

Daycare Space—For Lease

Choice Site Just West of Shawnee Mission Pkwy & Pflumm
13811 W. 63rd Street, Shawnee, Kansas

**DO NOT DISTURB
TENANT!**



AVAILABLE Q1 2024:
±11,600 sf + Outdoor Playground
2,859 sf Retail

LEASE RATE:
Competitive Market Rate (call for details)

NNN: 2024—\$9.58/sf

JOIN TENANTS:
Fritz's Union Station Restaurant, Hy-Vee Gas Pumps,
Royal Shine Car Wash, Justin's Discount Wines and Spirits,
Taco Hangover Express and many more!

LOCATION:

- ⇒ SMP Between Pflumm and Widmer
- ⇒ Great Visibility and access from Shawnee Mission Pkwy
- ⇒ +/-22,387 SF Multi-tenant Retail Building Plus 4 Pad Sites
- ⇒ Walking distance to dining and retail
- ⇒ 44,000 CPD on SMP/11,000 CPD on Pflumm

Demographics	1 Mile	3 Miles	5 Miles
Population Density	9,484	64,582	164,633
Average Household Income	\$115,086	\$114,729	\$105,335

Source: ESRI

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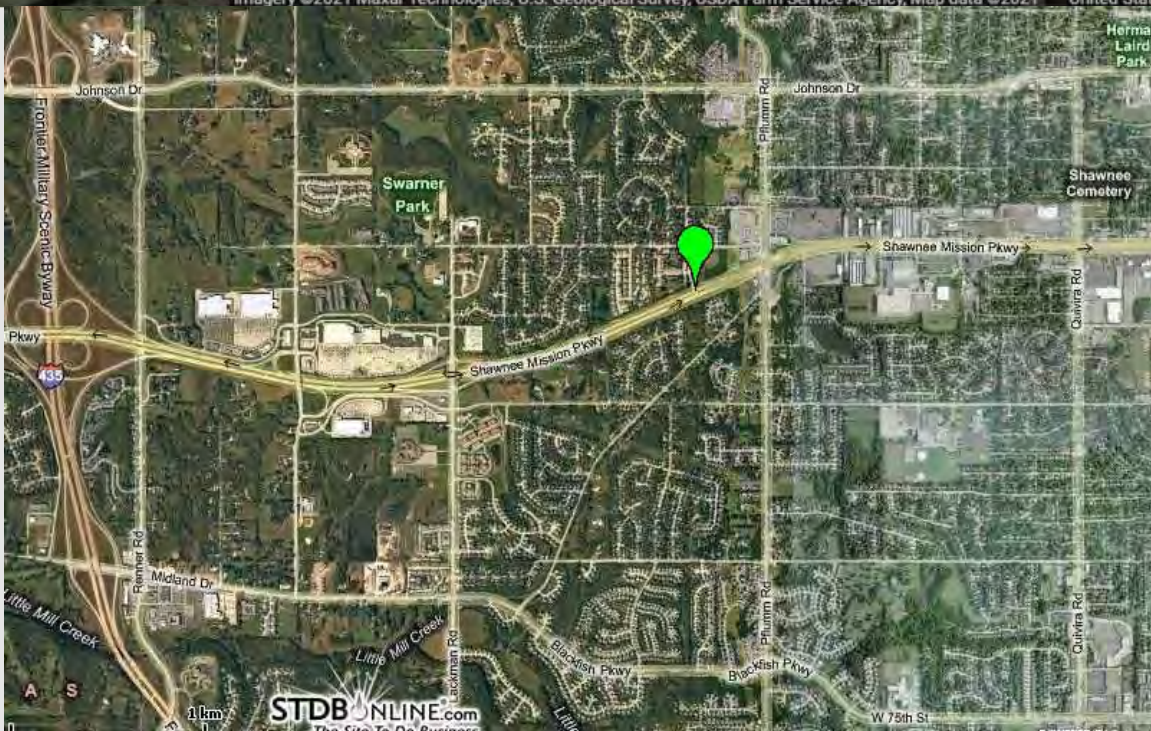
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AERIAL PHOTOS



