

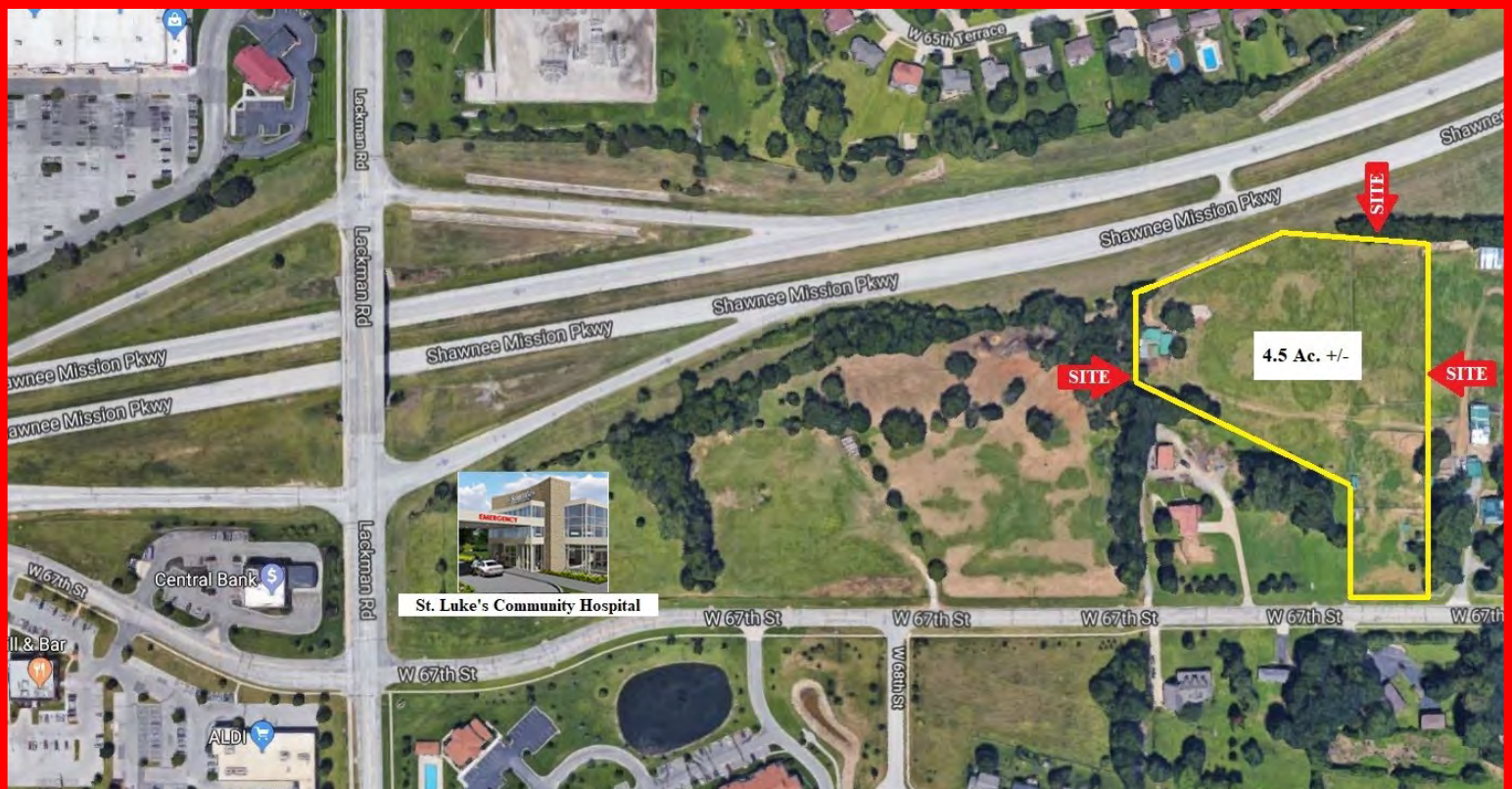
VARNUM ARMSTRONG DEETER

www.vadllc.com

Commercial Real Estate Services Since 1969

FOR SALE

SHAWNEE MISSION PARKWAY JUST EAST OF LACKMAN INTERCHANGE



Size:	Approximately 4.5 Acres
Uses:	Office, Medical, Senior Living (Subject to Zoning)
Utilities	All Available
Price:	\$4.00/sq. ft.

