



Description	Radius 5 Miles	%	Radius 7 Miles	%	Radius 10 Miles	%
<b>Population</b>						
2017 Estimate	82,156		193,380		403,705	
Growth 2000 - 2010		75.36%		29.20%		20.32%
<b>2017 Est. Population by Single-Classification Race</b>	<b>82,156</b>		<b>193,380</b>		<b>403,705</b>	
White Alone	69,083	84.09%	159,012	82.23%	331,980	82.23%
Black or African American Alone	4,374	5.32%	12,464	6.45%	24,551	6.08%
Asian Alone	3,403	4.14%	7,077	3.66%	17,833	4.42%
Hispanic or Latino	6,211	7.56%	19,111	9.88%	37,323	9.25%
<b>2017 Est. Population by Age</b>	<b>82,156</b>		<b>193,380</b>		<b>403,705</b>	
Age 25 - 34	9,611	11.70%	25,025	12.94%	53,821	13.33%
Age 35 - 44	12,537	15.26%	28,228	14.60%	58,139	14.40%
<b>2017 Est. Median Age</b>	<b>36.2</b>		<b>36.4</b>		<b>37.0</b>	
<b>2017 Est. Median Age, Male</b>	<b>35.6</b>		<b>35.4</b>		<b>35.9</b>	
<b>2017 Est. Median Age, Female</b>	<b>36.8</b>		<b>37.5</b>		<b>38.2</b>	
<b>Households</b>						
2017 Estimate	29,047		72,650		156,440	
Growth 2000 - 2010		77.01%		32.04%		21.37%
<b>2017 Est. Average Household Income</b>	<b>\$113,961</b>		<b>\$99,474</b>		<b>\$96,298</b>	
<b>2017 Est. Average Household Size</b>	<b>2.82</b>		<b>2.64</b>		<b>2.56</b>	
<b>2017 Est. Pop 16+ by Occupation Classification</b>	<b>45,057</b>		<b>104,154</b>		<b>219,522</b>	
Blue Collar	5,761	12.79%	15,090	14.49%	31,561	14.38%
White Collar	33,687	74.77%	73,451	70.52%	155,471	70.82%
Service and Farm	5,609	12.45%	15,612	14.99%	32,491	14.80%
<b>2017 Est. Avg Travel Time to Work in Minutes</b>	<b>24.00</b>		<b>23.00</b>		<b>23.00</b>	
<b>2017 Est. Median All Owner-Occupied Housing Value</b>	<b>\$268,064</b>		<b>\$244,246</b>		<b>\$231,185</b>	
<b>2017 Est. Average Number of Vehicles</b>	<b>2.1</b>		<b>2.0</b>		<b>1.9</b>	

**Leasing Information**



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**Location:**  
The City of Lenexa, in Johnson County Kansas is 15 miles SW of Kansas City and 25 miles E of Lawrence, Kansas. The Falls at Prairie Star is located on the NE quadrant of K-10 & K-7 at the Prairie Star Parkway interchange.

**2017 Demographics:**  
5-mile: 82,156 Population \$113,961 Average HH Income  
7-mile: 193,380 Population \$99,474 Average HH Income  
10-mile: 403,705 Population \$96,298 Average HH Income

**Traffic Counts:**  
K-7: 40,000 VPD  
K-10: 74,000 VPD  
Prairie Star Parkway: 9,000 VPD





**Gross  
Leasable Area**

A.	23,000 SF
B1.	15,000 SF
B2.	5,500 SF
B3.	3,000 SF
B4.	4,500 SF
B5.	3,000 SF
C1.	25,000 SF
C2.	15,500 SF
C3.	20,000 SF
C4.	13,500 SF
D.	16,000 SF
(Small Shops)	
E1.	10,900 SF
E2.	2,800 SF
E3.	1,400 SF
E4.	1,800 SF
E5.	1,400 SF
E6.	3,500 SF
<b>Total 165,800 SF</b>	
F. Apartments	
16.70 AC	
220 Units	
OP1	1.72 AC
OP2	2.00 AC
OP3	2.00 AC
OP4	2.07 AC
OP5	2.07 AC
OP6	2.07 AC
OP7	3.37 AC