

MONTICELLO CENTER WEST

Shawnee Mission Parkway between Monticello Rd. & K-7



FOR LEASE

AVAILABLE:

- Restaurant Pad Site (Build to Suit)
- In Line Shops—1,000 sf to 10,000 sf
- New Westlake Ace Hardware Store
- Available Fall 2025
- Tremendous Growth Area

LOCATION:

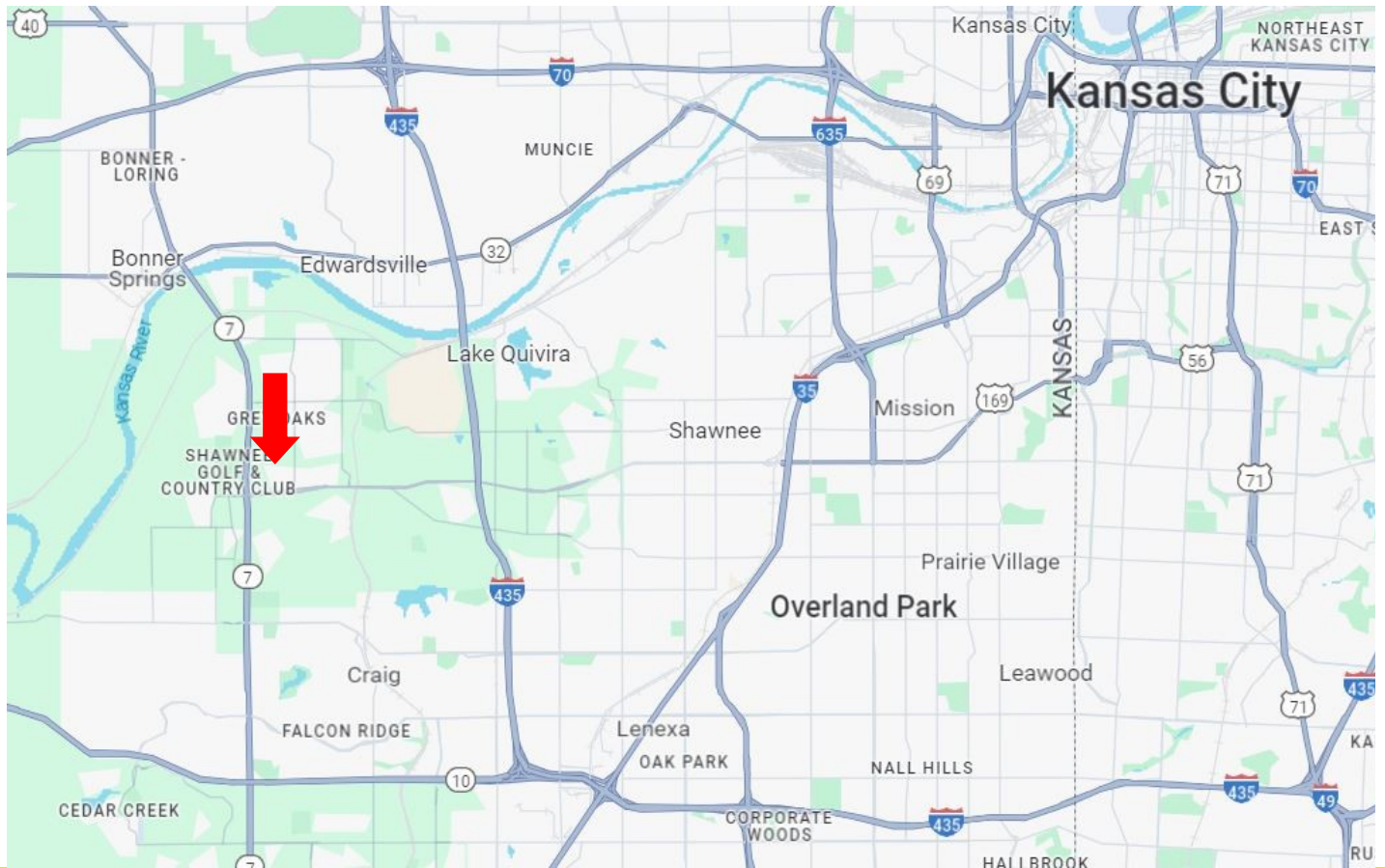
- North side of Shawnee Mission Parkway between Monticello Road and Hwy K-7
- Across from Johnson County Library Branch
- Join U.S. Post Office, Price Chopper, Dental Offices, Restaurants, Convenience and Retail Shops
- Commercial Hub of Western Shawnee
- Average Household Income:
 - 1 mile—\$148,200
 - 3 mile—\$153,086

