

4200 SHAWNEE MISSION PKWY FAIRWAY, KS

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

4,300 SF SPACE FOR LEASE NEXT TO STARBUCKS

SIGNATURE LOCATION

AMPLE PARKING

GREAT VISIBILITY, ACCESS AND TRAFFIC ON SHAWNEE MISSION PKWY WITH 39,000 CPD

ADJACENT TO THE FIELDSTON OF FAIRWAY ACTIVE COMMUNITY OPENING IN 2025



MORE INFORMATION:

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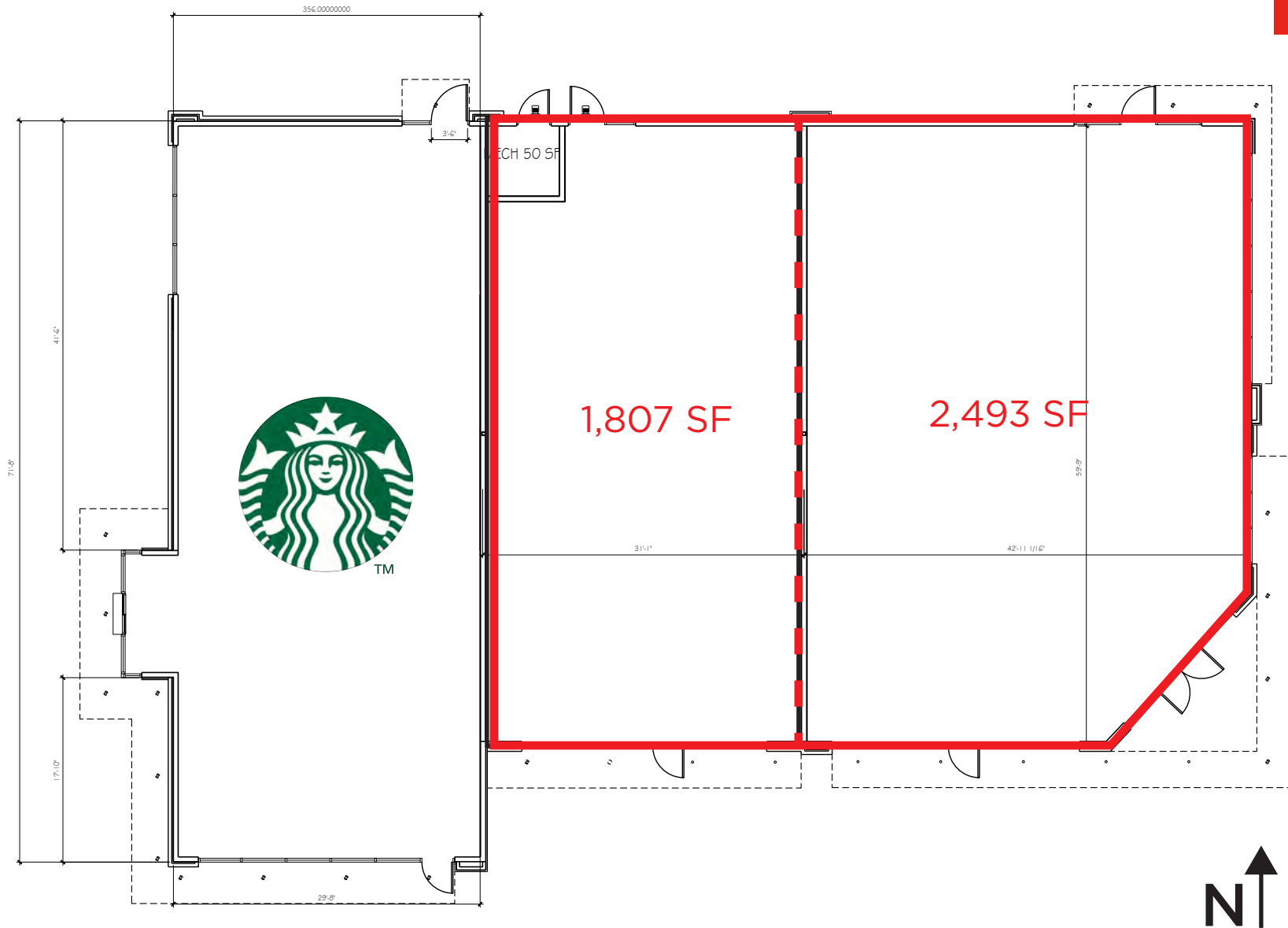
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A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