- New St. Luke's Community Hospital at Shawnee Mission Parkway & Lackman
- Major shopping facilities just west of site including Target, Walmart, Home Depot, Lowe's, banks and restaurants
- **Excellent** visibility from Shawnee Mission Parkway
- Additional land available

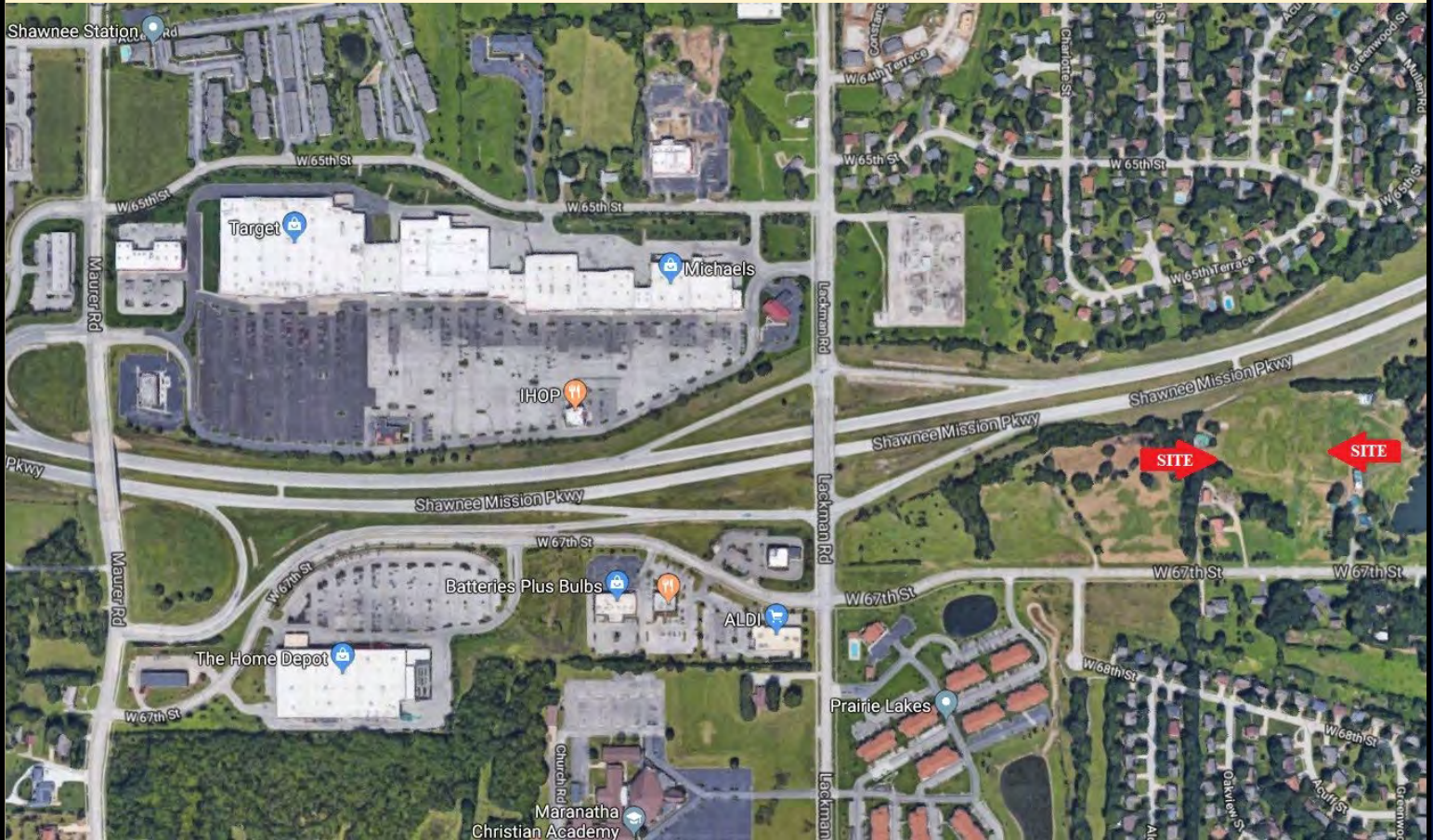
Ralph W. Varnum, CCIM

913-491-8900

ralph@vadllc.com

11837 College Boulevard, Overland Park, Kansas 66210 (913) 491-8900

AERIAL PHOTOGRAPH



Ralph W. Varnum, CCIM

913-491-8900

ralph@vadllc.com

Johnson County AIMS Map



Ralph W. Varnum, CCIM

913-491-8900

ralph@vadllc.com

Demographic Summary



Executive Summary

Shawnee Mission Parkway & Lackman Rd Shawnee KS 66216
 Shawnee Mission Parkway & Lackman Rd Shawnee KS 66216
 Rings: 1, 3, 5 mile radii

