

Demographic Summary Report

Future Senior Living & Multi Family Site

9140 Hedge Lane Terrace, Lenexa, KS 66227

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	1,496	19,117	73,359
2023 Estimate	1,445	18,326	70,278
2010 Census	1,303	15,717	60,027
Growth 2023 - 2028	3.53%	4.32%	4.38%
Growth 2010 - 2023	10.90%	16.60%	17.08%
2023 Population by Hispanic Origin	47	660	4,154
2023 Population	1,445	18,326	70,278
White	1,268 87.75%	16,533 90.22%	61,214 87.10%
Black	32 2.21%	405 2.21%	3,389 4.82%
Am. Indian & Alaskan	6 0.42%	56 0.31%	291 0.41%
Asian	111 7.68%	969 5.29%	3,448 4.91%
Hawaiian & Pacific Island	0 0.00%	1 0.01%	14 0.02%
Other	28 1.94%	362 1.98%	1,921 2.73%
U.S. Armed Forces	0	0	56
Households			
2028 Projection	515	6,817	26,931
2023 Estimate	497	6,523	25,710
2010 Census	448	5,550	21,519
Growth 2023 - 2028	3.62%	4.51%	4.75%
Growth 2010 - 2023	10.94%	17.53%	19.48%
Owner Occupied	473 95.17%	5,962 91.40%	19,778 76.93%
Renter Occupied	25 5.03%	561 8.60%	5,932 23.07%
2023 Households by HH Income	498	6,521	25,712
Income: <\$25,000	16 3.21%	246 3.77%	1,613 6.27%
Income: \$25,000 - \$50,000	10 2.01%	324 4.97%	2,463 9.58%
Income: \$50,000 - \$75,000	57 11.45%	580 8.89%	3,015 11.73%
Income: \$75,000 - \$100,000	57 11.45%	630 9.66%	3,405 13.24%
Income: \$100,000 - \$125,000	53 10.64%	737 11.30%	2,872 11.17%
Income: \$125,000 - \$150,000	67 13.45%	722 11.07%	3,033 11.80%
Income: \$150,000 - \$200,000	73 14.66%	1,027 15.75%	4,251 16.53%
Income: \$200,000+	165 33.13%	2,255 34.58%	5,060 19.68%
2023 Avg Household Income	\$177,224	\$179,063	\$142,181
2023 Med Household Income	\$145,895	\$151,047	\$120,542

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 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010		2023		2028	
Population	1,303		1,445		1,496	
Age 0 - 4	126	9.67%	80	5.54%	81	5.41%
Age 5 - 9	121	9.29%	95	6.57%	87	5.82%
Age 10 - 14	90	6.91%	110	7.61%	99	6.62%
Age 15 - 19	71	5.45%	106	7.34%	106	7.09%
Age 20 - 24	38	2.92%	88	6.09%	102	6.82%
Age 25 - 29	63	4.83%	80	5.54%	93	6.22%
Age 30 - 34	103	7.90%	77	5.33%	84	5.61%
Age 35 - 39	115	8.83%	88	6.09%	84	5.61%
Age 40 - 44	100	7.67%	100	6.92%	91	6.08%
Age 45 - 49	108	8.29%	100	6.92%	98	6.55%
Age 50 - 54	98	7.52%	97	6.71%	99	6.62%
Age 55 - 59	92	7.06%	95	6.57%	97	6.48%
Age 60 - 64	78	5.99%	91	6.30%	92	6.15%
Age 65 - 69	52	3.99%	82	5.67%	86	5.75%
Age 70 - 74	23	1.77%	69	4.78%	75	5.01%
Age 75 - 79	12	0.92%	45	3.11%	58	3.88%
Age 80 - 84	8	0.61%	24	1.66%	37	2.47%
Age 85+	6	0.46%	16	1.11%	29	1.94%
Age 15+	967	74.21%	1,158	80.14%	1,231	82.29%
Age 20+	896	68.76%	1,052	72.80%	1,125	75.20%
Age 65+	101	7.75%	236	16.33%	285	19.05%
Median Age	37		40		41	
Average Age	34.70		38.90		40.30	
Population By Race	1,303		1,445		1,496	
White	1,181	90.64%	1,268	87.75%	1,305	87.23%
Black	24	1.84%	32	2.21%	35	2.34%
Am. Indian & Alaskan	5	0.38%	6	0.42%	7	0.47%
Asian	74	5.68%	111	7.68%	119	7.95%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	19	1.46%	28	1.94%	30	2.01%

