

For Lease | 9512 Marshall Drive, Lenexa KS

BYRAM
REAL ESTATE

AVAILABLE

PIANOS

- 3,552+/- SF End-Cap Space
- Dominant Trade Area surrounded by Costco, Sam's Club, Target, and many more
- Convenient Access & Great Visibility to I-35 and 95th Street

BYRAM REAL ESTATE

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DSW DESIGNER SHOE WAREHOUSE
HOBBY LOBBY
ROSS DRESS FOR LESS
Sam's CLUB NORTHERN TOOL + EQUIPMENT
Best Buy
Advance Auto Parts
planet fitness

Academy
Oak Park MALL
BARNES & NOBLE
NORDSTROM
Dillard's
macys
Target
FIVE GUYS
JCPenney
OUTBACK STEAKHOUSE

petco
TJ-maxx
HomeGoods
HomeGoods rack
JARED The Galleria Of Jewelry
SIERRA
RALLY HOUSE LOCAL SHOP

COSTCO
WHOLESALE

95th Street 45,404 Cars/Day

MAINSTREET
CREDIT UNION

SITE

104,000+
CPD

INTERSTATE
35

MI RANCHITO

LIVING SPACES

Radisson

DISCOUNT TIRE

QT
QuickTrip

BD's
Burger Days

Firestone

McDonald's

Cheddar's
HOLLAND'S

QUALITY
HOTELS

Holiday Inn
EXP. FREE-EXP.



SITE

91,600 +/-
CPD

69

INTERSTATE
35

95th St. | 21,310 CPD

104,000+
CPD

NORDSTROM
Disney
★ macys
BARNES NOBLE
JCPenney
Dillard's

NORDSTROM
rack
RALLY HOUSE
TACO BELL
M
KFC
BEAUTY BRANDS
JARED
The Galleria Of Jewelry
HomeGoods
TJ-maxx

ROSS
DRESS FOR LESS
HOBBY LOBBY
ULTA
petco
BD's
MONGOLIAN GRILL
STAPLES

TARGET
Academy
Chick-fil-ah

Cane's
T
ups
CHIPOTLE
SportClips
POPEYES

BEST BUY
McDonald's

Cheddars
ON THE BORDER
HOULIHAN'S
BANK OF AMERICA
OUTBACK
Oak Park
MALL

DISCOUNT TIRE
QT
QuikTrip
LIVING SPACES
Radisson
Holiday Inn EXPRESS
Quality

COSTCO
WHOLESALE

Sam's CLUB
NORTHERN
TOOL & EQUIPMENT
DSW

U-HAUL
#FERGUSON
SHORE
TIRE

DAVID'S BRIDAL

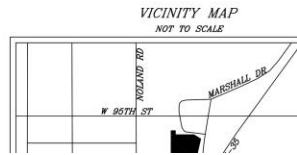
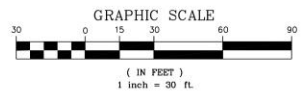
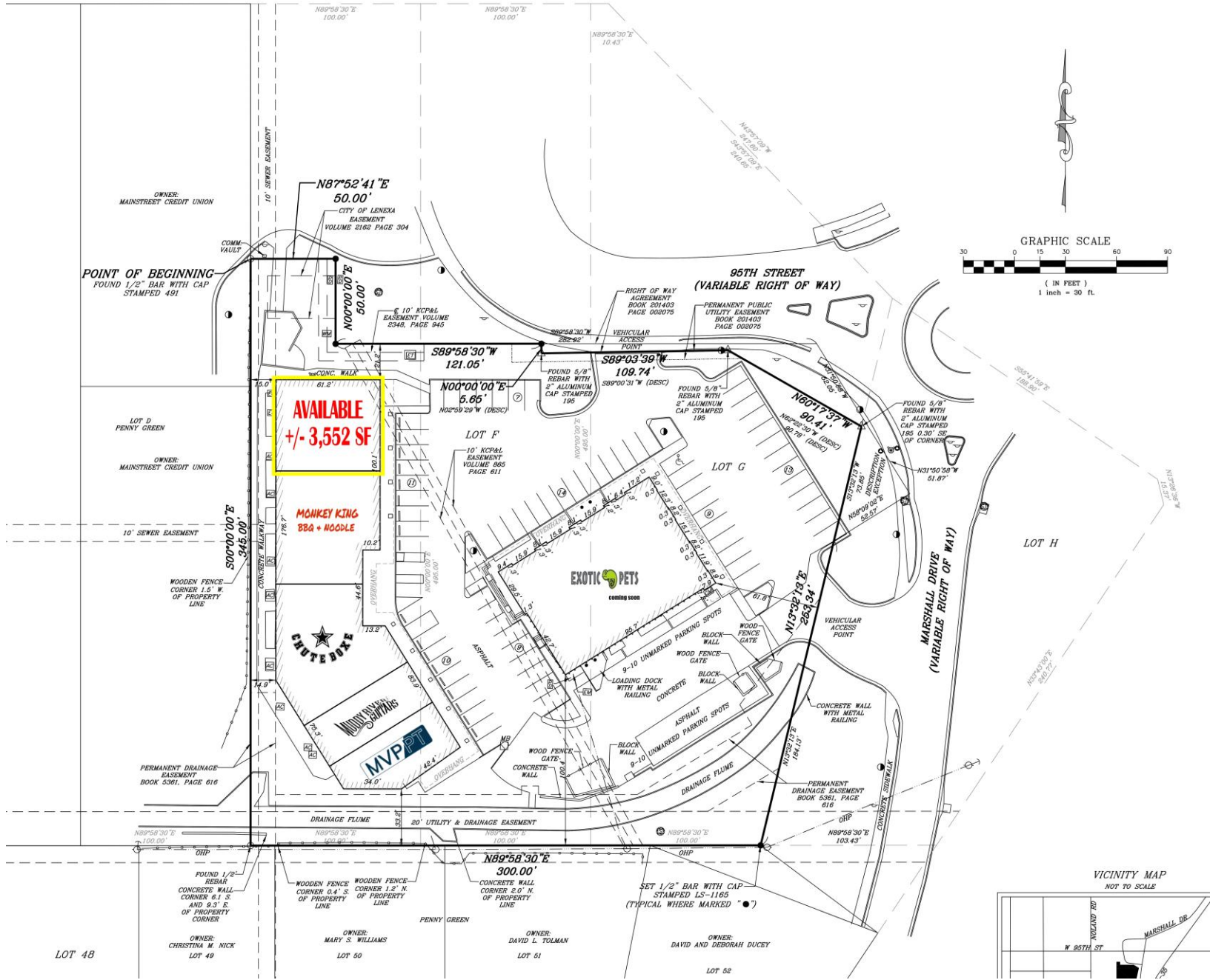
Advance
Auto Parts