Latitude: 39.0080
 Longitude: -94.7612

	1 mile	3 mile	5 mile
Population			
2000 Population	5,437	57,011	132,718
2010 Population	7,281	60,795	146,447
2017 Population	7,713	64,648	156,787
2022 Population	8,091	67,945	164,764
2000-2010 Annual Rate	2.96%	0.64%	0.99%
2010-2017 Annual Rate	0.80%	0.85%	0.95%
2017-2022 Annual Rate	0.96%	1.00%	1.00%
2017 Male Population	47.7%	48.4%	48.6%
2017 Female Population	52.3%	51.6%	51.4%
2017 Median Age	36.4	39.2	37.4

In the identified area, the current year population is 156,787. In 2010, the Census count in the area was 146,447. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 164,764 representing a change of 1.00% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	76.0%	82.0%	81.3%
2017 Black Alone	14.0%	7.5%	7.0%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2017 Asian Alone	4.7%	3.8%	3.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	1.6%	2.9%	4.0%
2017 Two or More Races	3.3%	3.3%	3.5%
2017 Hispanic Origin (Any Race)	6.6%	8.5%	10.6%

Persons of Hispanic origin represent 10.6% of the population in the identified area compared to 18.1% 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 45.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,862	22,384	53,223
2010 Households	2,928	25,012	59,261
2017 Total Households	3,100	26,527	63,023
2022 Total Households	3,250	27,851	66,063
2000-2010 Annual Rate	4.63%	1.12%	1.08%
2010-2017 Annual Rate	0.79%	0.81%	0.85%
2017-2022 Annual Rate	0.95%	0.98%	0.95%
2017 Average Household Size	2.48	2.42	2.47

The household count in this area has changed from 59,261 in 2010 to 63,023 in the current year, a change of 0.85% annually. The five-year projection of households is 66,063, a change of 0.95% annually from the current year total. Average household size is currently 2.47, compared to 2.45 in the year 2010. The number of families in the current year is 40,730 in the specified area.

Ralph W. Varnum, CCIM

913-491-8900

ralph@vadllc.com

Demographic Summary



Executive Summary

Shawnee Mission Parkway & Lackman Rd Shawnee KS 66216
 Shawnee Mission Parkway & Lackman Rd Shawnee KS 66216
 Rings: 1, 3, 5 mile radii

Latitude: 39.0080
 Longitude: -94.7612

	1 mile	3 mile	5 mile
Median Household Income			
2017 Median Household Income	\$75,693	\$73,921	\$67,174
2022 Median Household Income	\$82,775	\$82,076	\$76,661
2017-2022 Annual Rate	1.80%	2.12%	2.68%
Average Household Income			
2017 Average Household Income	\$90,105	\$96,294	\$87,138
2022 Average Household Income	\$101,717	\$107,564	\$98,259
2017-2022 Annual Rate	2.45%	2.24%	2.43%
Per Capita Income			
2017 Per Capita Income	\$36,811	\$39,565	\$35,187
2022 Per Capita Income	\$41,531	\$44,137	\$39,545
2017-2022 Annual Rate	2.44%	2.21%	2.36%

Households by Income

Current median household income is \$67,174 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$76,661 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$87,138 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$98,259 in five years, compared to \$91,585 for all U.S. households