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Description	2010	2023	2028
Population by Race (Hispanic)	37	47	52
White	35 94.59%	45 95.74%	48 92.31%
Black	0 0.00%	0 0.00%	0 0.00%
Am. Indian & Alaskan	2 5.41%	2 4.26%	3 5.77%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	0 0.00%	0 0.00%	0 0.00%
Household by Household Income	450	498	515
<\$25,000	26 5.78%	16 3.21%	17 3.30%
\$25,000 - \$50,000	54 12.00%	10 2.01%	5 0.97%
\$50,000 - \$75,000	95 21.11%	57 11.45%	56 10.87%
\$75,000 - \$100,000	89 19.78%	57 11.45%	56 10.87%
\$100,000 - \$125,000	55 12.22%	53 10.64%	54 10.49%
\$125,000 - \$150,000	41 9.11%	67 13.45%	71 13.79%
\$150,000 - \$200,000	47 10.44%	73 14.66%	77 14.95%
\$200,000+	43 9.56%	165 33.13%	179 34.76%
Average Household Income	\$109,710	\$177,224	\$181,840
Median Household Income	\$89,044	\$145,895	\$149,471

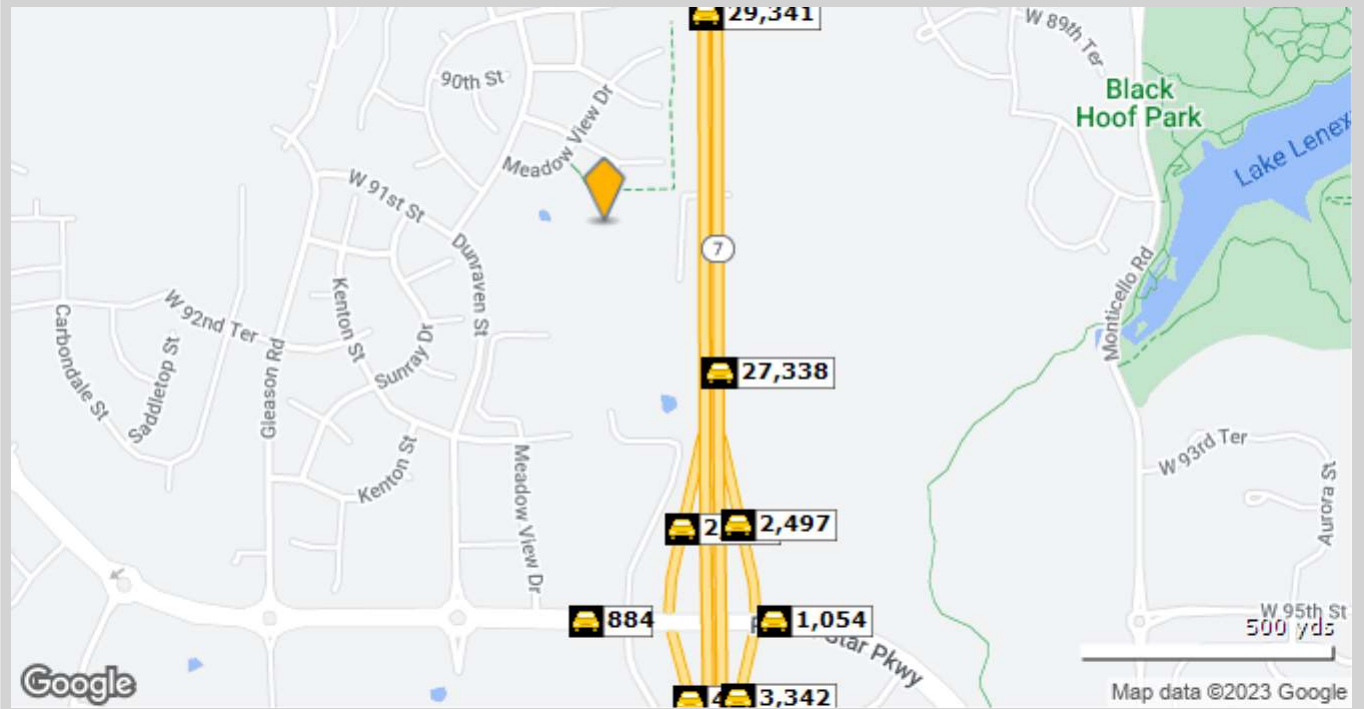
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Traffic Count Report