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SITE PLAN:



PROPERTY AERIAL:

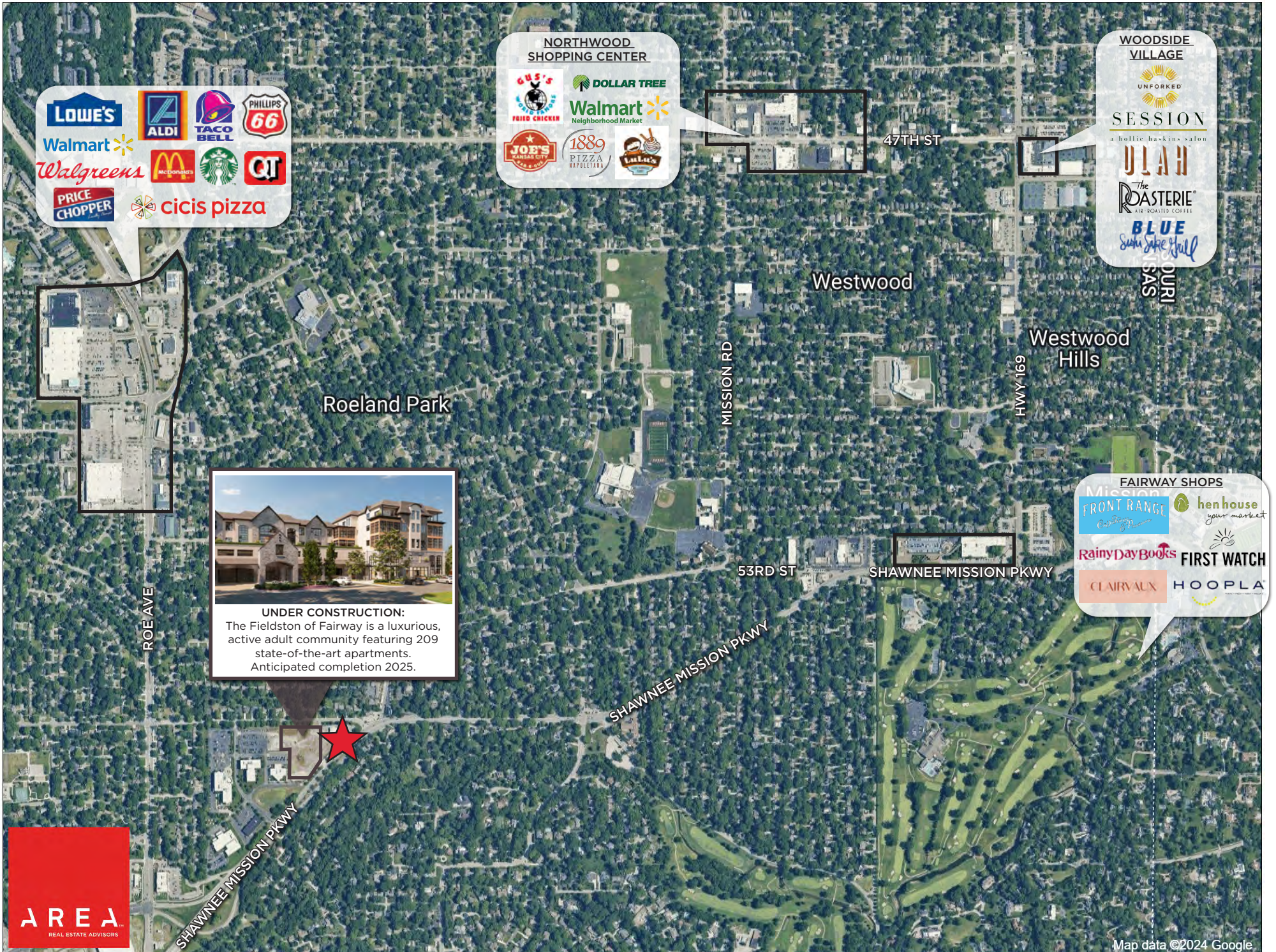


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LOWE'S
Walmart
Walgreens
PRICE CHOPPER
ALDI
TACO BELL
McDonald's
Starbucks
QT
cicis pizza

