

8746 LOIRET BOULEVARD

LENEXA, KS 66219

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PROPERTY HIGHLIGHTS:

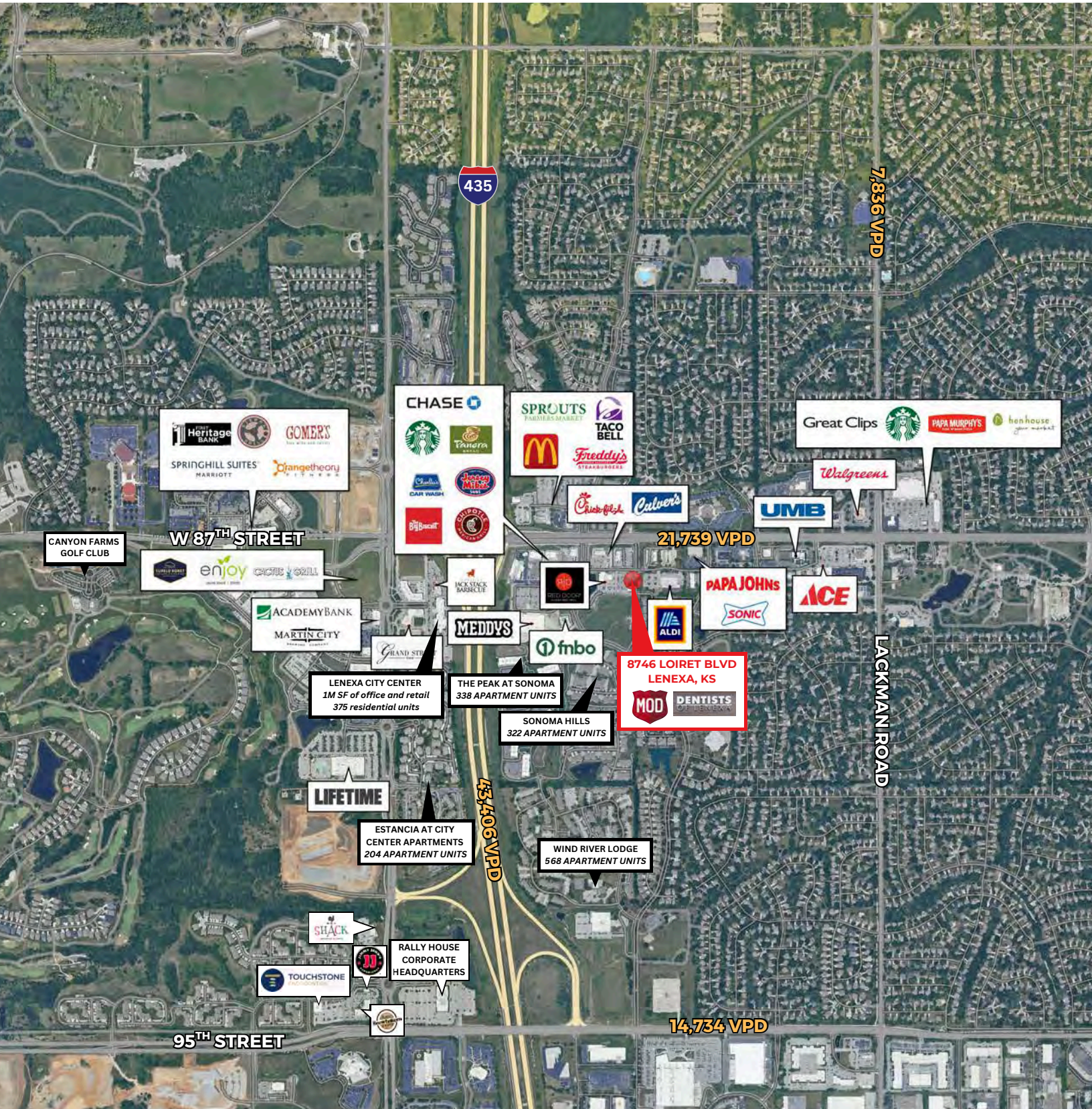
- **1,430 SF space available**
- Located between Mckeever's Market & Eatery, Sprouts Farmers Market, and Aldi Grocery Store.
- Surrounding co-tenants include Starbucks, Chick Fil A, Culvers, Chipotle, MOD Pizza, and Panera
- Near Major Residential and Mixed-Use Developments, over 1,600 apartment units within a 2-mile radius.
- Lenexa City Center less than a mile away with over 1 million square feet of office and retail
- Easy access to I-435
- Quoting: \$36/psf + NNNs

