PHASE II
CITY CENTER NORTH

87TH ST PKWY & PENROSE LN, LENEXA, KANSAS

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LENEXA CITY CENTER

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HIGHLIGHTS

- 0.39 Acre Retail/Mixed Use Pad Site Available

- For Sale or Build-to-Suit

- Asking Price: $995,000

- Rare opportunity at thriving Lenexa City Center

- Tremendous signage and visibility at corner of 87th and Penrose

- Phase 1 Completed August 2017; Includes 125 room Spring Hill Suites Hotel, Orange Theory Fitness and Revocup Coffee

- Phase 2 Preliminary design includes 8,500+/- SF ground floor retail, plus 2nd floor residential/office space

- Access to shared parking structure directly to the north

- Surrounding amenities include Lenexa Civic Campus and Community Center, Public Market, Domain City Center Apartments, Canyon Creek Golf Club, Kiewit Engineering HQ, Lifetime Fitness, numerous restaurants and Shawnee Mission Park
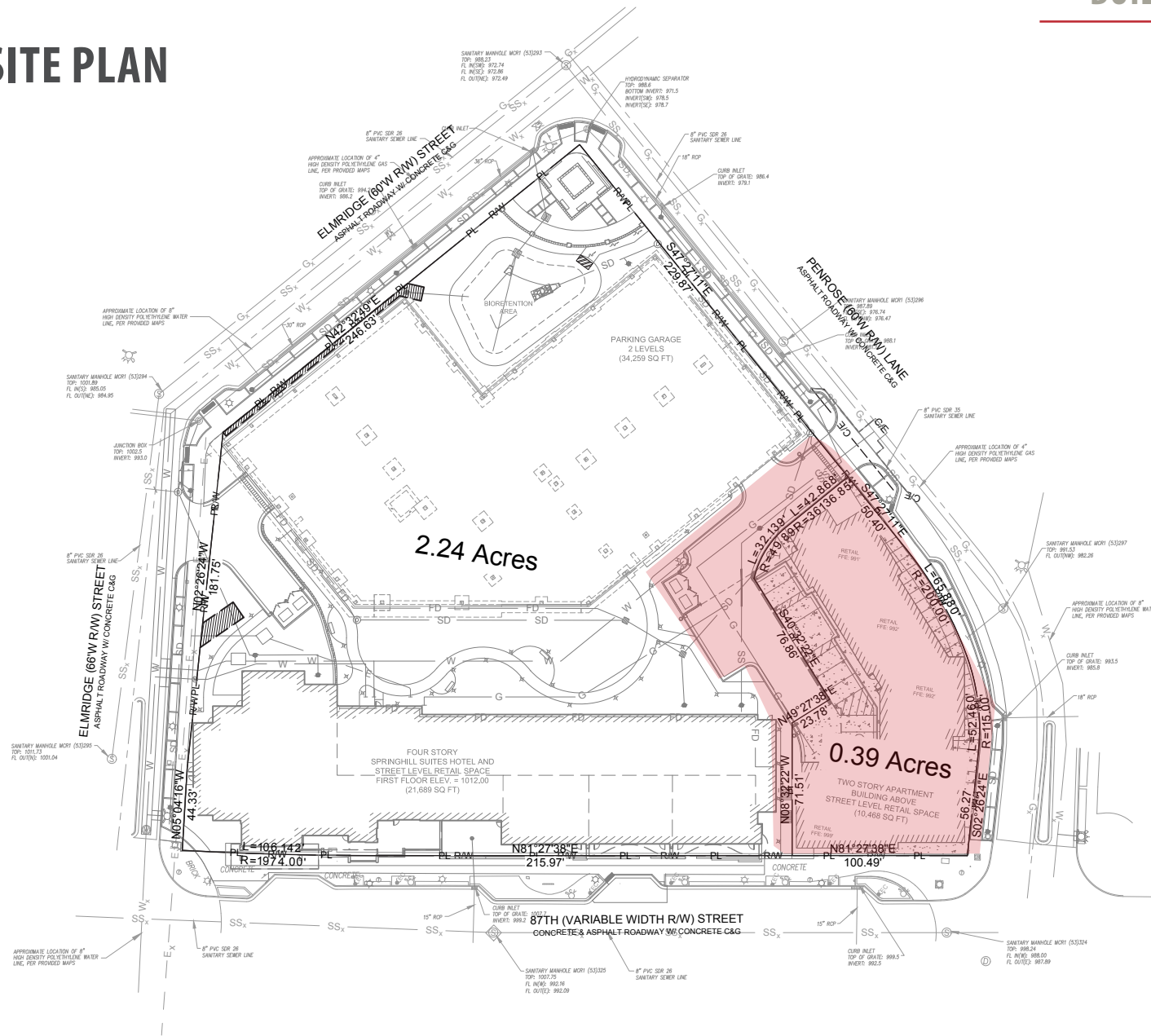