NORTHWOOD SHOPPING CENTER
GUS'S FRIED CHICKEN
DOLLAR TREE
Walmart Neighborhood Market
JOE'S KANSAS CITY
1889 PIZZA
Handmade Ice Cream

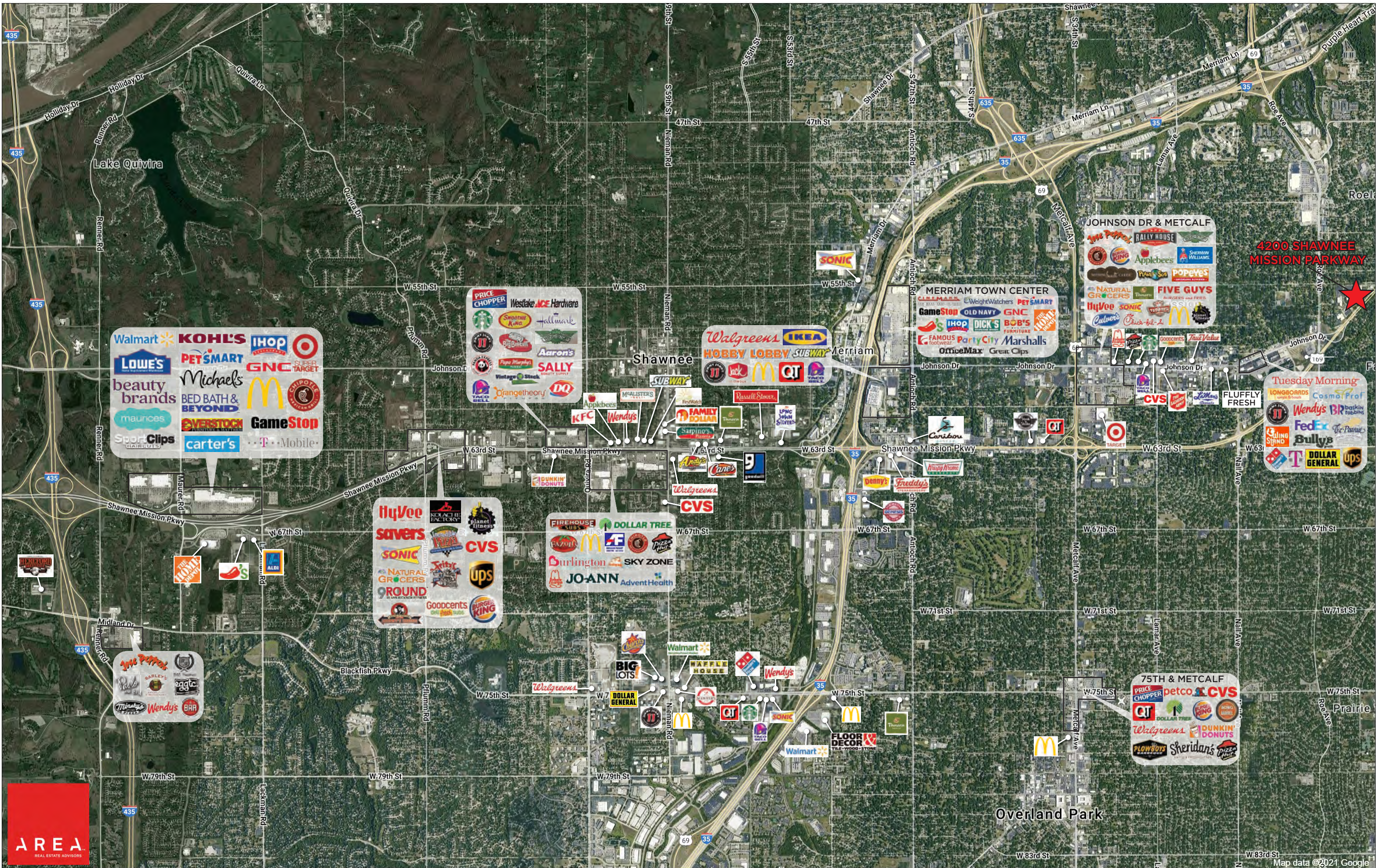
WOODSIDE VILLAGE
UNFORKED
SESSION
a hollie haskins salon
ULAH
the DASTERIE
air-roasted coffee
BLUE
South Side of Full

