

| FOR SALE/2.6 ACRES TOTAL
PRAIRIE STAR PARKWAY TWO PAD SITES AVAILABLE



**17055 W 96TH ST
LENEXA, KS 66219**



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LAND FOR SALE

PRAIRIE STAR PAD SITE

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PROPERTY DESCRIPTION

2.6 acres
Affluent demographics
Apartments under construction nearby
Year over year population growth statistics

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Lots:	2
Total Lot Size:	2.6 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	319	2,324
Total Population	312	624	4,310
Average HH Income	\$187,181	\$183,426	\$123,812

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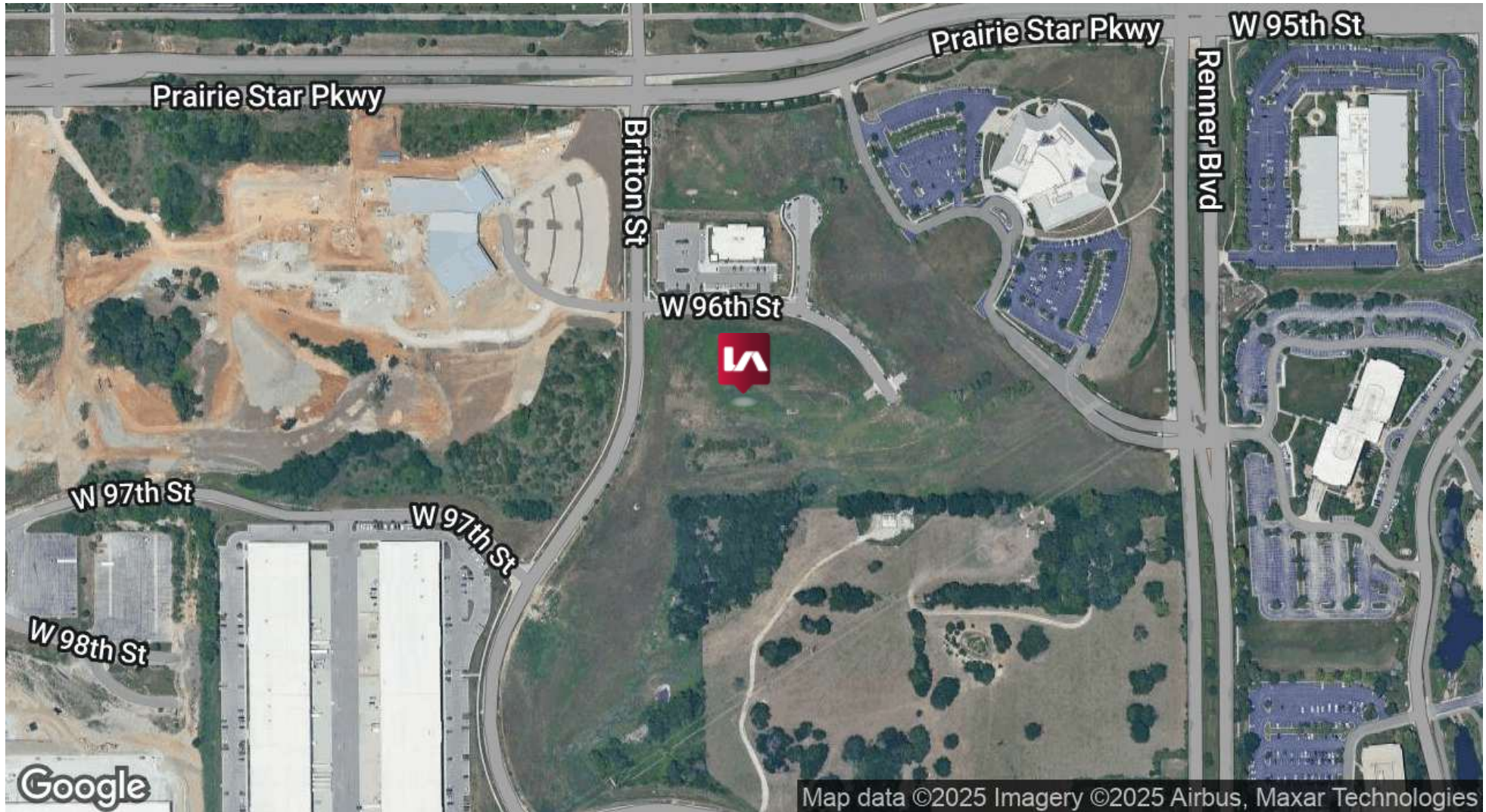
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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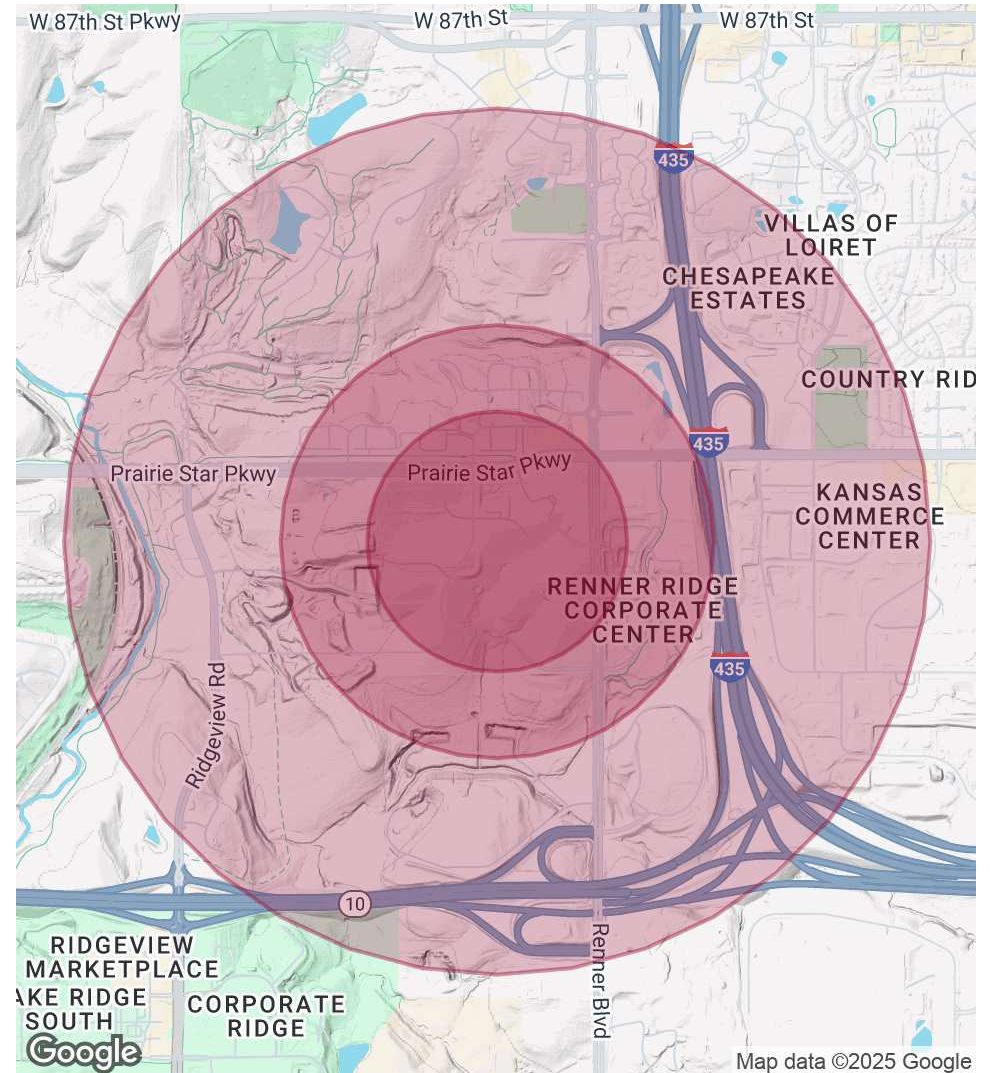
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	312	624	4,310
Average Age	42	41	39
Average Age (Male)	41	41	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	319	2,324
# of Persons per HH	2	2	1.9
Average HH Income	\$187,181	\$183,426	\$123,812
Average House Value	\$692,513	\$666,722	\$378,995

Demographics data derived from AlphaMap



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