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PHASE II - CONCEPTUAL PLANS

APARTMENT BLDG - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

APARTMENT BLDG - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GRAY DESIGN GROUP

PHASE TWO APARTMENTS / RETAIL

TWO STORY APARTMENT BUILDING ABOVE RETAIL
- 20 APARTMENTS - APPROX. 21,222 SF
  - 12 ONE BEDROOMS   (751 SF - 884 SF)
  - 4 TWO BEDROOMS   (1155 SF - 1359 SF)
  - 4 THREE BEDROOMS   (1513 SF - 1632 SF)
- TOTAL 2ND FLOOR: 12,582 GSF
- TOTAL 3RD FLOOR: 12,582 GSF

STREET LEVEL RETAIL SPACE
- 5 UNITS - APPROX. 8501 SF
- TOTAL 1ST FLOOR: 10,309 GSF

TOTAL GROSS SQUARE FOOTAGE: 35,473 GSF

A New Mixed-Use Development:
PENROSE PLACE
@ City Center North
Lenexa, Kansas, 66219

APARTMENT BLDG - 1ST + 2ND FLOOR PLAN

MIDAS HOSPITALITY

gray

A2.04

ELEVATIONS

SOUTH ELEVATION - RETAIL / APARTMENT BUILDING

la patisserie

PILATES

WEST ELEVATION - HOTEL

EAST ELEVATION RETAIL / APARTMENT BUILDING

PILATES

O'SHANNON'S

FIT Factory

SOUTH ELEVATION - HOTEL / RETAIL

SpringHill Suites Marriott

SpringHill Marriott

SUSHI   VISION   PRINTING

KEYED NOTES

GRAY DESIGN GROUP

Gray Design Group, Inc. © 2014

9 Sunnen Drive, Suite 110
Saint Louis, Missouri 63143
Telephone 314.646.9400
www.graydesigngroup.com

Contact: Toby Heddinghaus
Produced By: Sara Wellman
Reviewed By:

No.   Description   Date

A New Mixed-Use Development:

PENROSE PLACE

@ City Center North
Lenexa, Kansas 66219

MIDAS
HOSPITALITY

GARAGE - ELEVATIONS

gray

Job: 18114186.00

A6.04

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PHASE II-SITE PLAN

2.24 Acres

0.39 Acres

ELMRIDGE (60' W R/W) STREET
ASPHALT ROADWAY W/ CONCRETE C&G

ELMRIDGE (66' W R/W) STREET
ASPHALT ROADWAY W/ CONCRETE C&G

PENROSE (60' W R/W) LANE
ASPHALT ROADWAY W/ CONCRETE C&G

87TH (VARIABLE WIDTH R/W) STREET
CONCRETE & ASPHALT ROADWAY W/ CONCRETE C&G

PARKING GARAGE
2 LEVELS
(34,259 SQ FT)

BIORETENTION AREA

FOUR STORY
SPRINGHILL SUITES HOTEL AND
STREET LEVEL RETAIL SPACE
FIRST FLOOR ELEV. = 1012.00
(21,689 SQ FT)

TWO STORY APARTMENT
BUILDING ABOVE
STREET LEVEL RETAIL SPACE
(10,468 SQ FT)

RETAIL FFE: 990'
RETAIL FFE: 992'
RETAIL FFE: 998'

HYDRODYNAMIC SEPARATOR

SANITARY MANHOLE MCR1 (53)293
SANITARY MANHOLE MCR1 (53)296
SANITARY MANHOLE MCR1 (53)297
SANITARY MANHOLE MCR1 (53)294
SANITARY MANHOLE MCR1 (53)295
SANITARY MANHOLE MCR1 (53)324
SANITARY MANHOLE MCR1 (53)325

8" PVC SDR 26 SANITARY SEWER LINE
8" PVC SDR 35 SANITARY SEWER LINE

APPROXIMATE LOCATION OF 4" HIGH DENSITY POLYETHYLENE GAS LINE, PER PROVIDED MAPS
APPROXIMATE LOCATION OF 8" HIGH DENSITY POLYETHYLENE WATER LINE, PER PROVIDED MAPS