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Overland Park, KS 66210
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Choice Space Near Major Johnson County Intersection

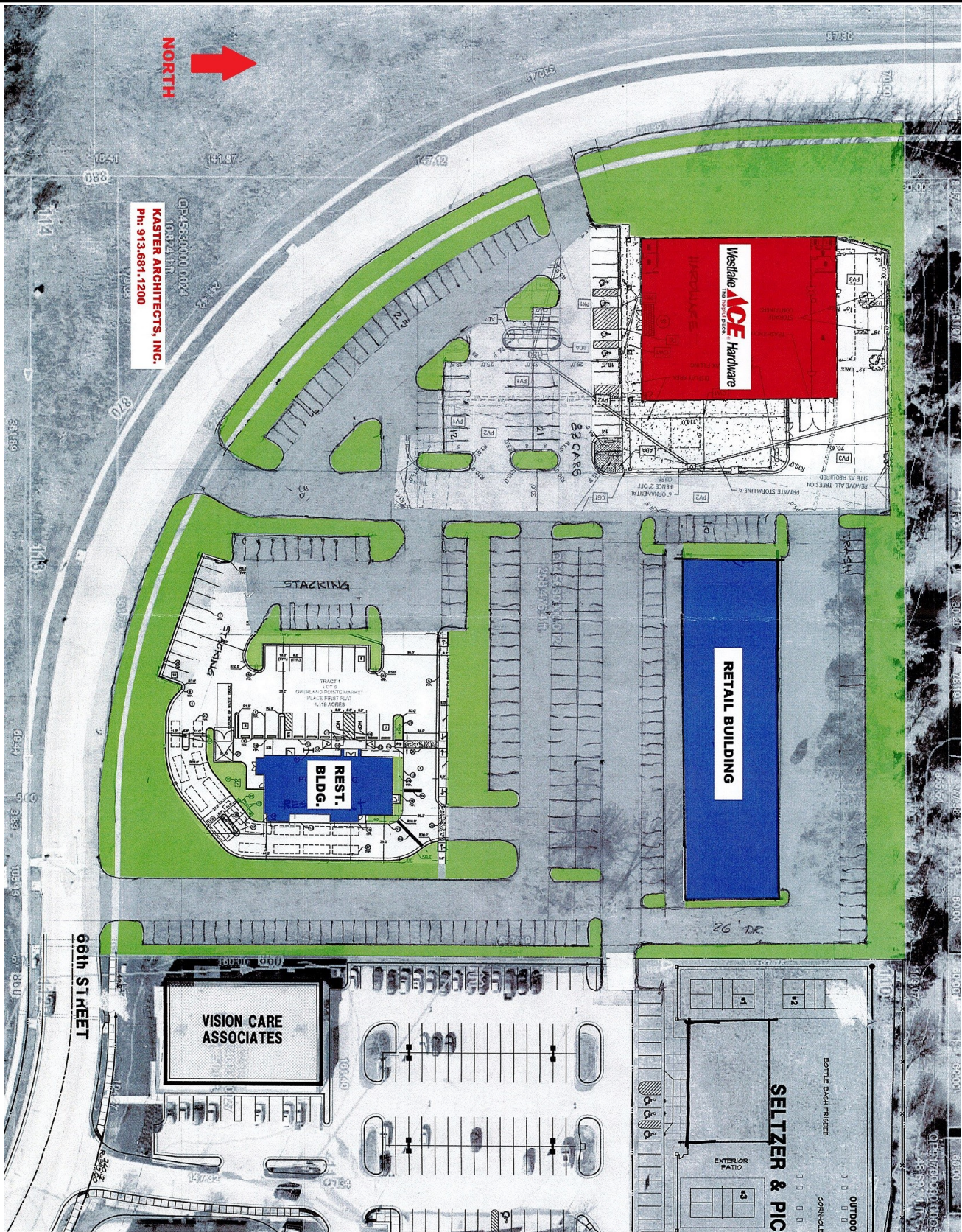


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Site Plan

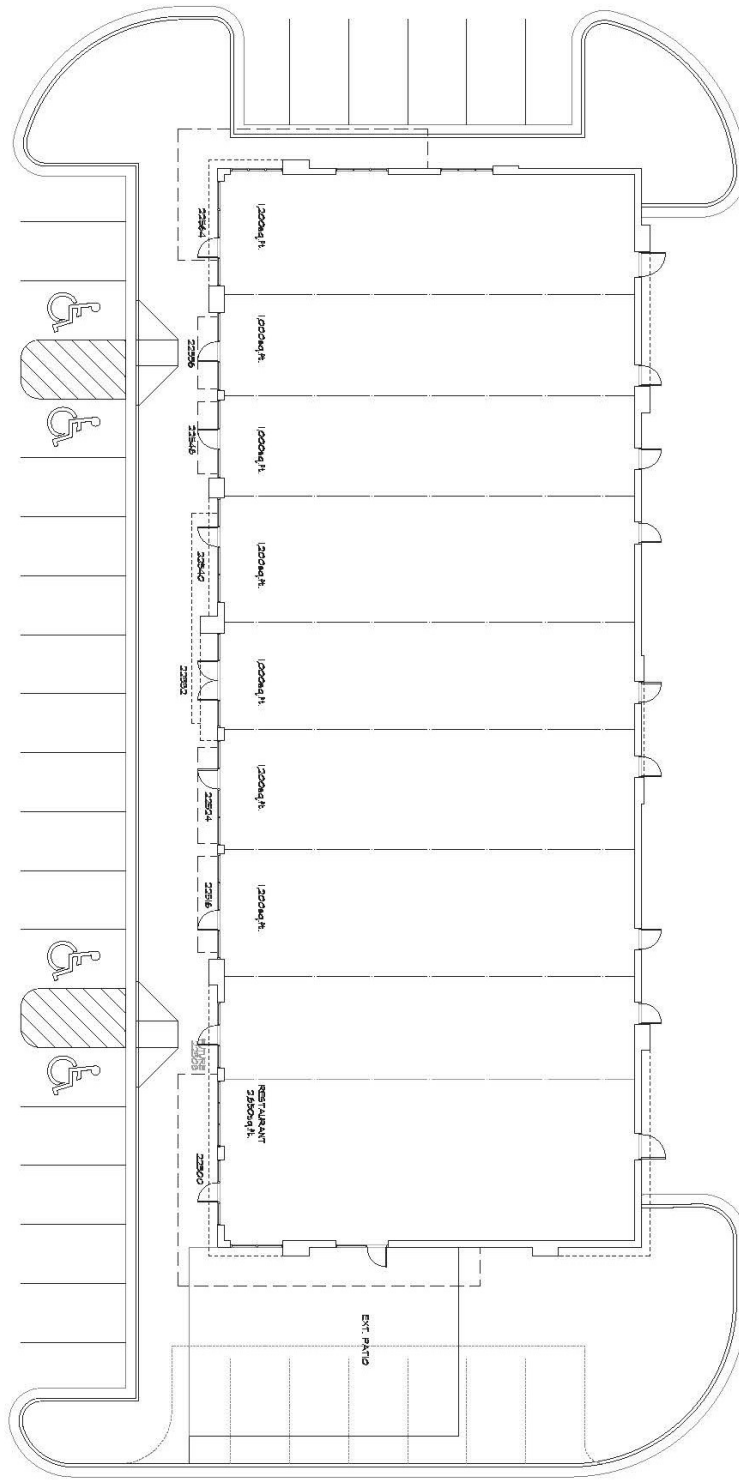


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Retail Space Layout



