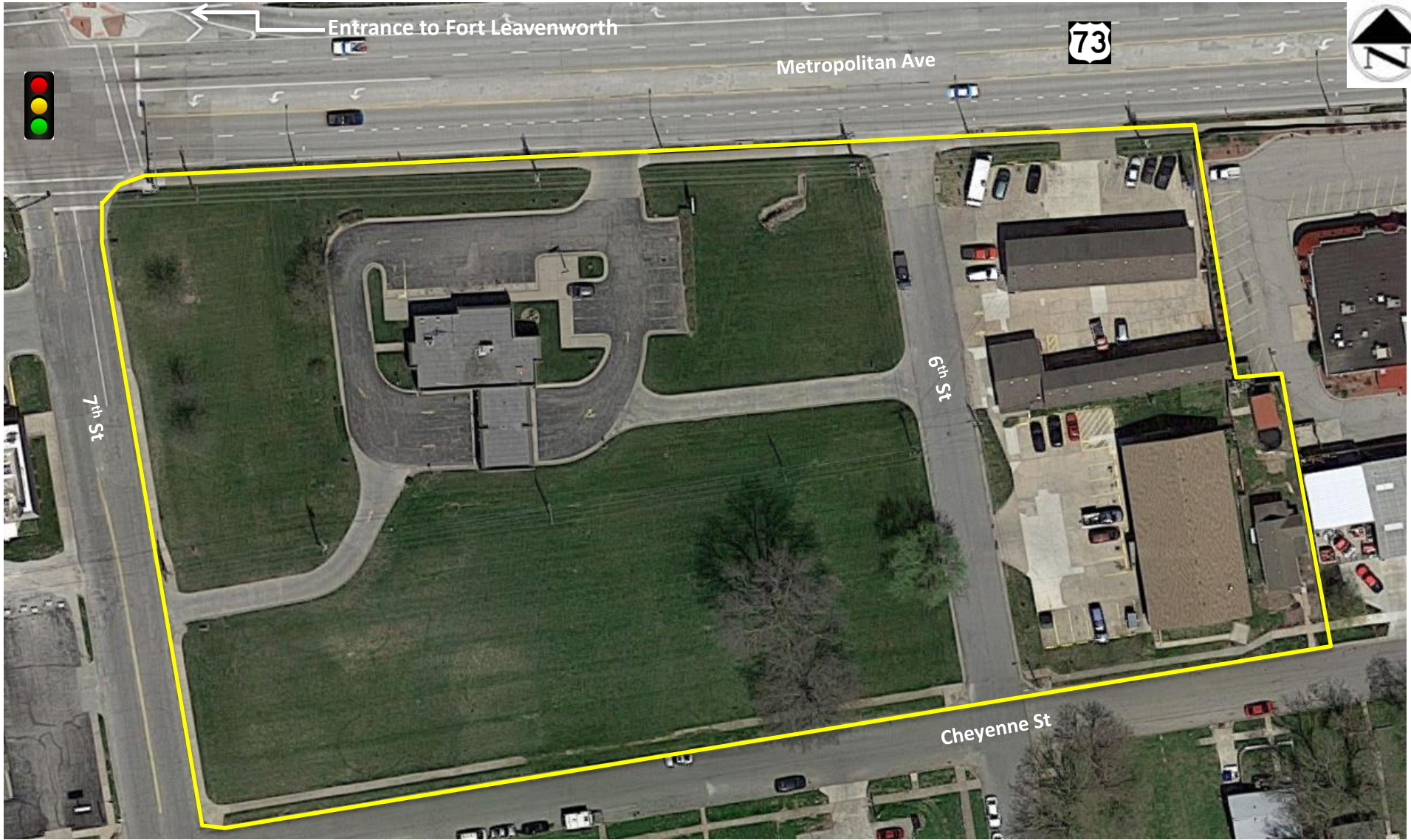


RETAIL DEVELOPMENT PROPOSED

Metropolitan, Leavenworth, KS



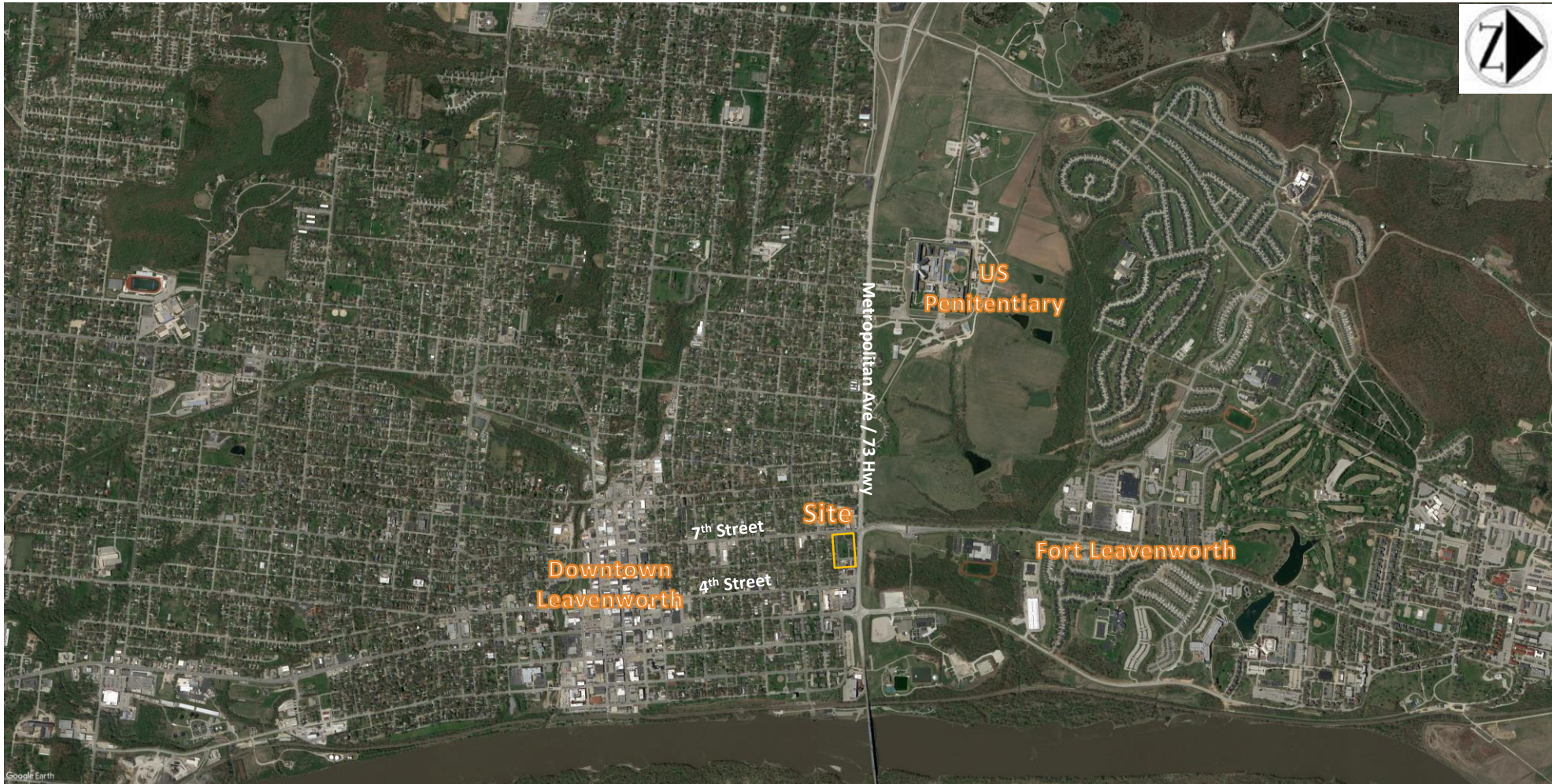
Jill Bergthold
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RETAIL DEVELOPMENT PROPOSED

| Metropolitan, Leavenworth, KS



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RETAIL DEVELOPMENT PROPOSED | Metropolitan, Leavenworth, KS 66048

PROPERTY HIGHLIGHTS

- + Six parcels totaling approximately 3.46 acres:
 - Parcel #0772601402001000 (Quick Ref ID R2640): 1.78 Acres
 - Parcel #:0772601402002000 (Quick Ref ID R2641): 0.21 Acre
 - Parcel #0772601402003000 (Quick Ref ID R2642): 0.11 Acre
 - Parcel #0772601402004000 (Quick Ref ID R2643): 0.56 Acre
 - Parcel #0772601401005000 (Quick Ref ID R2637): 0.70 Acre
 - Parcel #0772601401006000 (Quick Ref ID R2638): 0.10 Acre
- + Located at signalized intersection immediately south of the entrance to Fort Leavenworth
- + Freestanding bank drive-up ATM to be located somewhere on site

