

BELLA ROE PLAZA - RETAIL SPACE FOR LEASE



SPACE HIGHLIGHTS

- **1,243 SF Space Available**
- Anchored by Price Chopper & Lowe's
- Adjacent to Walmart, Aldi, & Walgreens
- Great visibility to over 22,000 CPD along Roe
- Excellent highway access to I-35
- Surrounded by densely populated residential neighborhoods

LEASING CONTACT

ERIN JOHNSTON

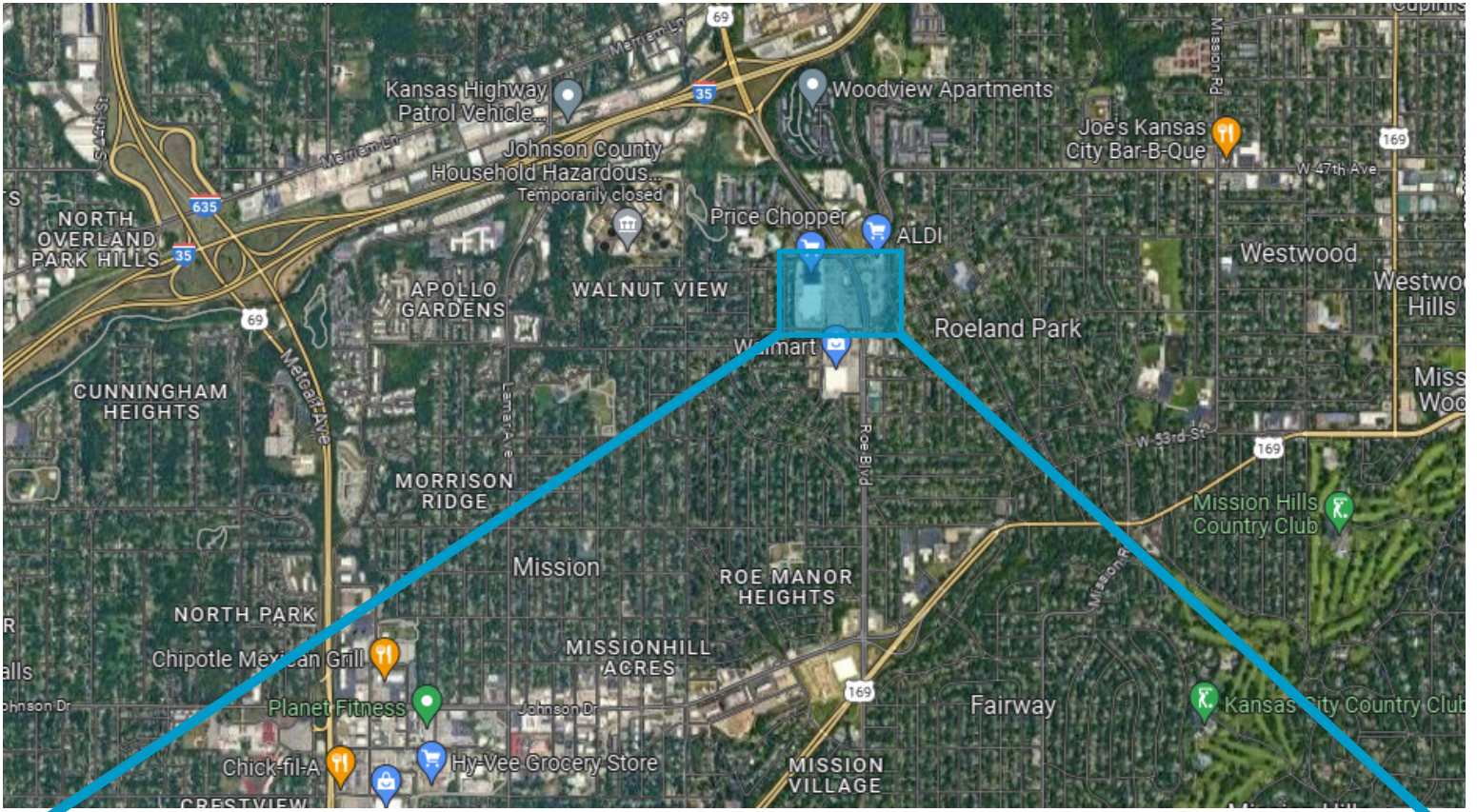
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Demographic Summary Report

Bella Roe Plaza 4990-4998 Roe Blvd, Roeland Park, KS 66205						
Building Type: General Retail Secondary: - GLA: 9,720 SF Year Built: 2006	Total Available: 1,243 SF % Leased: 87.21% Rent/SF/Yr: Negotiable					
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,845		93,210		269,400	
2024 Estimate	11,592		92,023		265,058	
2020 Census	11,702		92,475		259,383	
Growth 2024 - 2029	2.18%		1.29%		1.64%	
Growth 2020 - 2024	-0.94%		-0.49%		2.19%	
2024 Population by Hispanic Origin	1,954		14,101		42,830	
2024 Population	11,592		92,023		265,058	
White	8,624	74.40%	68,573	74.52%	175,555	66.23%
Black	734	6.33%	5,186	5.64%	35,190	13.28%
Am. Indian & Alaskan	122	1.05%	1,078	1.17%	2,682	1.01%
Asian	217	1.87%	2,661	2.89%	6,761	2.55%
Hawaiian & Pacific Island	38	0.33%	123	0.13%	277	0.10%
Other	1,857	16.02%	14,402	15.65%	44,593	16.82%
U.S. Armed Forces	32		105		199	
Households						
2029 Projection	5,560		43,670		121,859	
2024 Estimate	5,443		43,030		119,622	
2020 Census	5,505		42,910		116,273	
Growth 2024 - 2029	2.15%		1.49%		1.87%	
Growth 2020 - 2024	-1.13%		0.28%		2.88%	
Owner Occupied	3,216	59.09%	23,718	55.12%	63,174	52.81%
Renter Occupied	2,227	40.91%	19,313	44.88%	56,448	47.19%
2024 Households by HH Income	5,441		43,029		119,622	
Income: <\$25,000	935	17.18%	6,381	14.83%	20,033	16.75%
Income: \$25,000 - \$50,000	1,081	19.87%	7,561	17.57%	23,390	19.55%
Income: \$50,000 - \$75,000	811	14.91%	7,000	16.27%	21,471	17.95%
Income: \$75,000 - \$100,000	912	16.76%	6,236	14.49%	16,473	13.77%
Income: \$100,000 - \$125,000	664	12.20%	4,394	10.21%	11,311	9.46%
Income: \$125,000 - \$150,000	456	8.38%	2,997	6.97%	7,204	6.02%
Income: \$150,000 - \$200,000	291	5.35%	3,200	7.44%	8,749	7.31%
Income: \$200,000+	291	5.35%	5,260	12.22%	10,991	9.19%
2024 Avg Household Income	\$85,052		\$103,190		\$92,970	
2024 Med Household Income	\$71,534		\$77,295		\$68,608	

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