FAIRWAY SHOPS
FRONT RANGE
hen house your market
Rainy Day Books
FIRST WATCH
CLAIRVAUX
HOOPLA



UNDER CONSTRUCTION:
 The Fieldston of Fairway is a luxurious, active adult community featuring 209 state-of-the-art apartments. Anticipated completion 2025.





4200 SHAWNEE MISSION PARKWAY



Walmart KOHL'S IHOP Target
 Lowe's PET SMART GNC SUPER TARGET
 beauty brands Michaels McDonald's CHIPPOLTE
 maurices VERSTOCK GameStop
 Sport Clips carter's T-Mobile

PRICE CHOPPER Westlake ACE Hardware
 Starbucks Sneaker King Hallmark
 Aaron's SALLY BEAUTY SUPPLY
 TACO BELL DQ

Walgreens IKEA
 HOBBY LOBBY SUBWAY

MERRIAM TOWN CENTER
 GameStop OLD NAVY GNC
 IHOP DICK'S BOB'S
 FAMOUS Party City Marshalls
 OfficeMax Great Clips

JOHNSON DR & METCALF
 Applebees POPPES
 FIVE GUYS
 HyVee SONIC

Tuesday Morning
 LONGBOARDS Cosmo Prof
 Wendy's BR Bakery
 FedEx The Postman
 Bullseye DOLLAR GENERAL UPS

HyVee savers
 SONIC CVS
 NATURAL GROCERS
 9ROUND
 Goodcents BURGER KING

FIREHOUSE SUBS DOLLAR TREE
 Burlington SKY ZONE
 JO-ANN AdventHealth

75TH & METCALF
 PRICE CHOPPER petco CVS
 Walgreens DUNKIN' DONUTS
 PLOWBOYS Sheridans PIZZA HUT



