

MONTICELLO CENTER WEST

Shawnee Mission Parkway between Monticello Rd. & K-7



FOR LEASE

AVAILABLE:

- Restaurant Pad Site (Build to Suit)
- In Line Shops—1,000 sf to 10,000 sf
- New Westlake Ace Hardware Store
- Available Fall 2025
- Tremendous Growth Area

LOCATION:

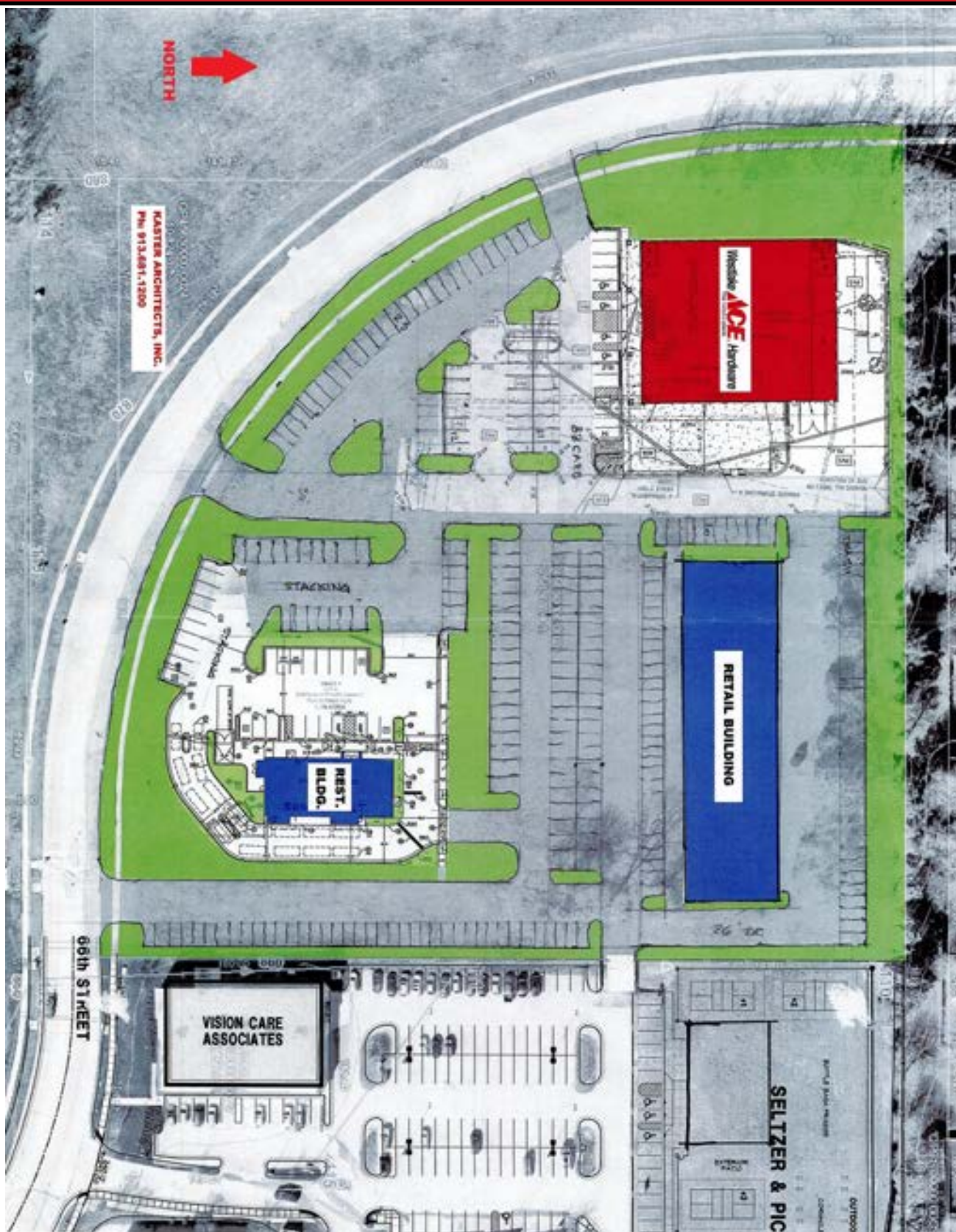
- North side of Shawnee Mission Parkway between Monticello Road and Hwy K-7
- Across from Johnson County Library Branch
- Join U.S. Post Office, Price Chopper, Dental Offices, Restaurants, Convenience and Retail Shops
- Commercial Hub of Western Shawnee
- Average Household Income:
 - 1 mile—\$165,445
 - 3 mile—\$185,454