PROPERTY AERIAL

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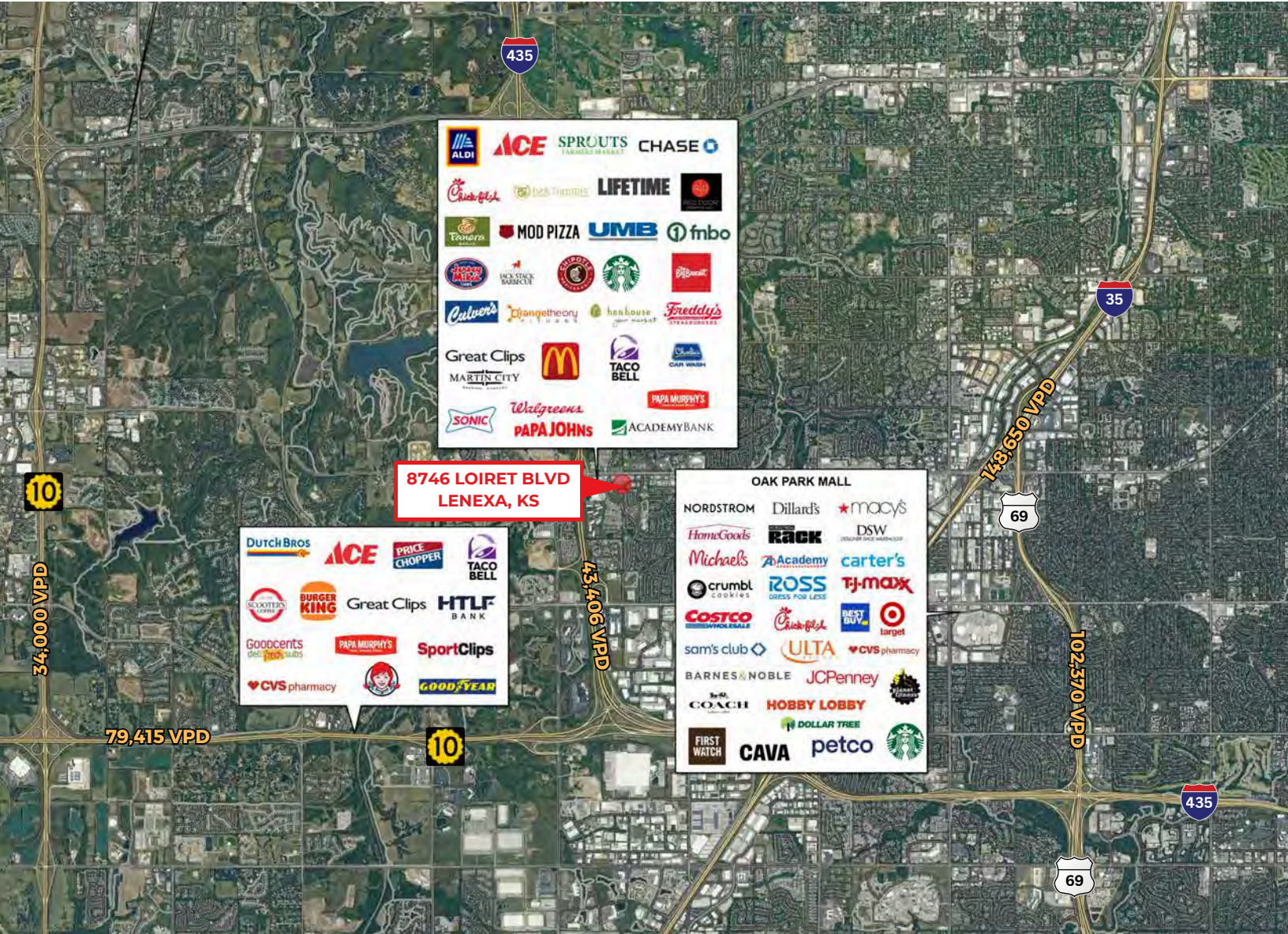