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RETAIL SHOPS—FLOOR PLAN



Total SF: 21,956

FLOOR PLAN
DATE: 07/17/12
SCALE: AS SHOWN

**PROPOSED
NEW RETAIL CENTER**
SHAWNEE MISSION PKWY. & WIDMER
SHAWNEE, KANSAS

KASTER ARCHITECTS INC
ARCHITECTURE - PLANNING - INTERIOR DESIGN

ROGER A. KASTER
DAVID A. KASTER, AIA
2004 WEST 130th STREET
SUITE 110
OVERLAND PARK, KANSAS 66213
PHONE: (913) 881-1500
FAX: (913) 881-1500
EMAIL: info@kasterarch.com

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INTERIOR PHOTOS



**Kitchen Hood
Will Remain!**

All other fixtures/equipment will be removed

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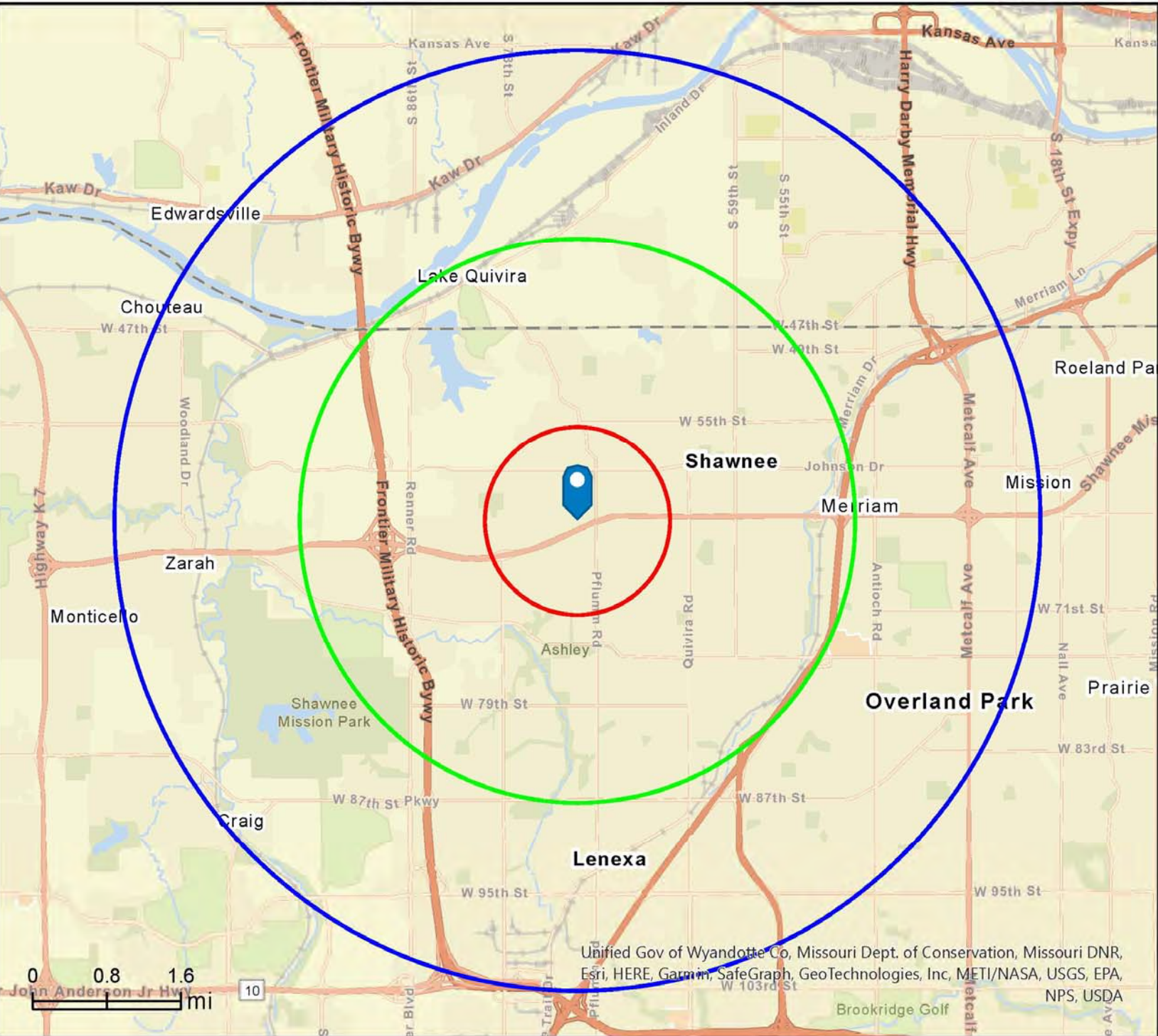
CONVENIENTLY LOCATED BETWEEN I-35 AND I-435



