



SIZE

176,408 square feet

DEMOGRAPHICS

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

MAJOR TENANT(S)

- Price Chopper
- Marshalls
- PetSmart
- Five Below

LEASING CONTACT

Ashley Selers
 Mobile (513) 633-0723
 aselers@phillipsedison.com

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.						
7636	Advance America	2,700 SF	7706 AT&T Authorized Dealer	2,400 SF	7730	Marshalls	26,356 SF	
SHAD1	Advance Auto Parts	7638 Hibbett Sports	4,077 SF	7710 City Gear	4,200 SF	7732	PetSmart	12,934 SF
SHAD2	Starbucks	7640 Boost Mobile	600 SF	7712 Aaron's	7,570 SF	7734	Five Below	9,015 SF
SHAD3	Community America	7642 H&R Block	3,400 SF	7716 Affordable Dentures & Implants	3,338 SF	TOTAL SQ. FT.		176,408
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	7652 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					

SITE LEGEND

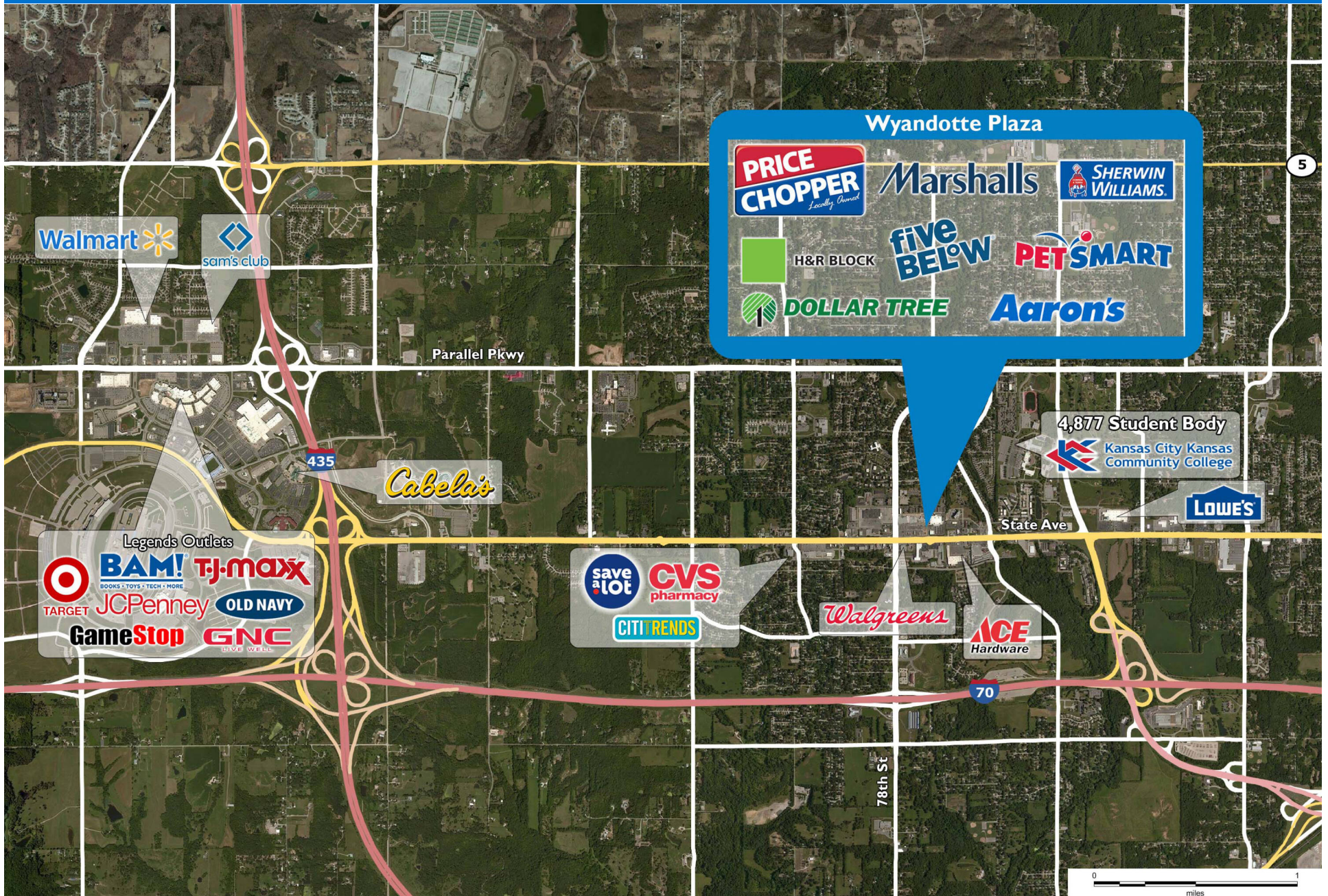
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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.