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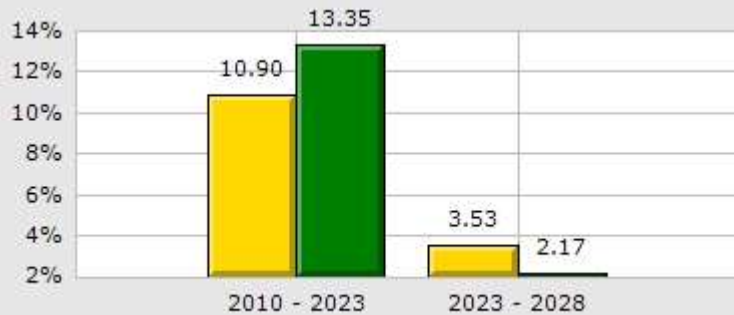
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hwy K 7	Hwy 7	0.05 SW	2022	26,187	MPSI	.21
2	Hwy K 7	State Hwy 7	0.05 SW	2020	27,338	MPSI	.21
3	Meadow View Dr	90th St	0.14 SW	2022	29,155	MPSI	.28
4	Meadow View Dr	90th St	0.14 SW	2021	29,341	MPSI	.28
5	State Hwy 7	W 95th St	0.11 S	2022	2,541	MPSI	.36
6	W 95th St	State Hwy 7	0.11 S	2022	2,497	MPSI	.38
7	Prairie Star Pkwy	Hedge Lane Ter	0.05 E	2018	884	MPSI	.45
8	W 95th St	State Hwy 7	0.06 W	2018	1,054	MPSI	.50
9	State Hwy 7	W 95th St	0.09 N	2022	4,372	MPSI	.55
10	W 95th St	State Hwy 7	0.09 N	2022	3,342	MPSI	.57

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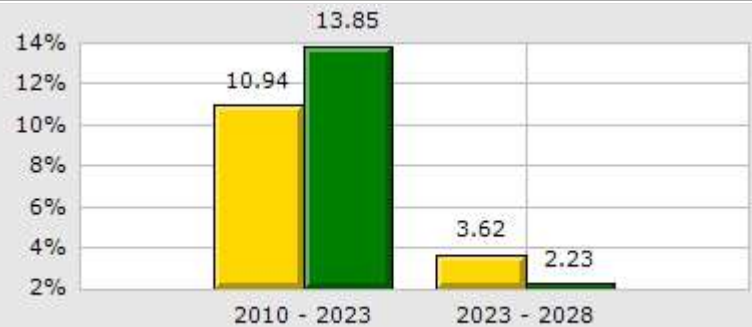
Type: **Land**
County: **Johnson**