CURB INLET
JUNCTION BOX

N42°32'49"E 246.63'
S47°27'11"E 229.87'
N02°26'24"W 181.75'
N05°04'16"W 44.33'
L=106.142' R=1974.00'
N81°27'38"E 215.97'
N81°27'38"E 100.49'
L=32.139' R=43.89'
L=42.868' R=36136.85'
S47°27'11"E 50.40'
L=65.980' R=200.00'
S40°32'22"E 76.86'
N49°27'38"E 23.78'
N08°32'22"W 71.51'
S02°26'24"E 56.27'
L=52.460' R=115.00'

18" RCP
30" RCP
15" RCP

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87TH ST & PENROSE LANE

Population

Estimated Population (2019)	9,378		46,867		162,503		321,096	
Projected Population (2024)	9,915		49,434		171,106		337,759	
Census Population (2010)	6,743		42,089		148,154		292,900	
Census Population (2000)	4,197		35,507		125,772		256,990	
Projected Annual Growth (2019-2024)	537	1.1%	2,567	1.1%	8,603	1.1%	16,663	1.0%
Historical Annual Growth (2010-2019)	2,635	3.1%	4,778	1.1%	14,349	1.0%	28,196	1.0%
Historical Annual Growth (2000-2010)	2,546	6.1%	6,582	1.9%	22,382	1.8%	35,910	1.4%
Estimated Population Density (2019)	2,987 *psm*		1,658 *psm*		2,070 *psm*		1,975 *psm*	
Trade Area Size	3.1 *sq mi*		28.3 *sq mi*		78.5 *sq mi*		162.5 *sq mi*	

Households

Estimated Households (2019)	4,335		19,766		67,725		132,772	
Projected Households (2024)	4,573		20,881		71,530		140,151	
Census Households (2010)	2,958		16,985		59,878		117,245	
Census Households (2000)	1,805		13,469		49,682		100,696	
Projected Annual Growth (2019-2024)	237	1.1%	1,115	1.1%	3,806	1.1%	7,378	1.1%
Historical Annual Change (2000-2019)	2,531	7.4%	6,297	2.5%	18,043	1.9%	32,077	1.7%

Average Household Income

Estimated Average Household Income (2019)	$85,643		$108,874		$97,124		$97,450	
Projected Average Household Income (2024)	$95,970		$122,983		$109,390		$110,317	
Census Average Household Income (2010)	$78,998		$96,363		$82,003		$81,642	
Census Average Household Income (2000)	$68,781		$82,132		$71,124		$72,257	
Projected Annual Change (2019-2024)	$10,327	2.4%	$14,108	2.6%	$12,266	2.5%	$12,867	2.6%
Historical Annual Change (2000-2019)	$16,862	1.3%	$26,742	1.7%	$26,001	1.9%	$25,194	1.8%

Median Household Income

Estimated Median Household Income (2019)	$82,883		$94,540		$85,337		$84,879	
Projected Median Household Income (2024)	$96,234		$108,537		$98,115		$97,487	
Census Median Household Income (2010)	$68,632		$80,966		$69,594		$69,579	
Census Median Household Income (2000)	$65,172		$72,688		$62,273		$62,660	
Projected Annual Change (2019-2024)	$13,351	3.2%	$13,997	3.0%	$12,778	3.0%	$12,608	3.0%
Historical Annual Change (2000-2019)	$17,711	1.4%	$21,852	1.6%	$23,064	1.9%	$22,219	1.9%

Per Capita Income

Estimated Per Capita Income (2019)	$39,593		$45,959		$40,544		$40,373	
Projected Per Capita Income (2024)	$44,258		$51,987		$45,793		$45,849	
Census Per Capita Income (2010)	$34,658		$38,887		$33,142		$32,681	
Census Per Capita Income (2000)	$29,991		$31,126		$28,103		$28,243	
Projected Annual Change (2019-2024)	$4,665	2.4%	$6,028	2.6%	$5,249	2.6%	$5,476	2.7%
Historical Annual Change (2000-2019)	$9,602	1.7%	$14,833	2.5%	$12,441	2.3%	$12,130	2.3%
Estimated Average Household Net Worth (2019)	$815,864		$914,705		$763,938		$757,568	

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