**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office

Site Plan

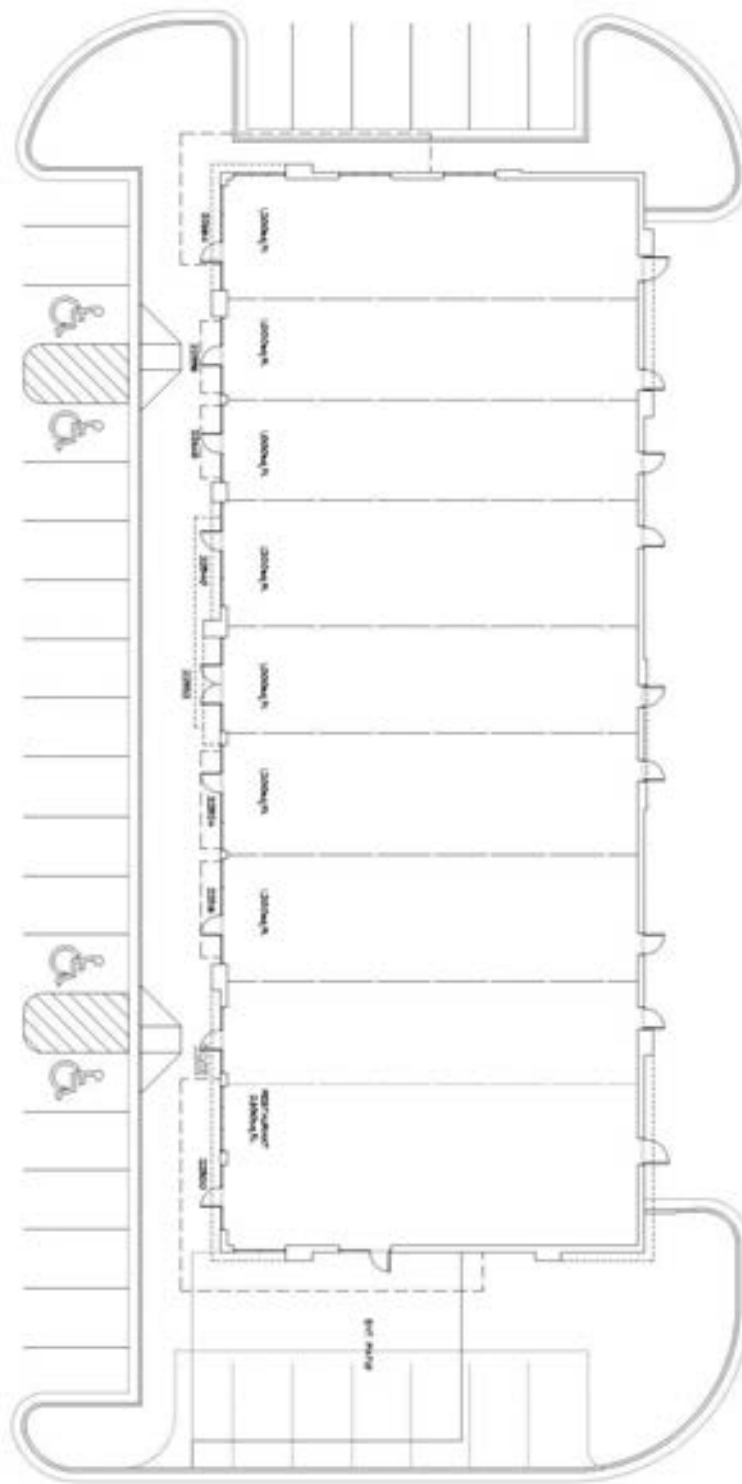


VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office

Retail Space Layout



<p>SCALE: AS SHOWN DATE: 11/14/11 BY: J.A. PROJECT NO. 11-001</p>	<p>MONTICELLO VILLAGE, WEST EXP. NEW RETAIL BUILDING 22500-22564 W. 66th ST. SHAWNEE, KS A V.A.D. DEVELOPMENT</p>	<p>KASTER ARCHITECTS INC ARCHITECTURE · PLANNING · INTERIOR DESIGN</p>	<p>DAVID A. KASTER, REGISTERED ARCHITECT ARTIST: J. BRADY PROJECT: 22500-22564 W. 66th ST. PHASE: 11-001 DATE: 11/14/11 PROJECT NO. 11-001 WWW.KASTERARCHITECTS.COM</p>	
---	---	---	---	--