■ 1 Mile
■ County

Population Growth



Household Growth



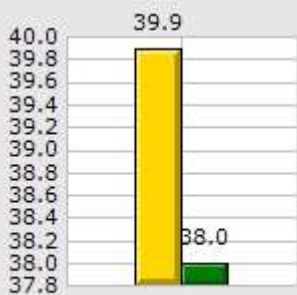
2023 Med Household Inc



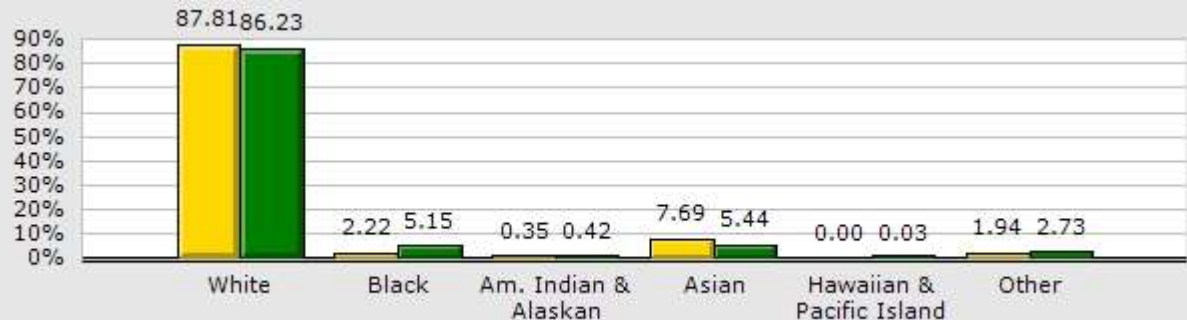
2023 Households by Household Income



2023 Median Age



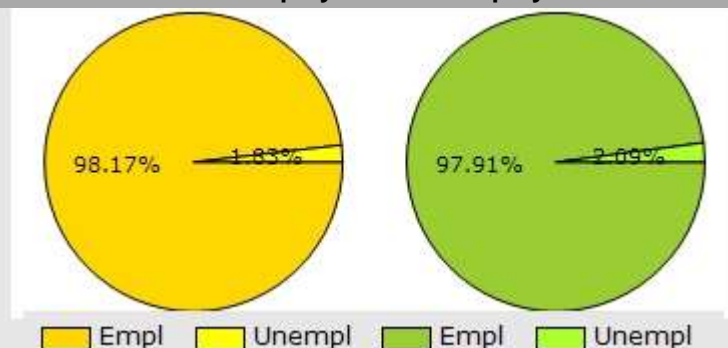
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



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Type: Land				
County: Johnson				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	10.90%		13.35%	
Growth 2023 - 2028	3.53%		2.17%	
Empl	805	98.17%	346,324	97.91%
Unempl	15	1.83%	7,387	2.09%
2023 Population by Race				
	1,444		616,836	
White	1,268	87.81%	531,892	86.23%
Black	32	2.22%	31,754	5.15%
Am. Indian & Alaskan	5	0.35%	2,568	0.42%
Asian	111	7.69%	33,551	5.44%
Hawaiian & Pacific Island	0	0.00%	203	0.03%
Other	28	1.94%	16,868	2.73%
Household Growth				
Growth 2010 - 2023	10.94%		13.85%	
Growth 2023 - 2028	3.62%		2.23%	
Renter Occupied	25	5.02%	71,221	29.39%
Owner Occupied	473	94.98%	171,139	70.61%
2023 Households by Household Income				
	498		242,360	
Income <\$25K	16	3.21%	19,970	8.24%
Income \$25K - \$50K	10	2.01%	31,272	12.90%
Income \$50K - \$75K	57	11.45%	38,056	15.70%
Income \$75K - \$100K	57	11.45%	38,505	15.89%
Income \$100K - \$125K	53	10.64%	28,361	11.70%
Income \$125K - \$150K	67	13.45%	21,691	8.95%
Income \$150K - \$200K	73	14.66%	28,176	11.63%
Income \$200K+	165	33.13%	36,329	14.99%
2023 Med Household Inc	\$145,895		\$95,699	
2023 Median Age	39.90		38.00	