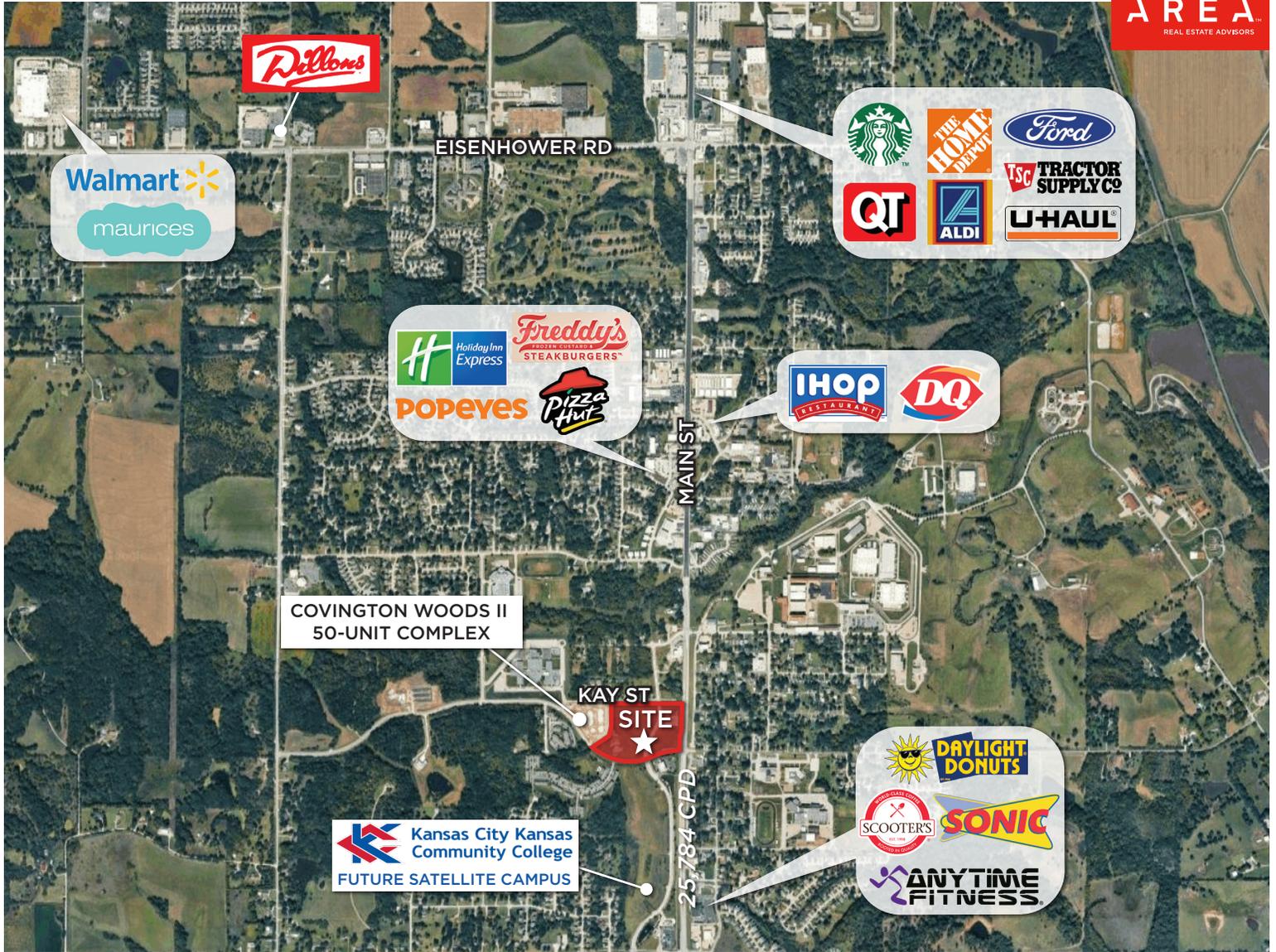


# LANSING TOWNE CENTER LANSING, KANSAS

**AREA**  
REAL ESTATE ADVISORS



BUILDING RENDERING

## PROPERTY HIGHLIGHTS

- NATIONAL JUNIOR ANCHOR LINEUP (CALL FOR DETAILS)
- 85,000 SF RETAIL CENTER OPENING SPRING OF 2027
- SMALL SHOPS AND PAD SITE OPPORTUNITIES AVAILABLE
- EXCELLENT VISIBILITY ON K-7
- ADJACENT TO FUTURE KCKCC SATELLITE CAMPUS