**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office



**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office

Aerial—East of K-7



VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office

Strong Demographic Market Area



Executive Summary

22374 W 66th St, Shawnee, KS, 66226, USA
Rings: 1, 3, 5 mile radii

Latitude: 39.0100
Longitude: -94.8458

	1 mile	3 mile	5 mile
Population			
2010 Population	4,915	25,022	57,721
2020 Population	5,938	29,935	70,070
2024 Population	6,460	31,082	71,608
2029 Population	7,132	32,922	74,629
2010-2020 Annual Rate	1.91%	1.81%	1.96%
2020-2024 Annual Rate	2.00%	0.89%	0.51%
2024-2029 Annual Rate	2.00%	1.16%	0.83%
2020 Male Population	49.0%	49.4%	49.1%
2020 Female Population	51.0%	50.6%	50.9%
2020 Median Age	36.3	37.4	38.1
2024 Male Population	49.7%	50.1%	50.0%
2024 Female Population	50.3%	49.9%	50.0%
2024 Median Age	37.4	38.4	38.8

In the identified area, the current year population is 71,608. In 2020, the Census count in the area was 70,070. The rate of change since 2020 was 0.51% annually. The five-year projection for the population in the area is 74,629 representing a change of 0.83% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.7%	83.1%	79.9%
2024 Black Alone	4.5%	3.8%	5.3%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2024 Asian Alone	3.5%	3.1%	3.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.1%	1.3%	2.0%
2024 Two or More Races	8.8%	8.2%	8.7%
2024 Hispanic Origin (Any Race)	6.4%	6.0%	7.4%

Persons of Hispanic origin represent 7.4% of the population in the identified area compared to 19.6% 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 44.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	140	177	153
2010 Households	1,832	8,182	20,888
2020 Households	2,191	9,858	26,161
2024 Households	2,400	10,328	26,967
2029 Households	2,747	11,129	28,459
2010-2020 Annual Rate	1.81%	1.88%	2.28%
2020-2024 Annual Rate	2.17%	1.10%	0.72%
2024-2029 Annual Rate	2.74%	1.51%	1.08%
2024 Average Household Size	2.69	3.01	2.65

The household count in this area has changed from 26,161 in 2020 to 26,967 in the current year, a change of 0.72% annually. The five-year projection of households is 28,459, a change of 1.08% annually from the current year total. Average household size is currently 2.65, compared to 2.67 in the year 2020. The number of families in the current year is 19,418 in the specified area.

VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office

Strong Demographic Market Area



Executive Summary

22374 W 66th St, Shawnee, KS, 66226, USA
Rings: 1, 3, 5 mile radii

Latitude: 39.0100
Longitude: -94.8458

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	19.6%	17.3%	21.6%
Median Household Income			
2024 Median Household Income	\$127,837	\$150,728	\$121,098
2029 Median Household Income	\$151,384	\$164,339	\$141,709
2024-2029 Annual Rate	3.44%	1.74%	3.19%
Average Household Income			
2024 Average Household Income	\$165,445	\$185,454	\$166,004
2029 Average Household Income	\$184,321	\$208,441	\$188,330
2024-2029 Annual Rate	2.18%	2.36%	2.56%
Per Capita Income			
2024 Per Capita Income	\$57,691	\$61,823	\$62,438
2029 Per Capita Income	\$65,844	\$70,687	\$71,735
2024-2029 Annual Rate	2.68%	2.72%	2.81%
GINI Index			
2024 Gini Index	31.4	27.8	32.8

Households by Income

Current median household income is \$121,098 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$141,709 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$166,004 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$188,330 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$62,438 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$71,735 in five years, compared to \$51,203 for all U.S. households.

Housing

	1 mile	3 mile	5 mile
2024 Housing Affordability Index	120	137	109
2010 Total Housing Units	1,928	8,541	22,350
2010 Owner Occupied Housing Units	1,510	7,284	15,528
2010 Renter Occupied Housing Units	323	898	5,360
2010 Vacant Housing Units	96	359	1,462
2020 Total Housing Units	2,264	10,125	27,350
2020 Owner Occupied Housing Units	1,698	8,570	18,171
2020 Renter Occupied Housing Units	493	1,288	7,990
2020 Vacant Housing Units	78	275	1,182
2024 Total Housing Units	2,499	10,637	28,278
2024 Owner Occupied Housing Units	1,889	9,070	19,094
2024 Renter Occupied Housing Units	511	1,258	7,873
2024 Vacant Housing Units	99	309	1,311
2029 Total Housing Units	2,860	11,449	29,849
2029 Owner Occupied Housing Units	2,007	9,338	19,751
2029 Renter Occupied Housing Units	741	1,791	8,709
2029 Vacant Housing Units	113	320	1,390

Socioeconomic Status Index

	1 mile	3 mile	5 mile
2024 Socioeconomic Status Index	76.2	71.9	63.4

Currently, 67.5% of the 28,278 housing units in the area are owner occupied; 27.8% are renter occupied; and 4.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 27,350 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.79%. Median home value in the area is \$417,036, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.71% annually to \$432,096.

**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
Varnum/Armstrong/Deeter, LLC
(913) 491-8900 Office