DEMOGRAPHICS

2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,189	29,280	41,667
Daytime Population	8,080	32,284	44,516
Households	2,794	10,572	14,640
Average HH Income	\$47,532	\$64,013	\$72,377

TRAFFIC COUNTS

- + 17,300 CPD on Metropolitan Avenue
- + 5,335 CPD on 7th Street at Metropolitan



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RETAIL DEVELOPMENT PROPOSED | Metropolitan, Leavenworth, KS 66048

2018 Demographics

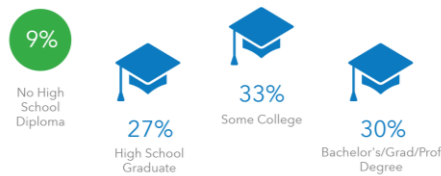
3 Miles

5 Miles

KEY FACTS



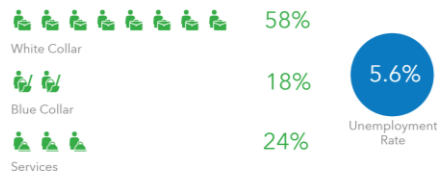
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (18.1%)
The smallest group: \$200,000+ (2.0%)

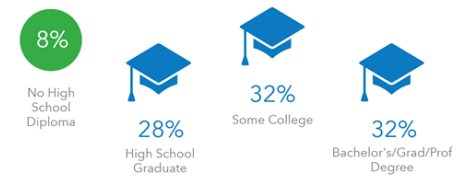
Indicator	Value	Difference
<\$15,000	13.8%	+5.2%
\$15,000 - \$24,999	11.4%	+3.7%
\$25,000 - \$34,999	10.9%	+2.9%
\$35,000 - \$49,999	12.7%	+1.4%
\$50,000 - \$74,999	18.1%	-0.3%
\$75,000 - \$99,999	12.9%	-1.3%
\$100,000 - \$149,999	15.3%	-5.4%
\$150,000 - \$199,999	2.9%	-3.6%
\$200,000+	2.0%	-2.6%

Bars show deviation from Leavenworth County

KEY FACTS



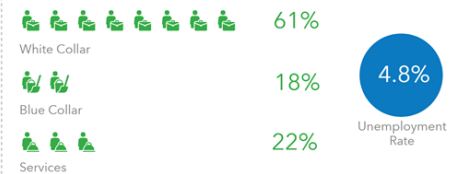
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$100,000 - \$149,999 (17.7%)
The smallest group: \$200,000+ (3.2%)

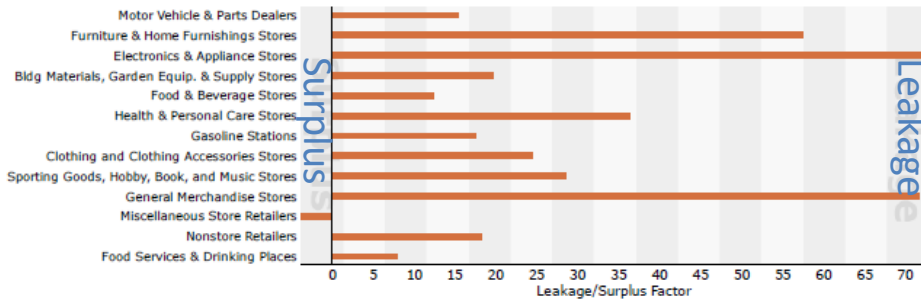
Indicator	Value	Difference
<\$15,000	12.2%	+3.6%
\$15,000 - \$24,999	10.1%	+2.4%
\$25,000 - \$34,999	9.9%	+1.9%
\$35,000 - \$49,999	11.8%	+0.5%
\$50,000 - \$74,999	17.3%	-1.1%
\$75,000 - \$99,999	13.4%	-0.8%
\$100,000 - \$149,999	17.7%	-3.0%
\$150,000 - \$199,999	4.4%	-2.1%
\$200,000+	3.2%	-1.4%