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0292/-94.6336

4200 Shawnee Mission Pkwy Fairway, KS 66205	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,933	102,905	274,167
2029 Projected Population	10,796	102,660	275,591
2020 Census Population	11,118	103,368	272,769
2010 Census Population	10,634	99,353	260,757
Projected Annual Growth 2024 to 2029	1.7%	-	0.1%
Historical Annual Growth 2010 to 2024	-0.5%	0.3%	0.4%
Households			
2024 Estimated Households	4,990	49,575	127,999
2029 Projected Households	5,037	49,678	129,342
2020 Census Households	5,014	48,471	122,827
2010 Census Households	4,867	46,832	116,837
Projected Annual Growth 2024 to 2029	0.2%	-	0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.7%
Age			
2024 Est. Population Under 10 Years	13.9%	13.5%	13.4%
2024 Est. Population 10 to 19 Years	11.2%	11.5%	11.7%
2024 Est. Population 20 to 29 Years	14.0%	16.0%	15.6%
2024 Est. Population 30 to 44 Years	22.9%	21.8%	21.8%
2024 Est. Population 45 to 59 Years	15.3%	15.3%	15.7%
2024 Est. Population 60 to 74 Years	15.9%	15.5%	15.4%
2024 Est. Population 75 Years or Over	6.8%	6.5%	6.5%
2024 Est. Median Age	35.6	35.2	35.5
Marital Status & Gender			
2024 Est. Male Population	43.7%	49.9%	49.9%
2024 Est. Female Population	56.3%	50.1%	50.1%
2024 Est. Never Married	29.6%	37.6%	40.8%
2024 Est. Now Married	54.6%	46.4%	40.7%
2024 Est. Separated or Divorced	12.3%	12.6%	14.1%
2024 Est. Widowed	3.5%	3.4%	4.3%
Income			
2024 Est. HH Income \$200,000 or More	23.4%	17.7%	11.7%
2024 Est. HH Income \$150,000 to \$199,999	12.7%	9.6%	8.1%
2024 Est. HH Income \$100,000 to \$149,999	20.4%	16.7%	16.7%
2024 Est. HH Income \$75,000 to \$99,999	12.7%	13.9%	13.4%
2024 Est. HH Income \$50,000 to \$74,999	12.2%	15.0%	16.3%
2024 Est. HH Income \$35,000 to \$49,999	6.3%	8.2%	9.5%
2024 Est. HH Income \$25,000 to \$34,999	3.5%	5.9%	7.2%
2024 Est. HH Income \$15,000 to \$24,999	3.5%	4.9%	6.8%
2024 Est. HH Income Under \$15,000	5.3%	8.1%	10.2%
2024 Est. Average Household Income	\$178,902	\$144,537	\$112,007
2024 Est. Median Household Income	\$135,364	\$105,685	\$85,199
2024 Est. Per Capita Income	\$89,893	\$69,752	\$52,430
2024 Est. Total Businesses	358	5,478	14,069
2024 Est. Total Employees	3,510	65,022	166,276

Full Profile

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Race				
2024 Est. White		83.5%	72.6%	70.1%
2024 Est. Black		4.5%	12.8%	14.6%
2024 Est. Asian or Pacific Islander		4.9%	4.2%	4.1%
2024 Est. American Indian or Alaska Native		0.2%	0.4%	0.4%
2024 Est. Other Races		6.9%	10.1%	10.9%
Hispanic				
2024 Est. Hispanic Population		756	12,022	32,996
2024 Est. Hispanic Population		7.6%	11.7%	12.0%
2029 Proj. Hispanic Population		7.7%	12.4%	12.7%
2020 Hispanic Population		8.7%	13.9%	16.4%
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)		6,973	70,566	187,245
2024 Est. Elementary (Grade Level 0 to 8)		0.1%	1.4%	2.8%
2024 Est. Some High School (Grade Level 9 to 11)		1.0%	1.8%	4.0%
2024 Est. High School Graduate		8.8%	14.2%	20.3%
2024 Est. Some College		17.6%	16.1%	17.7%
2024 Est. Associate Degree Only		5.5%	5.8%	6.6%
2024 Est. Bachelor Degree Only		39.0%	34.1%	28.9%
2024 Est. Graduate Degree		27.9%	26.5%	19.7%
Housing				
2024 Est. Total Housing Units		5,202	53,659	140,712
2024 Est. Owner-Occupied		77.6%	55.3%	48.9%
2024 Est. Renter-Occupied		18.4%	37.1%	42.1%
2024 Est. Vacant Housing		4.1%	7.6%	9.0%
Homes Built by Year				
2024 Homes Built 2010 or later		7.6%	6.7%	7.5%
2024 Homes Built 2000 to 2009		6.9%	5.9%	5.9%
2024 Homes Built 1990 to 1999		3.3%	5.3%	4.5%
2024 Homes Built 1980 to 1989		4.0%	6.2%	6.2%
2024 Homes Built 1970 to 1979		6.2%	8.4%	9.7%
2024 Homes Built 1960 to 1969		5.8%	9.5%	10.9%
2024 Homes Built 1950 to 1959		27.1%	20.3%	17.5%
2024 Homes Built Before 1949		35.1%	30.1%	28.7%
Home Values				
2024 Home Value \$1,000,000 or More		4.8%	6.2%	3.7%
2024 Home Value \$500,000 to \$999,999		24.6%	19.7%	15.3%
2024 Home Value \$400,000 to \$499,999		12.1%	12.3%	10.1%
2024 Home Value \$300,000 to \$399,999		21.5%	20.8%	18.4%
2024 Home Value \$200,000 to \$299,999		28.2%	23.6%	26.1%
2024 Home Value \$150,000 to \$199,999		5.2%	8.3%	10.6%
2024 Home Value \$100,000 to \$149,999		1.6%	4.4%	6.3%
2024 Home Value \$50,000 to \$99,999		0.1%	2.0%	4.8%
2024 Home Value \$25,000 to \$49,999		1.6%	1.4%	2.8%
2024 Home Value Under \$25,000		0.3%	1.2%	1.9%
2024 Median Home Value		\$413,183	\$403,399	\$329,552
2024 Median Rent		\$1,238	\$1,055	\$984