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POPULATION	
1-MILE	14,796
3-MILE	57,155
5-MILE	183,342



DAYTIME POPULATION	
1-MILE	6,958
3-MILE	63,144
5-MILE	175,879



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$128,433
3-MILE	\$130,699
5-MILE	\$124,419

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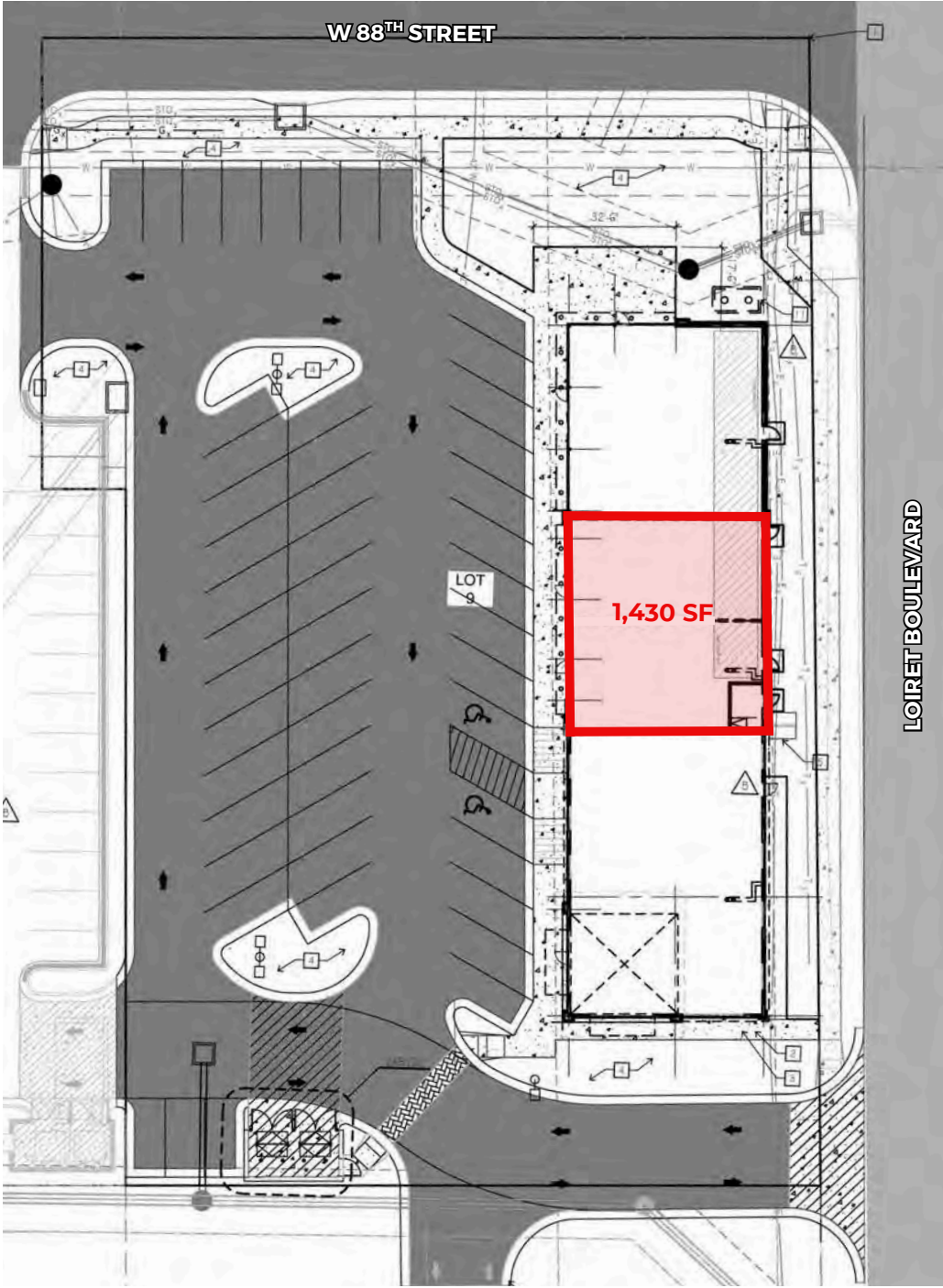