## MORE INFORMATION

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The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

# SITE PLAN

MAIN ST - 25,784 CPD



**AREA**  
REAL ESTATE ADVISORS

**BLINK OPTICAL**  
In FAMILY EYECARE CENTER

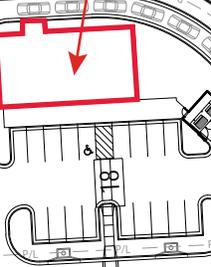
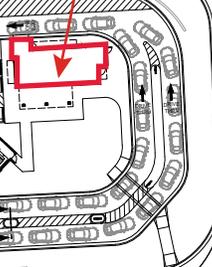
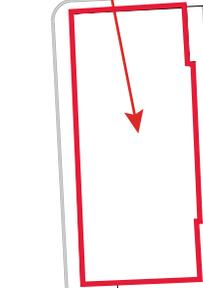
PROPOSED



RETAIL SHOPS AVAILABLE

DRIVE-THRU OUTPARCEL AVAILABLE

OUTPARCEL AVAILABLE



RETAIL/  
REST.  
8,600 SF

LOT 1

3,747 SF  
4,10 STALLS/1,000 SF

LOT 4

WEST MARY ST

IN LEASE  
8,205 SF

IN LEASE  
18,000 SF

IN LEASE  
25,042 SF

MID/JUNIOR BOX AVAILABLE



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## DEMOGRAPHICS

	3-MI	5-MI	TRADE AREA
POPULATION	18,241	36,363	61,698
HH INCOME	\$114,248	\$106,894	\$105,296
HOUSEHOLDS	5,920	13,263	21,797

KANSAS AVE

W MARY ST

W KAY ST

25,784 CPD

**BLINK OPTICAL**  
A FAMILY EYECARE CENTER

COVINGTON WOODS II  
50-UNIT COMPLEX

PHASE 1

**Exchange**  
BANK & TRUST  
Oldest Bank in Kansas Est. 1858

PHASE 2

MAIN ST

**Kansas City Kansas  
Community College**  
SATELLITE CAMPUS

22,949 CPD

CITY OF LANSING  
LIBRARY

LEVEE 7

LANSING  
COMMUNITY CENTER

**AREA**  
REAL ESTATE ADVISORS

Map data ©2026 Google

**FORT LEAVENWORTH**

**U.S. PENITENTIARY LEAVENWORTH**

**CITY OF LEAVENWORTH**

**UNIVERSITY OF ST. MARY**

**LEAVENWORTH COUNTRY CLUB**

**CITY OF LANSING**



Missouri River

MISSOURI KANSAS

MISSOURI KANSAS

MISSOURI KANSAS

Walmart   
maurices 



 Holiday Inn Express  
 Freddy's  
STEAKBURGERS  
 POPEYES  
 PIZZA HUT

 Starbucks  
 THE HOME DEPOT  
 QT  
 ALDI  
 Ford  
 TSC TRACTOR SUPPLY CO  
 U-HAUL

