



SIZE

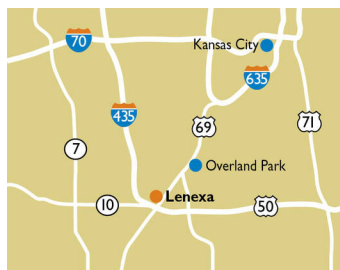
76,784 square feet

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



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

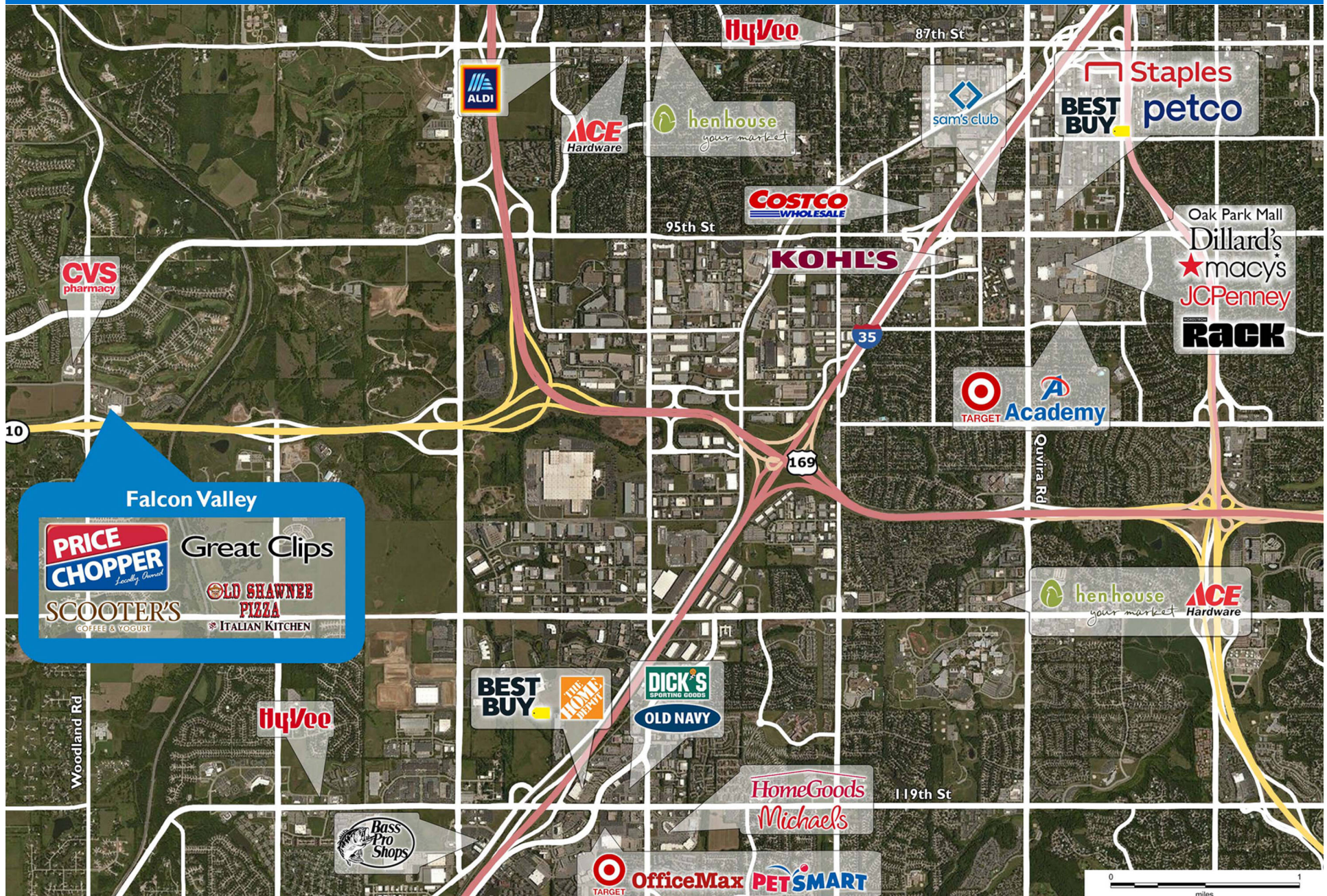
- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



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.

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.