



Strategic Location

- 6,000 SF in-line medical office space available (Former Davita)
- Pylon signage available
- Located in Paola's retail corridor on Baptiste Drive just west of Hwy 169
- Across from Walmart, Miami County Medical Center and Paola High School
- Pizza Hut & Edward Jones provide strong co-tenant traffic and brand recognition
- Highway visibility: Easy access
- Kansas City growth corridor

For more information:

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Property Photos



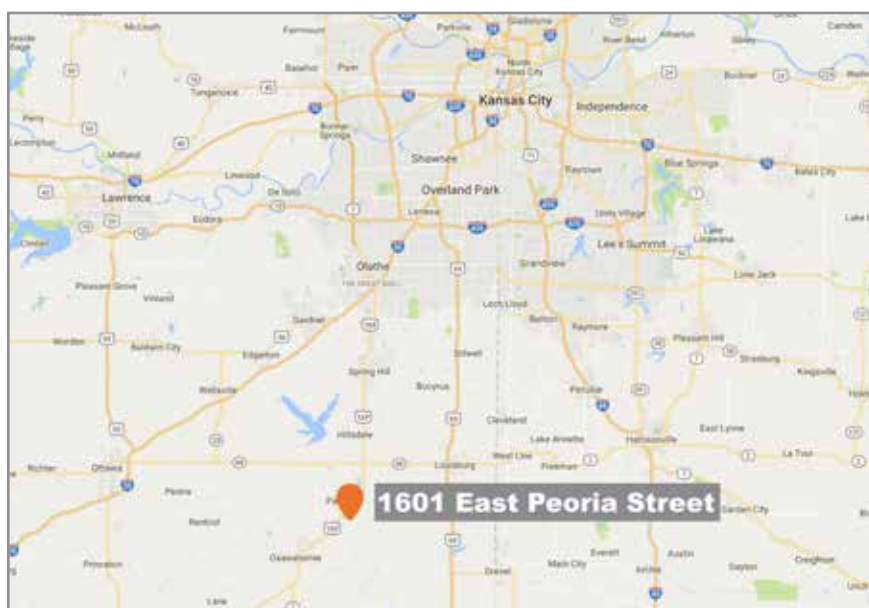
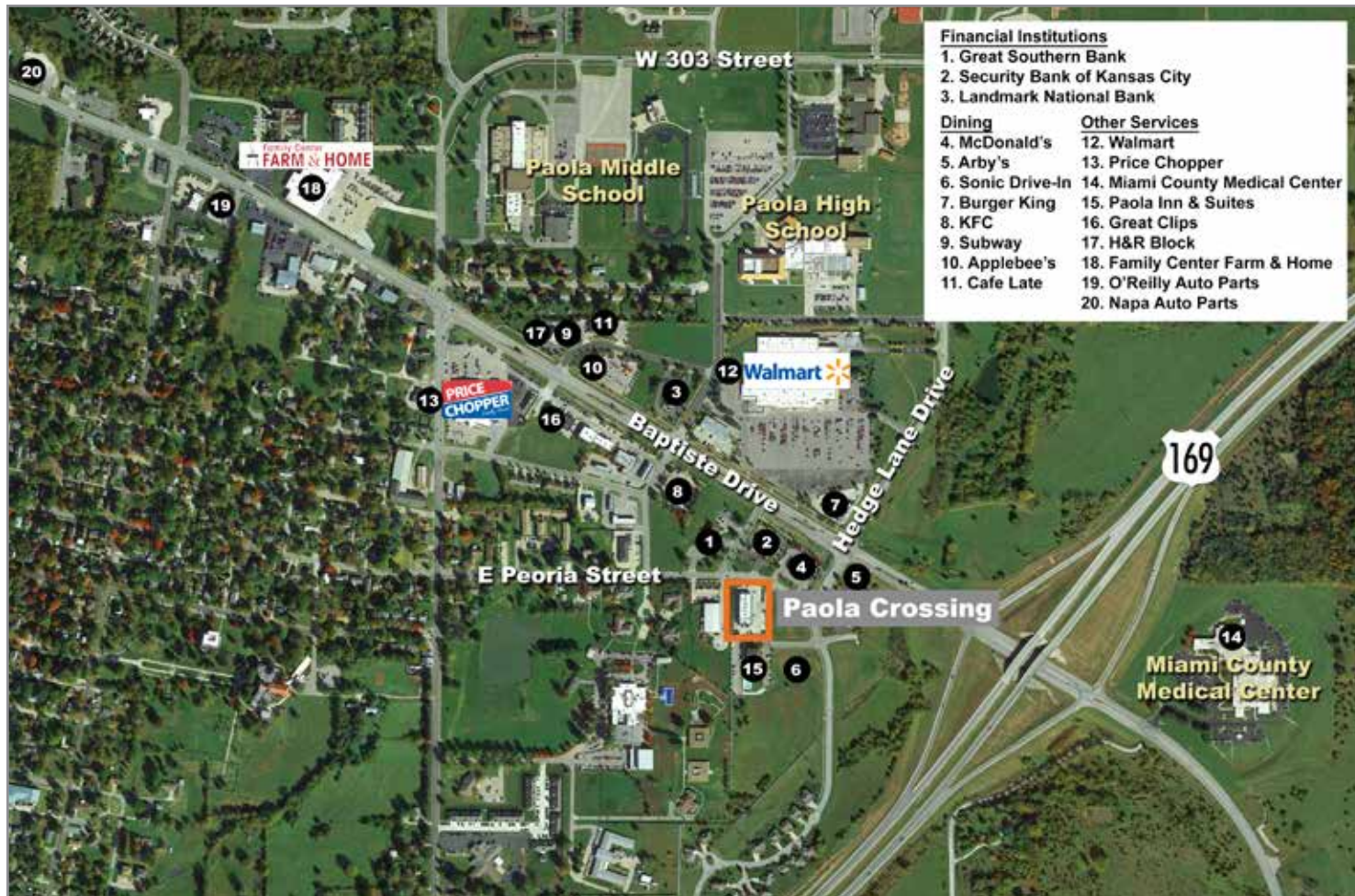
Demographics