 IHOP  
RESTAURANT  
 DQ

 DAYLIGHT DONUTS  
 SCOOTERS  
 SONIC  
 ANYTIME FITNESS



# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2461/-94.9025

Lansing Towne Center Lansing, KS 66043	3 mi radius	5 mi radius	Trade Area
<b>Population</b>			
2025 Estimated Population	18,241	36,363	61,698
2030 Projected Population	18,405	36,679	62,572
2020 Census Population	18,003	36,124	60,182
2010 Census Population	17,556	34,742	56,834
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.6%
<b>Households</b>			
2025 Estimated Households	5,920	13,263	21,797
2030 Projected Households	6,064	13,539	22,346
2020 Census Households	5,757	12,901	20,777
2010 Census Households	5,277	11,999	19,166
Projected Annual Growth 2025 to 2030	0.5%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.9%
<b>Age</b>			
2025 Est. Population Under 10 Years	10.7%	11.8%	13.0%
2025 Est. Population 10 to 19 Years	13.3%	13.0%	12.4%
2025 Est. Population 20 to 29 Years	13.3%	12.8%	12.6%
2025 Est. Population 30 to 44 Years	22.3%	20.2%	23.0%
2025 Est. Population 45 to 59 Years	18.5%	18.3%	17.7%
2025 Est. Population 60 to 74 Years	15.3%	16.7%	15.2%
2025 Est. Population 75 Years or Over	6.6%	7.1%	6.2%
2025 Est. Median Age	37.4	38.2	37.7
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	57.4%	53.7%	54.7%
2025 Est. Female Population	42.6%	46.3%	45.3%
2025 Est. Never Married	35.3%	32.9%	31.1%
2025 Est. Now Married	47.4%	48.8%	50.1%
2025 Est. Separated or Divorced	13.1%	14.0%	14.5%
2025 Est. Widowed	4.1%	4.3%	4.4%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	13.5%	11.7%	10.5%
2025 Est. HH Income \$150,000 to \$199,999	10.1%	10.1%	10.3%
2025 Est. HH Income \$100,000 to \$149,999	23.9%	20.5%	19.9%
2025 Est. HH Income \$75,000 to \$99,999	14.1%	12.7%	13.5%
2025 Est. HH Income \$50,000 to \$74,999	12.1%	16.7%	16.5%
2025 Est. HH Income \$35,000 to \$49,999	11.5%	9.5%	9.8%
2025 Est. HH Income \$25,000 to \$34,999	4.0%	5.3%	7.1%
2025 Est. HH Income \$15,000 to \$24,999	4.1%	6.1%	5.0%
2025 Est. HH Income Under \$15,000	6.6%	7.4%	7.4%
2025 Est. Average Household Income	\$114,248	\$106,894	\$105,296
2025 Est. Median Household Income	\$98,839	\$93,477	\$90,119
2025 Est. Per Capita Income	\$37,319	\$39,132	\$37,515
2025 Est. Total Businesses	467	828	1,272
2025 Est. Total Employees	6,235	9,452	16,920

# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2461/-94.9025

Lansing Towne Center Lansing, KS 66043	3 mi radius	5 mi radius	Trade Area
<b>Race</b>			
2025 Est. White	75.8%	77.1%	77.2%
2025 Est. Black	13.0%	11.7%	11.3%
2025 Est. Asian or Pacific Islander	2.0%	2.1%	2.1%
2025 Est. American Indian or Alaska Native	0.5%	0.5%	0.7%
2025 Est. Other Races	8.6%	8.6%	8.7%
<b>Hispanic</b>			
2025 Est. Hispanic Population	1,497	2,938	5,210
2025 Est. Hispanic Population	8.2%	8.1%	8.4%
2030 Proj. Hispanic Population	9.2%	9.0%	9.3%
2020 Hispanic Population	7.4%	7.3%	8.2%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	12,637	24,998	42,219
2025 Est. Elementary (Grade Level 0 to 8)	1.1%	1.5%	1.7%
2025 Est. Some High School (Grade Level 9 to 11)	5.8%	4.8%	5.4%
2025 Est. High School Graduate	25.8%	25.1%	25.9%
2025 Est. Some College	20.7%	22.1%	21.4%
2025 Est. Associate Degree Only	6.9%	8.8%	9.2%
2025 Est. Bachelor Degree Only	22.2%	21.5%	20.7%
2025 Est. Graduate Degree	17.6%	16.2%	15.8%
<b>Housing</b>			
2025 Est. Total Housing Units	6,284	14,132	23,367
2025 Est. Owner-Occupied	61.8%	61.2%	55.4%
2025 Est. Renter-Occupied	32.4%	32.7%	37.9%
2025 Est. Vacant Housing	5.8%	6.1%	6.7%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	10.0%	9.0%	10.2%
2025 Homes Built 2000 to 2009	19.5%	15.8%	16.2%
2025 Homes Built 1990 to 1999	15.6%	12.5%	12.0%
2025 Homes Built 1980 to 1989	22.7%	16.8%	13.9%
2025 Homes Built 1970 to 1979	9.3%	10.3%	9.6%
2025 Homes Built 1960 to 1969	4.2%	6.0%	5.9%
2025 Homes Built 1950 to 1959	2.6%	5.2%	5.7%
2025 Homes Built Before 1949	10.4%	18.1%	20.0%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.7%	0.9%	0.9%
2025 Home Value \$500,000 to \$999,999	7.8%	8.1%	8.2%
2025 Home Value \$400,000 to \$499,999	8.9%	9.2%	10.4%
2025 Home Value \$300,000 to \$399,999	20.9%	18.3%	18.0%
2025 Home Value \$200,000 to \$299,999	31.4%	28.8%	27.6%
2025 Home Value \$150,000 to \$199,999	13.5%	13.4%	12.9%
2025 Home Value \$100,000 to \$149,999	7.8%	10.2%	10.2%
2025 Home Value \$50,000 to \$99,999	5.0%	6.6%	6.8%
2025 Home Value \$25,000 to \$49,999	2.3%	2.2%	2.6%
2025 Home Value Under \$25,000	1.9%	2.3%	2.2%
2025 Median Home Value	\$267,085	\$256,131	\$256,423
2025 Median Rent	\$982	\$961	\$1,078