<p>DATE: JULY 13, 2011 DRAWING NUMBER: 22500-22564-01 SCALE: A2.1 BY: [Signature] CHECKED: [Signature] PROJECT NO: 22500-22564-01</p>	<p>MONTICELLO VILLAGE WEST EXP. NEW RETAIL BUILDING 22500-22564 W. 66th ST. SHAWNEE, KS A V.A.D. DEVELOPMENT</p>	<p>KASTER ARCHITECTS INC ARCHITECTURE · PLANNING · INTERIOR DESIGN</p>	<p>DAVID A. KASTER, RA, NCARB, LEED-AP BOB A. KASTER, ARCHITECT MICHAEL L. EDWARDS, ARCHITECT Copyright © 2011 Kaster Architects, Inc. 7964 WEST 100th STREET SUITE 170 OVERLAND PARK, KANSAS 66213 TELEPHONE (913) 661-1800 FAX (913) 661-1800 WWW.KASTERARCHITECTS.COM</p>
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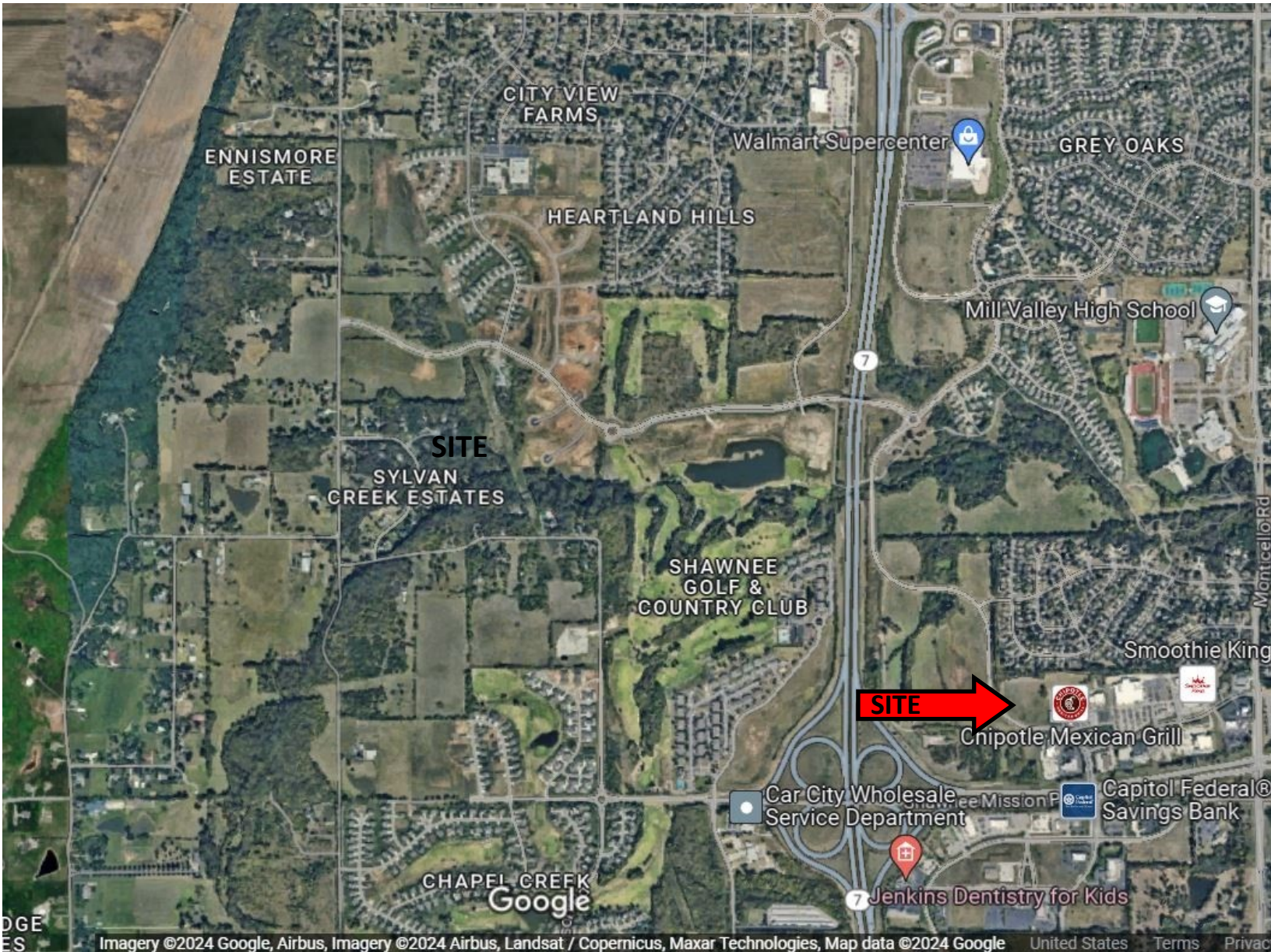
MASTER COLOR SCHEDULE:

- CONCRETE STRESS: MAIN
- TYPICAL BY PERMIT: ACCENTUAL
- TYPICAL BY PERMIT: TYPICAL BY PERMIT

DATE: APR 24, 2008
 DRAWING NUMBER: A3.1
 PROJECT: NEW RETAIL BUILDING

KASTER ARCHITECTS INC
 ARCHITECTURE · PLANNING · INTERIOR DESIGN

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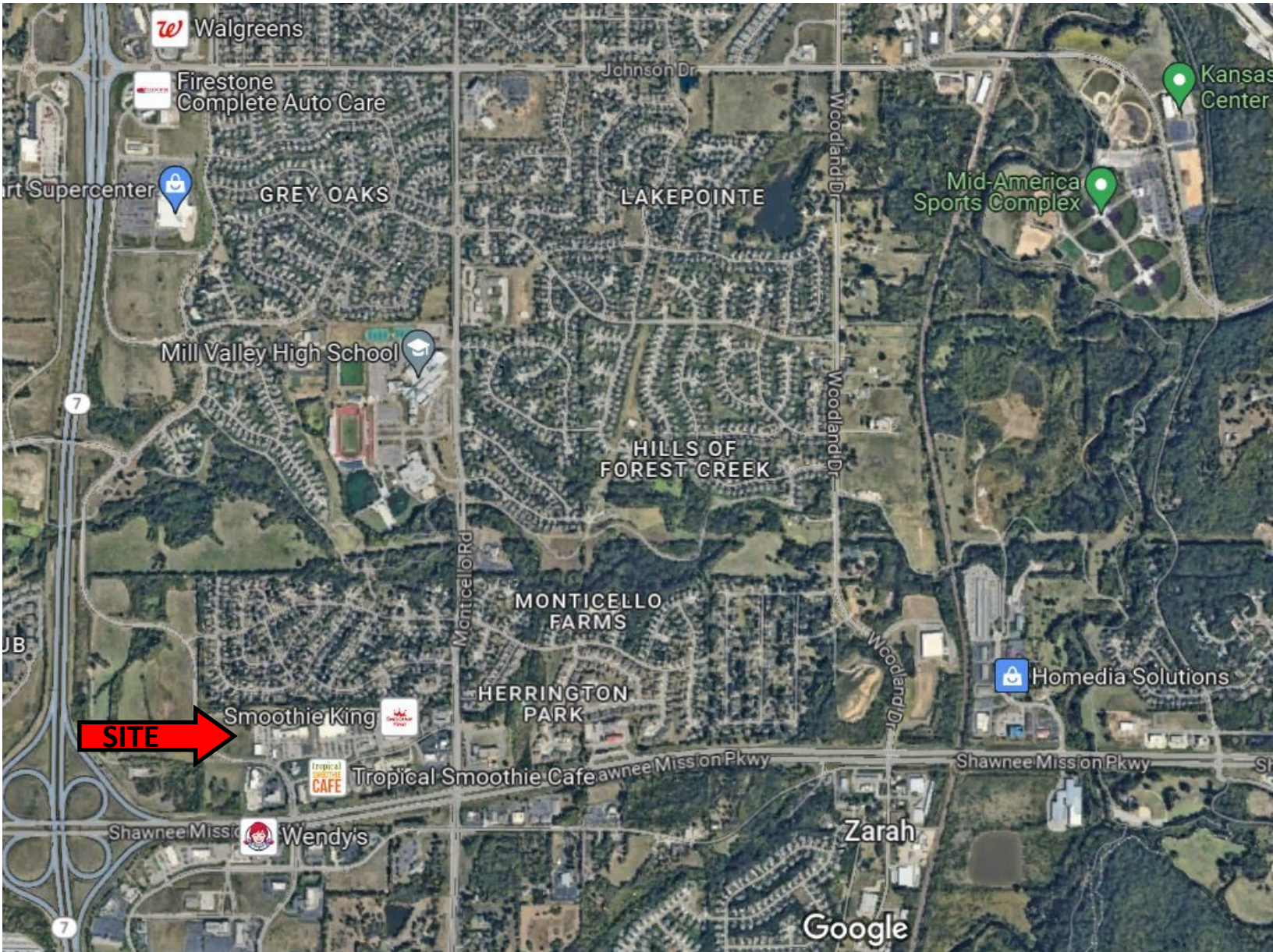