1601 E Peoria St Paola, KS 66071	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,133	6,926	8,541
2029 Projected Population	3,230	7,170	8,907
2020 Census Population	3,149	6,779	8,478
2010 Census Population	3,054	6,641	8,351
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.9%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.2%
2024 Median Age	40.1	40.5	41.6
Households			
2024 Estimated Households	1,345	2,924	3,572
2029 Projected Households	1,396	3,039	3,736
2020 Census Households	1,290	2,800	3,456
2010 Census Households	1,166	2,579	3,224
Projected Annual Growth 2024 to 2029	0.8%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	1.1%	1.0%	0.8%
Race and Ethnicity			
2024 Estimated White	91.4%	92.0%	92.4%
2024 Estimated Black or African American	2.5%	2.3%	2.0%
2024 Estimated Asian or Pacific Islander	0.8%	0.7%	0.6%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	5.0%	4.9%	4.7%
2024 Estimated Hispanic	4.1%	4.0%	3.8%
Income			
2024 Estimated Average Household Income	\$84,340	\$98,552	\$102,141
2024 Estimated Median Household Income	\$62,040	\$78,495	\$82,456
2024 Estimated Per Capita Income	\$36,673	\$41,875	\$42,980
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.8%	3.1%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	8.3%	6.5%	5.6%
2024 Estimated High School Graduate	30.3%	33.7%	32.7%
2024 Estimated Some College	21.7%	21.0%	21.9%
2024 Estimated Associates Degree Only	8.6%	8.5%	8.8%
2024 Estimated Bachelors Degree Only	13.4%	14.8%	16.0%
2024 Estimated Graduate Degree	12.9%	12.4%	12.3%
Business			
2024 Estimated Total Businesses	150	311	357
2024 Estimated Total Employees	2,364	3,866	5,938
2024 Estimated Employee Population per Business	15.7	12.4	16.6
2024 Estimated Residential Population per Business	20.8	22.3	23.9

Paola Crossing

1601 East Peoria Street, Paola, Kansas 66071

For Lease



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