Site Map

13811 W/ 63rd Street Shawnee KS 66226
13811 W/ 63rd Street Shawnee KS 66226
Ring: 1 mile radius

Latitude: 39.0141
Longitude: -94.746



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Population by Age: 5-mile Radius



Detailed Age Profile

Widmer Shoppes Daycare
 13811 W 63rd Street Shawnee KS 66226
 Ring: 5 mile radius

Latitude: 39.0141
 Longitude: -94.7462

Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	155,061	164,633	166,951	2,318	0.28%
Households	64,714	70,235	71,413	1,178	0.33%
Average Household Size	2.37	2.32	2.32	0.00	0.00%

Total Population by Detailed Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total	155,064	100.0%	164,633	100.0%	166,950	100.0%
<1	2,215	1.4%	2,064	1.3%	2,113	1.3%
1	2,138	1.4%	1,958	1.2%	2,016	1.2%
2	2,202	1.4%	2,030	1.2%	2,078	1.2%
3	2,080	1.3%	1,950	1.2%	1,989	1.2%
4	2,116	1.4%	1,977	1.2%	2,024	1.2%
5	1,988	1.3%	2,002	1.2%	1,984	1.2%
6	1,990	1.3%	1,995	1.2%	1,971	1.2%
7	1,984	1.3%	2,039	1.2%	2,008	1.2%
8	1,916	1.2%	1,987	1.2%	1,973	1.2%
9	2,013	1.3%	2,037	1.2%	2,001	1.2%
10	1,999	1.3%	2,025	1.2%	1,980	1.2%
11	2,025	1.3%	2,087	1.3%	2,040	1.2%
12	1,875	1.2%	1,954	1.2%	1,915	1.1%
13	1,947	1.3%	1,996	1.2%	1,948	1.2%
14	1,938	1.2%	1,915	1.2%	1,883	1.1%
15	1,965	1.3%	1,859	1.1%	1,910	1.1%
16	1,948	1.3%	1,747	1.1%	1,789	1.1%
17	2,041	1.3%	1,750	1.1%	1,812	1.1%
18	1,789	1.2%	1,736	1.1%	1,804	1.1%
19	1,417	0.9%	1,669	1.0%	1,732	1.0%
20 - 24	9,671	6.2%	10,445	6.3%	10,483	6.3%
25 - 29	13,735	8.9%	12,353	7.5%	12,949	7.8%
30 - 34	11,507	7.4%	11,604	7.0%	11,508	6.9%
35 - 39	10,289	6.6%	13,033	7.9%	11,252	6.7%
40 - 44	9,670	6.2%	10,803	6.6%	12,093	7.2%
45 - 49	11,175	7.2%	9,477	5.8%	10,509	6.3%
50 - 54	11,425	7.4%	9,193	5.6%	8,987	5.4%
55 - 59	10,282	6.6%	10,179	6.2%	8,708	5.2%
60 - 64	8,569	5.5%	10,317	6.3%	9,417	5.6%
65 - 69	5,759	3.7%	9,129	5.5%	9,434	5.7%
70 - 74	3,983	2.6%	7,306	4.4%	8,127	4.9%
75 - 79	3,366	2.2%	4,951	3.0%	6,281	3.8%
80 - 84	2,857	1.8%	3,258	2.0%	4,220	2.5%
85+	3,190	2.1%	3,808	2.3%	4,012	2.4%
<18	36,377	23.5%	35,372	21.5%	35,434	21.2%
18+	118,684	76.5%	129,260	78.5%	131,516	78.8%
21+	113,926	73.5%	124,073	75.4%	126,193	75.6%
Median Age	36.5		38.5		39.3	