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Aerial—East of K-7



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Executive Summary

Western Shawnee Site
 22374 W 66th Street Shawnee KS 66226
 Rings: 1, 3, 5 mile radii

Latitude: 39.0100
 Longitude: -94.8458

	1 mile	3 mile	5 mile
Population			
2000 Population	2,442	11,785	33,572
2010 Population	5,888	24,865	57,029
2021 Population	7,171	28,928	68,275
2026 Population	7,695	30,793	73,155
2000-2010 Annual Rate	9.20%	7.75%	5.44%
2010-2021 Annual Rate	1.77%	1.35%	1.61%
2021-2026 Annual Rate	1.42%	1.26%	1.39%
2021 Male Population	50.1%	49.7%	49.1%
2021 Female Population	49.9%	50.3%	50.9%
2021 Median Age	34.1	35.0	36.1

In the identified area, the current year population is 68,275. In 2010, the Census count in the area was 57,029. The rate of change since 2010 was 1.61% annually. The five-year projection for the population in the area is 73,155 representing a change of 1.39% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	87.6%	88.4%	84.9%
2021 Black Alone	3.6%	3.5%	5.2%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2021 Asian Alone	4.3%	4.1%	4.4%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.5%	1.1%	1.9%
2021 Two or More Races	2.7%	2.6%	3.1%
2021 Hispanic Origin (Any Race)	5.6%	5.1%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	177	195	159
2000 Households	843	3,939	12,246
2010 Households	2,107	8,145	20,760
2021 Total Households	2,515	9,385	24,875
2026 Total Households	2,687	9,969	26,669
2000-2010 Annual Rate	9.59%	7.54%	5.42%
2010-2021 Annual Rate	1.59%	1.27%	1.62%
2021-2026 Annual Rate	1.33%	1.21%	1.40%
2021 Average Household Size	2.85	3.08	2.73

The household count in this area has changed from 20,760 in 2010 to 24,875 in the current year, a change of 1.62% annually. The five-year projection of households is 26,669, a change of 1.40% annually from the current year total. Average household size is currently 2.73, compared to 2.73 in the year 2010. The number of families in the current year is 18,365 in the specified area.

Strong Demographic Market Area



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Latitude: 39.0100
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	1 mile	3 mile	5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	12.5%	11.3%	13.2%
Median Household Income			
2021 Median Household Income	\$114,555	\$121,956	\$103,031
2026 Median Household Income	\$124,084	\$130,921	\$108,969
2021-2026 Annual Rate	1.61%	1.43%	1.13%
Average Household Income			
2021 Average Household Income	\$148,200	\$153,086	\$131,540
2026 Average Household Income	\$165,015	\$168,953	\$144,923
2021-2026 Annual Rate	2.17%	1.99%	1.96%
Per Capita Income			
2021 Per Capita Income	\$50,546	\$49,733	\$47,696
2026 Per Capita Income	\$56,068	\$54,777	\$52,596
2021-2026 Annual Rate	2.10%	1.95%	1.98%

Households by Income

Current median household income is \$103,031 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$108,969 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$131,540 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$144,923 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,696 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,596 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	168	185	158
2000 Total Housing Units	867	4,041	12,858
2000 Owner Occupied Housing Units	809	3,805	9,602
2000 Renter Occupied Housing Units	33	134	2,645
2000 Vacant Housing Units	25	102	611
2010 Total Housing Units	2,256	8,498	22,239
2010 Owner Occupied Housing Units	1,689	7,246	15,441
2010 Renter Occupied Housing Units	418	899	5,319
2010 Vacant Housing Units	149	353	1,479
2021 Total Housing Units	2,666	9,729	26,399
2021 Owner Occupied Housing Units	2,046	8,160	17,274
2021 Renter Occupied Housing Units	469	1,225	7,601
2021 Vacant Housing Units	151	344	1,524
2026 Total Housing Units	2,844	10,329	28,294
2026 Owner Occupied Housing Units	2,215	8,731	18,573
2026 Renter Occupied Housing Units	472	1,238	8,096
2026 Vacant Housing Units	157	360	1,625

Currently, 65.4% of the 26,399 housing units in the area are owner occupied; 28.8%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 22,239 housing units in the area - 69.4% owner occupied, 23.9% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 7.92%. Median home value in the area is \$324,523, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.54% annually to \$350,350.

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