Firestone

MAINSTREET
CREDIT UNION

MI-RANCHO







Demographic Summary

9512 Marshall Dr, Lenexa, Kansas, 66215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.95582
Longitude: -94.73591

	1 mile	3 miles	5 miles
Population			
2010 Population	10,296	85,351	212,491
2020 Population	10,329	90,959	226,161
2025 Population	10,358	93,518	234,136
2030 Population	10,310	94,130	239,973
2010-2020 Annual Rate	0.03%	0.64%	0.63%
2020-2025 Annual Rate	0.05%	0.53%	0.66%
2025-2030 Annual Rate	-0.09%	0.13%	0.49%
2025 Male Population	49.6%	49.3%	49.1%
2025 Female Population	50.4%	50.7%	50.9%
2025 Median Age	36.6	38.6	39.1
Average Household Income			
2025 Average Household Income	\$87,004	\$113,251	\$119,006
2030 Average Household Income	\$93,908	\$122,608	\$129,223
2025-2030 Annual Rate	1.54%	1.60%	1.66%
Housing			
2025 Housing Affordability Index	82	89	88
2010 Total Housing Units	4,723	39,093	96,039
2010 Owner Occupied Housing Units	1,816	21,272	54,551
2010 Renter Occupied Housing Units	2,548	15,334	35,358
2010 Vacant Housing Units	359	2,487	6,131
2020 Total Housing Units	4,717	42,189	102,953
2020 Owner Occupied Housing Units	1,712	21,059	54,437
2020 Renter Occupied Housing Units	2,619	19,098	43,075
2020 Vacant Housing Units	416	2,053	5,496
2025 Total Housing Units	4,799	44,207	108,013
2025 Owner Occupied Housing Units	1,722	21,378	55,664
2025 Renter Occupied Housing Units	2,662	20,623	46,724
2025 Vacant Housing Units	415	2,206	5,625
2030 Total Housing Units	4,859	45,193	111,954
2030 Owner Occupied Housing Units	1,742	21,745	57,311
2030 Renter Occupied Housing Units	2,652	21,046	48,782
2030 Vacant Housing Units	465	2,402	5,861

Currently, 51.5% of the 108,013 housing units in the area are owner occupied; 43.3%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 102,953 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.92%. Median home value in the area is \$360,452, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.95% annually to \$397,058.

Race and Ethnicity			
2025 White Alone	65.5%	72.6%	73.3%
2025 Black Alone	12.2%	8.1%	6.9%
2025 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2025 Asian Alone	3.6%	4.1%	5.1%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	6.7%	4.5%	4.0%
2025 Two or More Races	11.1%	10.1%	10.1%
2025 Hispanic Origin (Any Race)	16.7%	11.9%	11.3%

Median Age
The median age in this area is 39.1, compared to U.S. median age of 39.6.

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	1,087	5,796	12,864
Total Employees:	18,900	80,870	176,678
Total Population:	10,358	93,518	234,136
Employee/Population Ratio (per 100 Residents)	182.5	86.5	75.5

Source: U.S. Census, Esri, Esri-Data Axle