

BELLA ROE PLAZA - RETAIL SPACE FOR LEASE

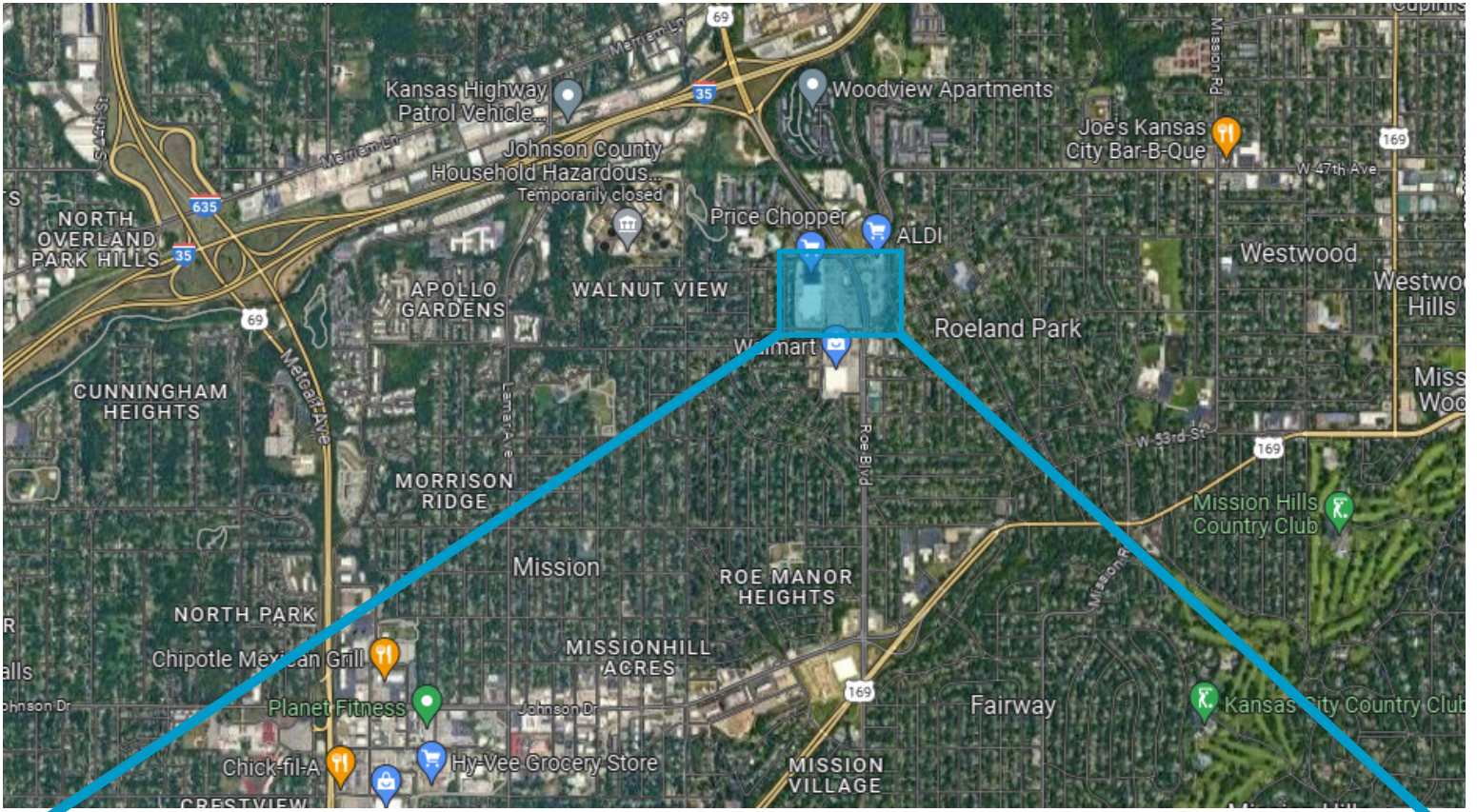


SPACE HIGHLIGHTS

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

LEASING CONTACT

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Demographic Summary Report

Bella Roe Plaza
4980-4988 Roe Blvd, Roeland Park, KS 66205

Building Type: **General Retail**
 Secondary: -
 GLA: **9,800 SF**
 Year Built: **2006**

Total Available: **1,640 SF**
 % Leased: **83.27%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	12,352	91,709	262,340
2023 Estimate	12,272	91,245	259,798
2010 Census	11,823	89,355	249,548
Growth 2023 - 2028	0.65%	0.51%	0.98%
Growth 2010 - 2023	3.80%	2.12%	4.11%
2023 Population by Hispanic Origin	3,148	17,028	49,020
2023 Population	12,272	91,245	259,798
White	10,679 87.02%	77,877 85.35%	196,962 75.81%
Black	765 6.23%	5,891 6.46%	43,069 16.58%
Am. Indian & Alaskan	76 0.62%	675 0.74%	2,193 0.84%
Asian	357 2.91%	4,080 4.47%	9,582 3.69%
Hawaiian & Pacific Island	8 0.07%	92 0.10%	295 0.11%
Other	387 3.15%	2,631 2.88%	7,697 2.96%
U.S. Armed Forces	43	87	180
Households			
2028 Projection	5,503	42,485	116,334
2023 Estimate	5,473	42,228	115,097
2010 Census	5,297	41,241	110,235
Growth 2023 - 2028	0.55%	0.61%	1.07%
Growth 2010 - 2023	3.32%	2.39%	4.41%
Owner Occupied	3,349 61.19%	24,284 57.51%	65,246 56.69%
Renter Occupied	2,123 38.79%	17,944 42.49%	49,851 43.31%
2023 Households by HH Income	5,471	42,228	115,097
Income: <\$25,000	936 17.11%	6,873 16.28%	22,326 19.40%
Income: \$25,000 - \$50,000	1,146 20.95%	7,588 17.97%	22,944 19.93%
Income: \$50,000 - \$75,000	757 13.84%	7,022 16.63%	20,524 17.83%
Income: \$75,000 - \$100,000	1,088 19.89%	6,472 15.33%	15,471 13.44%
Income: \$100,000 - \$125,000	605 11.06%	4,290 10.16%	11,096 9.64%
Income: \$125,000 - \$150,000	419 7.66%	2,666 6.31%	6,531 5.67%
Income: \$150,000 - \$200,000	270 4.94%	2,786 6.60%	7,390 6.42%
Income: \$200,000+	250 4.57%	4,531 10.73%	8,815 7.66%
2023 Avg Household Income	\$82,363	\$97,711	\$86,610
2023 Med Household Income	\$71,967	\$73,639	\$64,254

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