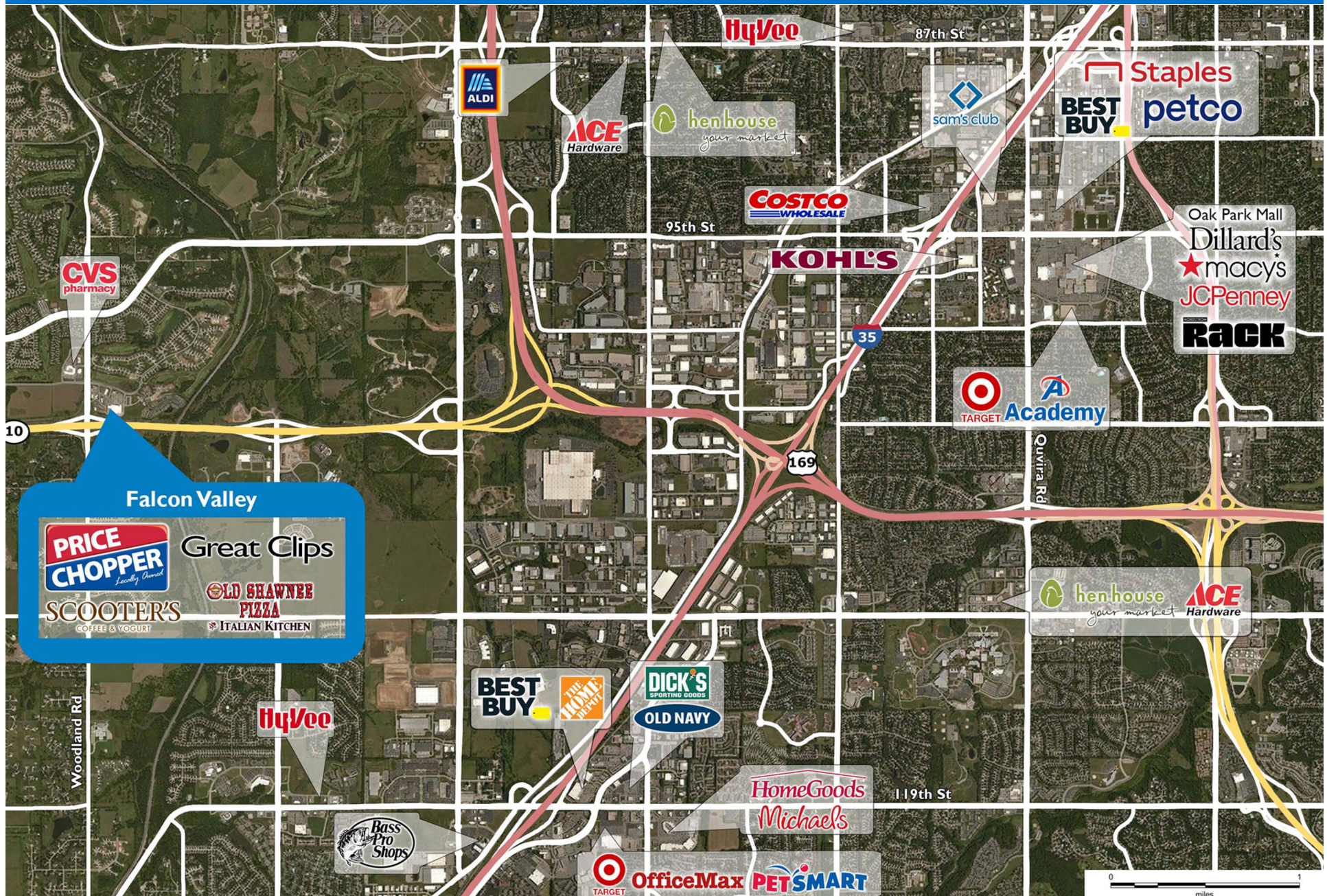
DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



PHILLIPS EDISON & COMPANY®

FALCON VALLEY

19601 W. 101st Street | Lenexa, KS 66220



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 38.943047

Longitude: -94.81334

Falcon Valley Lenexa, KS		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,375	41,120	156,312
	2028 Projected Population	4,792	46,291	168,738
	2010 Census Population	2,874	28,590	129,743
	2000 Census Population	401	14,298	103,390
	1990 Census Population	181	8,717	78,197
	Historical Annual Growth 1990 to 2000	8.27%	5.07%	2.83%
	Historical Annual Growth 2000 to 2010	21.78%	7.18%	2.30%
	Estimated Annual Growth 2010 to 2023	3.10%	2.68%	1.36%
	Projected Annual Growth 2023 to 2028	1.84%	2.40%	1.54%
	Median Age	41.4	39.3	38.8
Households	Q4 2023 Estimated Households	1,518	15,803	60,916
	2028 Projected Households	1,648	17,869	65,773
	2010 Census Households	1,007	10,637	49,965
	2000 Census Households	146	5,472	38,561
	1990 Census Households	56	3,281	28,433
	Historical Annual Growth 1990 to 2000	10.01%	5.25%	3.09%
	Historical Annual Growth 2000 to 2010	21.30%	6.87%	2.62%
	Estimated Annual Growth 2010 to 2023	3.03%	2.92%	1.45%
	Projected Annual Growth 2023 to 2028	1.66%	2.49%	1.55%
	Population per Household	2.87	2.59	2.54
Population by Race	White	81.1%	76.5%	74.2%
	Black or African American	4.3%	5.1%	6.0%
	Asian & Pacific Islander	4.4%	4.2%	3.8%
	Other Races	4.6%	4.8%	4.6%
	Hispanic Population	5.6%	9.4%	11.4%
Income	Average Household Income	\$185,834	\$150,113	\$124,347
	Median Household Income	\$155,581	\$118,398	\$99,001
	Per Capita Income	\$64,745	\$57,986	\$48,807
Education (Age 25+)	Elementary	0.3%	1.2%	2.0%
	Some High School	0.8%	2.2%	2.7%
	High School Graduate	9.6%	13.9%	16.3%
	Some College	13.8%	16.6%	19.8%
	Associates Degree Only	4.4%	6.9%	8.1%
	Bachelors Degree Only	38.0%	35.5%	32.4%
	Graduate Degree	33.1%	23.7%	18.7%
Business	Number of Businesses	154	1,547	6,650
	Total Number of Employees	2,119	25,036	93,699
	Employees per Business	13.79	16.18	14.09
	Residential Population per Business	28.48	26.58	23.51

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