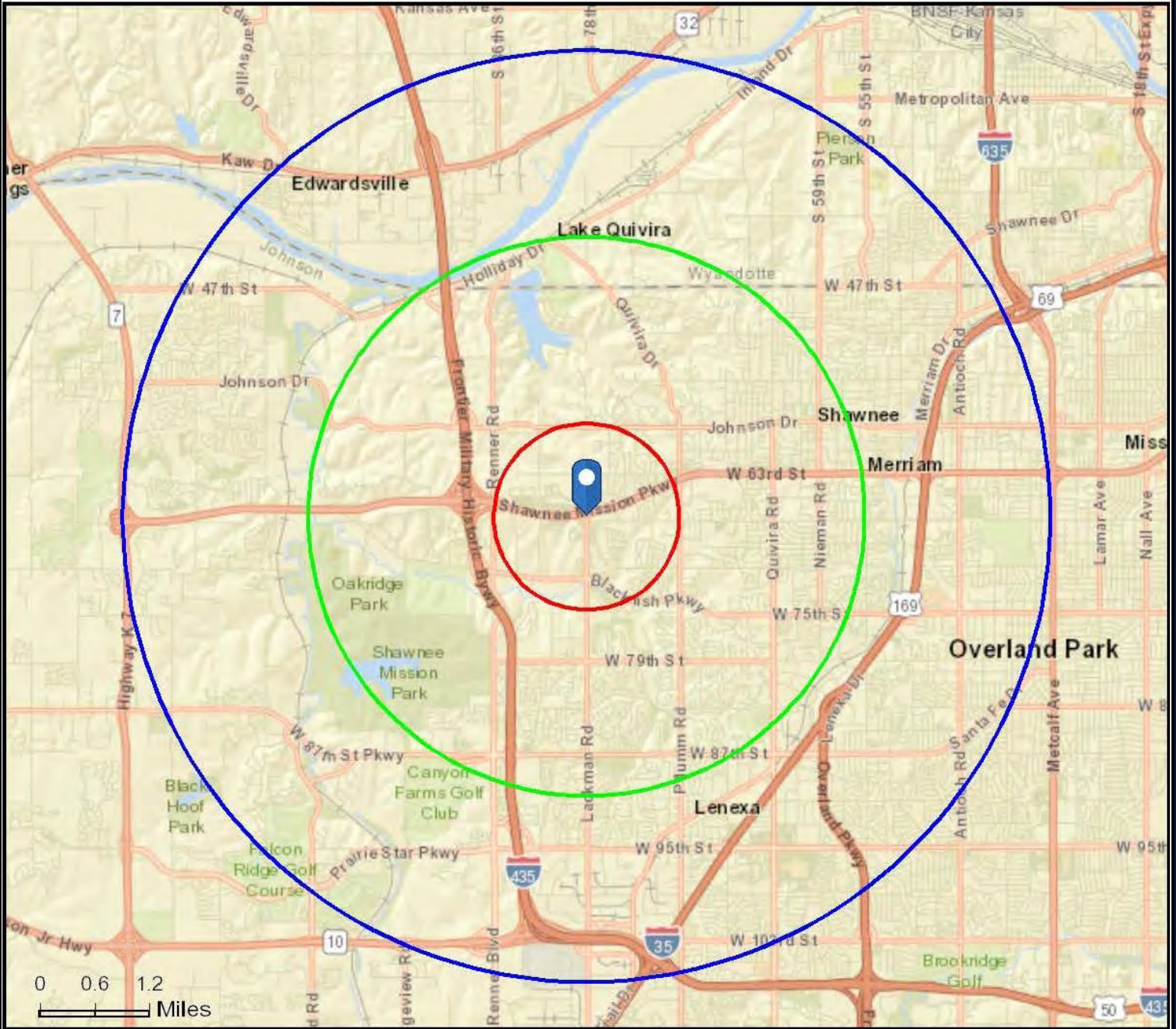
Current per capita income is \$35,187 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$39,545 in five years, compared to \$34,828 for all U.S. households

Housing

	1 mile	3 mile	5 mile
2000 Total Housing Units	1,911	23,209	55,357
2000 Owner Occupied Housing Units	1,415	15,629	35,356
2000 Renter Occupied Housing Units	447	6,755	17,866
2000 Vacant Housing Units	49	825	2,135
2010 Total Housing Units	3,115	26,824	63,378
2010 Owner Occupied Housing Units	1,667	16,414	38,391
2010 Renter Occupied Housing Units	1,261	8,598	20,870
2010 Vacant Housing Units	187	1,812	4,117
2017 Total Housing Units	3,208	28,113	66,637
2017 Owner Occupied Housing Units	1,705	16,909	39,876
2017 Renter Occupied Housing Units	1,395	9,618	23,147
2017 Vacant Housing Units	108	1,586	3,614
2022 Total Housing Units	3,366	29,518	69,858
2022 Owner Occupied Housing Units	1,803	17,705	41,704
2022 Renter Occupied Housing Units	1,447	10,146	24,358
2022 Vacant Housing Units	116	1,667	3,795

Currently, 59.8% of the 66,637 housing units in the area are owner occupied; 34.7%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 63,378 housing units in the area - 60.6% owner occupied, 32.9% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 2.25%. Median home value in the area is \$193,130, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.87% annually to \$211,880.

Area Map



Ralph W. Varnum, CCIM

913-491-8900

ralph@vadllc.com