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Strong Demographic Market Area



Executive Summary

13811 W/ 63rd Street Shawnee KS 66226
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 Rings: 1, 3, 5 mile radii

Latitude: 39.0141
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	1 mile	3 mile	5 mile
Population			
2010 Population	9,248	62,232	155,061
2020 Population	9,666	64,314	162,761
2022 Population	9,484	64,582	164,633
2027 Population	9,617	65,906	166,951
2010-2020 Annual Rate	0.44%	0.33%	0.49%
2020-2022 Annual Rate	-0.84%	0.18%	0.51%
2022-2027 Annual Rate	0.28%	0.41%	0.28%
2022 Male Population	47.6%	48.6%	48.7%
2022 Female Population	52.3%	51.4%	51.3%
2022 Median Age	40.7	41.2	38.5

In the identified area, the current year population is 164,633. In 2020, the Census count in the area was 162,761. The rate of change since 2020 was 0.51% annually. The five-year projection for the population in the area is 166,951 representing a change of 0.28% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	72.8%	75.7%	73.3%
2022 Black Alone	9.2%	6.5%	6.8%
2022 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2022 Asian Alone	4.2%	3.2%	3.2%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	3.1%	3.9%	5.1%
2022 Two or More Races	10.0%	10.1%	10.9%
2022 Hispanic Origin (Any Race)	9.2%	10.8%	13.7%

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 19.0% 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 57.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	120	126	98
2010 Households	3,574	25,295	64,714
2020 Households	3,703	26,644	69,296
2022 Households	3,741	26,928	70,235
2027 Households	3,799	27,543	71,413
2010-2020 Annual Rate	0.36%	0.52%	0.69%
2020-2022 Annual Rate	0.45%	0.47%	0.60%
2022-2027 Annual Rate	0.31%	0.45%	0.33%
2022 Average Household Size	2.50	2.38	2.32

The household count in this area has changed from 69,296 in 2020 to 70,235 in the current year, a change of 0.60% annually. The five-year projection of households is 71,413, a change of 0.33% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2020. The number of families in the current year is 41,872 in the specified area.

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	1 mile	3 mile	5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	16.2%	17.7%	17.3%
Median Household Income			
2022 Median Household Income	\$93,974	\$84,564	\$79,289
2027 Median Household Income	\$103,836	\$92,829	\$87,095
2022-2027 Annual Rate	2.02%	1.88%	1.90%
Average Household Income			
2022 Average Household Income	\$115,086	\$114,729	\$105,335
2027 Average Household Income	\$131,606	\$129,789	\$119,305
2022-2027 Annual Rate	2.72%	2.50%	2.52%
Per Capita Income			
2022 Per Capita Income	\$45,775	\$48,067	\$44,779
2027 Per Capita Income	\$52,385	\$54,492	\$50,837
2022-2027 Annual Rate	2.73%	2.54%	2.57%

Households by Income

Current median household income is \$79,289 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$87,095 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$105,335 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$119,305 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$44,779 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$50,837 in five years, compared to \$47,064 for all U.S. households

Housing

	1 mile	3 mile	5 mile
2022 Housing Affordability Index	141	128	132
2010 Total Housing Units	3,736	26,797	69,405
2010 Owner Occupied Housing Units	2,647	17,614	40,687
2010 Renter Occupied Housing Units	928	7,680	24,027
2010 Vacant Housing Units	162	1,502	4,691
2020 Total Housing Units	3,836	27,619	73,058
2020 Vacant Housing Units	133	975	3,762
2022 Total Housing Units	3,883	28,225	74,465
2022 Owner Occupied Housing Units	2,837	18,461	43,172
2022 Renter Occupied Housing Units	904	8,467	27,063
2022 Vacant Housing Units	142	1,297	4,230
2027 Total Housing Units	3,973	29,090	76,317
2027 Owner Occupied Housing Units	2,912	18,864	44,177
2027 Renter Occupied Housing Units	887	8,679	27,236
2027 Vacant Housing Units	174	1,547	4,904

Currently, 58.0% of the 74,465 housing units in the area are owner occupied; 36.3%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 73,058 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.85%. Median home value in the area is \$259,945, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.69% annually to \$296,779.

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