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# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2461/-94.9025

Lansing Towne Center Lansing, KS 66043	3 mi radius	5 mi radius	Trade Area
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	14,863	29,221	48,980
2025 Est. Civilian Employed	42.7%	48.9%	45.0%
2025 Est. Civilian Unemployed	1.8%	2.1%	1.9%
2025 Est. in Armed Forces	3.4%	3.2%	6.8%
2025 Est. not in Labor Force	52.1%	45.9%	46.3%
2025 Labor Force Males	58.7%	54.1%	55.3%
2025 Labor Force Females	41.3%	45.9%	44.7%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	6,346	14,287	22,038
2025 Mgmt, Business, & Financial Operations	13.8%	15.4%	15.5%
2025 Professional, Related	32.8%	28.7%	28.3%
2025 Service	18.3%	19.9%	19.5%
2025 Sales, Office	18.1%	17.4%	17.1%
2025 Farming, Fishing, Forestry	-	0.2%	0.2%
2025 Construction, Extraction, Maintenance	4.0%	5.7%	6.6%
2025 Production, Transport, Material Moving	13.0%	12.7%	12.7%
2025 White Collar Workers	64.8%	61.5%	60.9%
2025 Blue Collar Workers	35.2%	38.5%	39.1%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	76.1%	77.1%	77.5%
2025 Drive to Work in Carpool	7.0%	8.8%	9.1%
2025 Travel to Work by Public Transportation	0.6%	0.5%	0.4%
2025 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2025 Walk or Bicycle to Work	3.2%	2.7%	2.4%
2025 Other Means	1.1%	0.8%	1.0%
2025 Work at Home	12.0%	10.0%	9.4%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	38.3%	36.5%	35.7%
2025 Travel to Work in 15 to 29 Minutes	34.9%	37.3%	37.5%
2025 Travel to Work in 30 to 59 Minutes	23.1%	23.0%	23.1%
2025 Travel to Work in 60 Minutes or More	3.7%	3.1%	3.7%
2025 Average Travel Time to Work	17.0	17.5	18.1
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$661.16 M	\$1.41 B	\$2.29 B
2025 Est. Apparel	\$12.2 M	\$25.96 M	\$42.32 M
2025 Est. Contributions, Tax and Retirement	\$186.3 M	\$387.46 M	\$615.74 M
2025 Est. Education	\$15.2 M	\$32.13 M	\$51.94 M
2025 Est. Entertainment	\$37.76 M	\$80.38 M	\$131.08 M
2025 Est. Food, Beverages, Tobacco	\$78.3 M	\$167.92 M	\$276.53 M
2025 Est. Health Care	\$39.56 M	\$88.36 M	\$143.52 M
2025 Est. Household Furnishings and Equipment	\$17.61 M	\$37.4 M	\$60.82 M
2025 Est. Household Operations, Shelter, Utilities	\$146.7 M	\$314.04 M	\$523.63 M
2025 Est. Miscellaneous Expenses	\$11.32 M	\$24.07 M	\$39.16 M
2025 Est. Personal Care	\$8.33 M	\$17.9 M	\$29.53 M
2025 Est. Transportation	\$107.87 M	\$230.67 M	\$372.81 M

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