SITE PLAN

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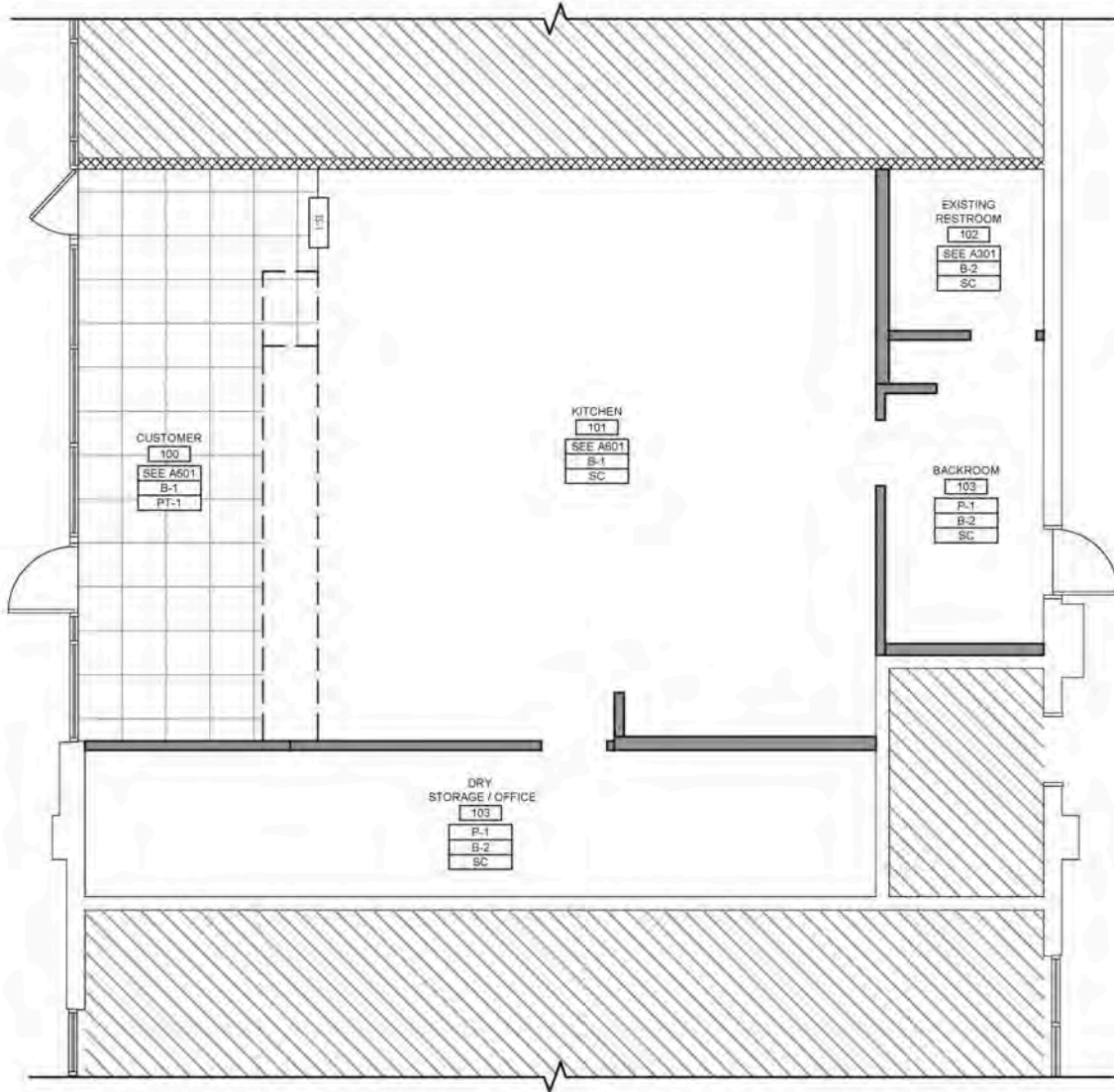


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FLOOR PLANS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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