



SIZE

173,757 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,238	38,786	70,463
<b>Households</b>	4,026	14,735	26,178
<b>Median HH Income (\$)</b>	51,223	56,311	60,843

MAJOR TENANT(S)

Price Chopper  
Marshalls  
PetSmart  
Five Below

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

7646 State Avenue | Kansas City, KS 66112

PROPERTY HIGHLIGHTS

- Anchored by Price Chopper, the leading grocer in the Kansas City area
- Additional tenants include Marshalls, PetSmart, Sally Beauty, Five Below, Dollar Tree, Sherwin Williams and H&R Block
- Located in Kansas City, the second most populous city in the state, with a population exceeding 70,000 in a five-mile radius
- The center is located at the primary intersection of 78th Street and State Avenue, which benefits from over 29,700 vehicles per day



# WYANDOTTE PLAZA

7646 State Avenue | Kansas City, KS 66112

SPACE	TENANT	SQ. FT.							
SHAD1	Advance Auto Parts	7638	Hibbett Sports	4,077	SF	7710	City Gear	4,200	SF
SHAD2	Starbucks	7640	Boost Mobile	600	SF	7712	Aaron's	7,570	SF
SHAD3	Community America	7642	H&R Block	3,400	SF	7716	Affordable Dentures & Implants	3,338	SF
SHAD4	Burger King	7646	Sherwin Williams	4,000	SF	7718	Sally Beauty Supply	2,000	SF
SHAD5	Chipotle Mexican Grill	7650	Dollar Tree	12,800	SF	7720	Pizza Hut	2,000	SF
7600	Price Chopper	66,077	PT Solutions Physical Therapy	3,400	SF	7722	Kansas City Bin Store	4,490	SF
			7700	Hans Jewelry	800	SF			
			7704	Krab Kingz	1,600	SF			
		<b>TOTAL SQ. FT.</b>						<b>173,757</b>	

### 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.

# WYANDOTTE PLAZA

7646 State Avenue | Kansas City, KS 66112



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.117629

Longitude: -94.759022

Wyandotte Plaza Kansas City, KS		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,238	38,786	70,463
	2028 Projected Population	10,219	38,814	70,487
	2010 Census Population	9,272	36,207	64,402
	2000 Census Population	9,879	37,970	65,324
	1990 Census Population	9,538	38,837	65,684
	Historical Annual Growth 1990 to 2000	0.35%	-0.23%	-0.06%
	Historical Annual Growth 2000 to 2010	-0.63%	-0.47%	-0.14%
	Estimated Annual Growth 2010 to 2023	0.72%	0.50%	0.66%
	Projected Annual Growth 2023 to 2028	-0.04%	0.01%	0.01%
	Median Age	35.8	37.4	37.0
Households	Q4 2023 Estimated Households	4,026	14,735	26,178
	2028 Projected Households	4,020	14,747	26,200
	2010 Census Households	3,816	14,249	24,464
	2000 Census Households	4,089	14,770	24,925
	1990 Census Households	3,756	14,402	24,492
	Historical Annual Growth 1990 to 2000	0.85%	0.25%	0.18%
	Historical Annual Growth 2000 to 2010	-0.69%	-0.36%	-0.19%
	Estimated Annual Growth 2010 to 2023	0.39%	0.24%	0.49%
	Projected Annual Growth 2023 to 2028	-0.03%	0.02%	0.02%
	Population per Household	2.49	2.60	2.67
Population by Race	White	29.9%	37.9%	40.0%
	Black or African American	37.0%	29.5%	24.5%
	Asian & Pacific Islander	9.2%	7.2%	6.7%
	Other Races	7.3%	6.3%	5.8%
	Hispanic Population	16.5%	19.0%	23.0%
Income	Average Household Income	\$64,586	\$70,252	\$75,469
	Median Household Income	\$51,223	\$56,311	\$60,843
	Per Capita Income	\$25,865	\$26,987	\$28,273
Education (Age 25+)	Elementary	5.5%	6.4%	7.6%
	Some High School	8.5%	9.3%	9.0%
	High School Graduate	28.7%	31.3%	31.2%
	Some College	26.3%	24.6%	23.6%
	Associates Degree Only	7.8%	9.5%	8.7%
	Bachelors Degree Only	12.8%	11.2%	12.5%
	Graduate Degree	10.4%	7.7%	7.5%
Business	Number of Businesses	230	658	1,252
	Total Number of Employees	3,568	10,609	20,122
	Employees per Business	15.49	16.12	16.07
	Residential Population per Business	44.45	58.95	56.28

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