

8550 MAURER RD, LENEXA, KS 66219

PROPERTY FEATURES



AVAILABLE SPACE

Option 1: up to 6,500 SF directly next to/adjacent to Sprouts
Option 2: +/- 2,100 SF pad site



STRATEGIC LOCATION

Ideally Situated near the I-435 and 87th Street Parkway interchange, ensuring easy access for commuters and regional shoppers



STRONG ANCHOR TENANTS

Proximity to high-traffic draws like Sprouts Farmers Market, Urban Air trampoline park, Chick-Fil-A, McKeevers Market, Culvers, Panera and Chase Bank ensures a steady flow of customers.



DENSE DEMOGRAPHIC AREA

Located adjacent to established apartment complexes (e.g., The Crescent Apartments and The Pointe at City Center), providing a built-in customer base..



Space Rendering, Option 1



TOTAL POPULATION

1 MILE:	14,092
3 MILE:	56,344
5 MILE:	177,991



DAYTIME POPULATION

1 MILE:	3,958
3 MILE:	41,073
5 MILE:	121,099



AVG HH INCOME

1 MILE:	\$128,891
3 MILE:	\$132,722
5 MILE:	\$125,992



Exhibit 4: Southeast Perspective Rendering.



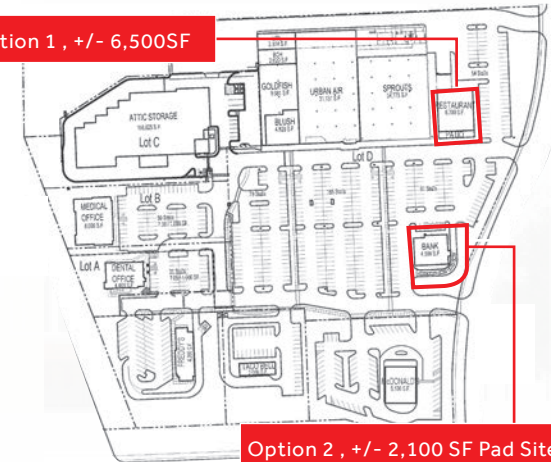
Exhibit 5: Southwest Perspective Rendering.

New Tenants at Lenexa Point

Lenexa Point welcomes new tenant Smart Storage. The plans for a new storage center at Lenexa Point outline a three-story, 118,560-square-foot facility that would include an in-building office space on roughly two acres.

Additionally, the construction of the facility would also see improvements to the retail center parking lot that would eliminate the diagonal parking used throughout and improve traffic flow.

Option 1 , +/- 6,500SF



Option 2 , +/- 2,100 SF Pad Site

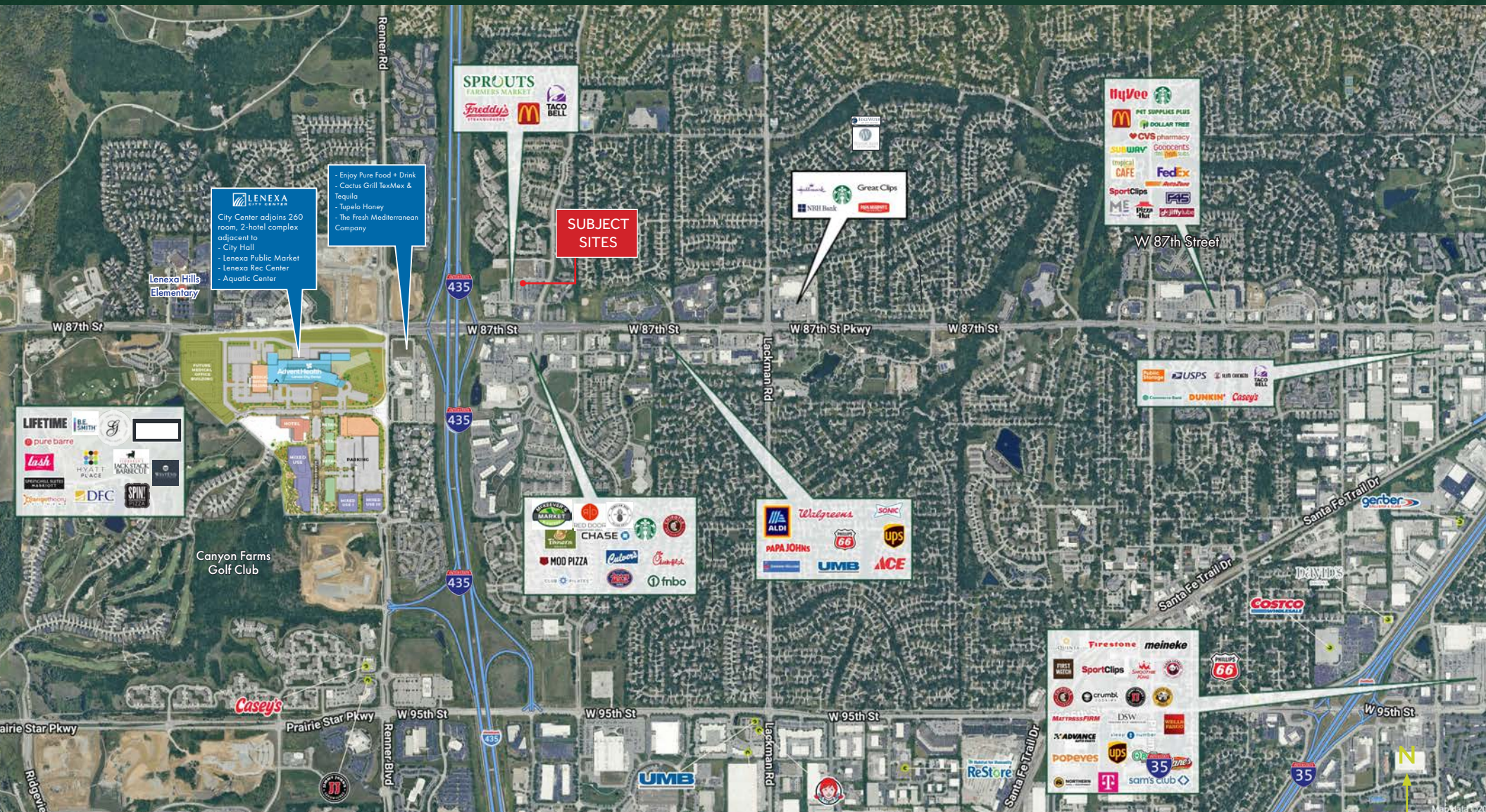
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MARKET AERIAL

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