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	7,774	81,598	217,471
2024 Est. Civilian Employed	67.8%	68.9%	65.8%
2024 Est. Civilian Unemployed	0.9%	1.6%	2.1%
2024 Est. in Armed Forces	0.1%	0.2%	0.1%
2024 Est. not in Labor Force	31.2%	29.4%	32.0%
2024 Labor Force Males	41.3%	49.8%	49.7%
2024 Labor Force Females	58.7%	50.2%	50.3%
Occupation			
2024 Occupation: Population Age 16 Years or Over	5,269	56,192	143,126
2024 Mgmt, Business, & Financial Operations	23.7%	23.3%	20.3%
2024 Professional, Related	40.4%	33.1%	30.0%
2024 Service	8.3%	11.0%	13.0%
2024 Sales, Office	18.1%	19.0%	19.5%
2024 Farming, Fishing, Forestry	0.1%	0.2%	0.2%
2024 Construction, Extraction, Maintenance	2.8%	4.4%	5.5%
2024 Production, Transport, Material Moving	6.5%	9.0%	11.5%
2024 White Collar Workers	82.2%	75.4%	69.7%
2024 Blue Collar Workers	17.8%	24.6%	30.3%
Transportation to Work			
2024 Drive to Work Alone	72.2%	69.0%	70.1%
2024 Drive to Work in Carpool	3.6%	4.8%	5.6%
2024 Travel to Work by Public Transportation	0.3%	0.8%	1.3%
2024 Drive to Work on Motorcycle	0.2%	0.2%	0.1%
2024 Walk or Bicycle to Work	1.0%	1.6%	1.6%
2024 Other Means	1.6%	1.0%	1.0%
2024 Work at Home	21.1%	22.7%	20.3%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	28.8%	29.7%	28.9%
2024 Travel to Work in 15 to 29 Minutes	59.9%	54.2%	52.6%
2024 Travel to Work in 30 to 59 Minutes	10.4%	14.3%	16.5%
2024 Travel to Work in 60 Minutes or More	0.8%	1.8%	2.0%
2024 Average Travel Time to Work	17.8	18.3	18.7
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$552.33 M	\$4.59 B	\$9.73 B
2024 Est. Apparel	\$19.91 M	\$164.66 M	\$346.05 M
2024 Est. Contributions, Gifts	\$36.27 M	\$292.88 M	\$593.52 M
2024 Est. Education, Reading	\$21.21 M	\$170.01 M	\$340.17 M
2024 Est. Entertainment	\$32.6 M	\$266.72 M	\$557.67 M
2024 Est. Food, Beverages, Tobacco	\$81.34 M	\$683.9 M	\$1.47 B
2024 Est. Furnishings, Equipment	\$20.09 M	\$164.71 M	\$345.41 M
2024 Est. Health Care, Insurance	\$48.79 M	\$407.08 M	\$873.19 M
2024 Est. Household Operations, Shelter, Utilities	\$175.59 M	\$1.47 B	\$3.14 B
2024 Est. Miscellaneous Expenses	\$10.64 M	\$88.09 M	\$185.9 M
2024 Est. Personal Care	\$7.39 M	\$61.5 M	\$130.57 M
2024 Est. Transportation	\$98.51 M	\$818.96 M	\$1.75 B

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