Bars show deviation from Leavenworth County

Retail Opportunity Gap

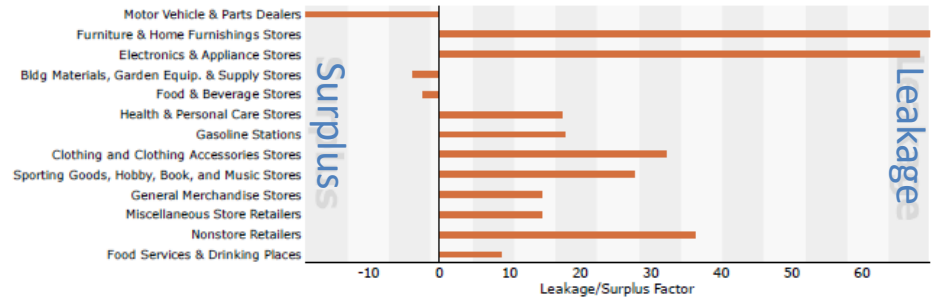
3 Miles

2017 Leakage/Surplus Factor by Industry Subsector

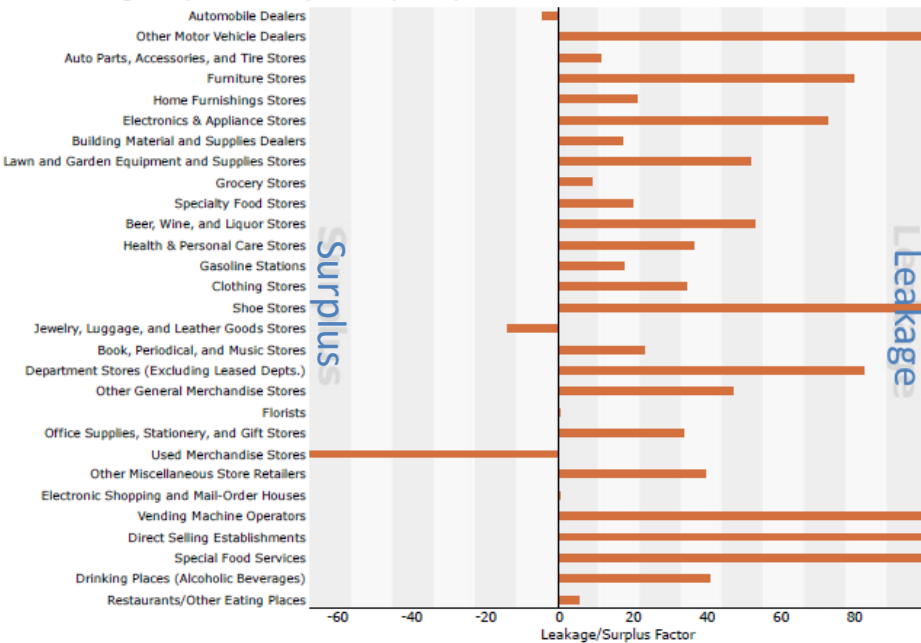


5 Miles

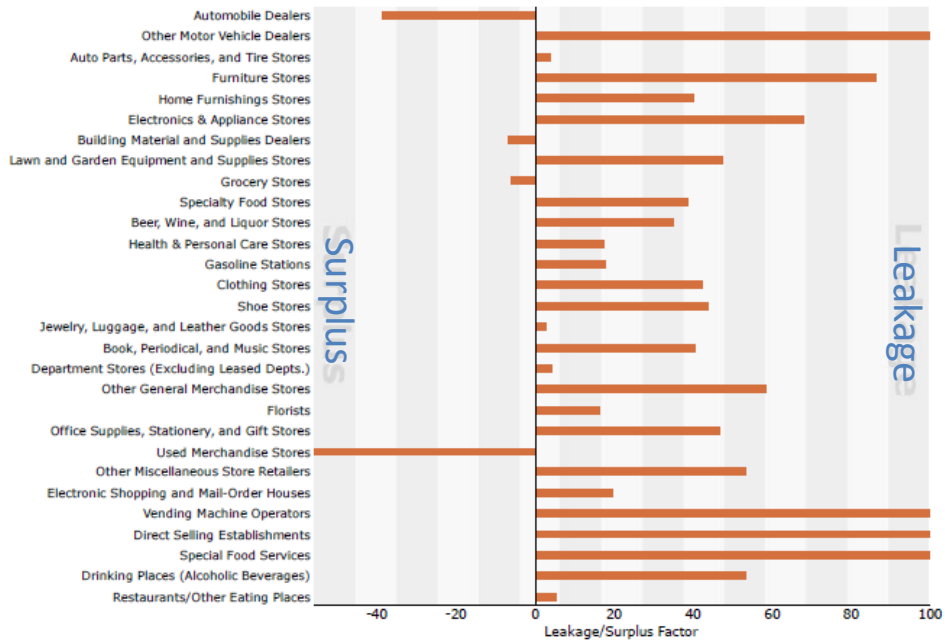
2017 Leakage/Surplus Factor by Industry Subsector



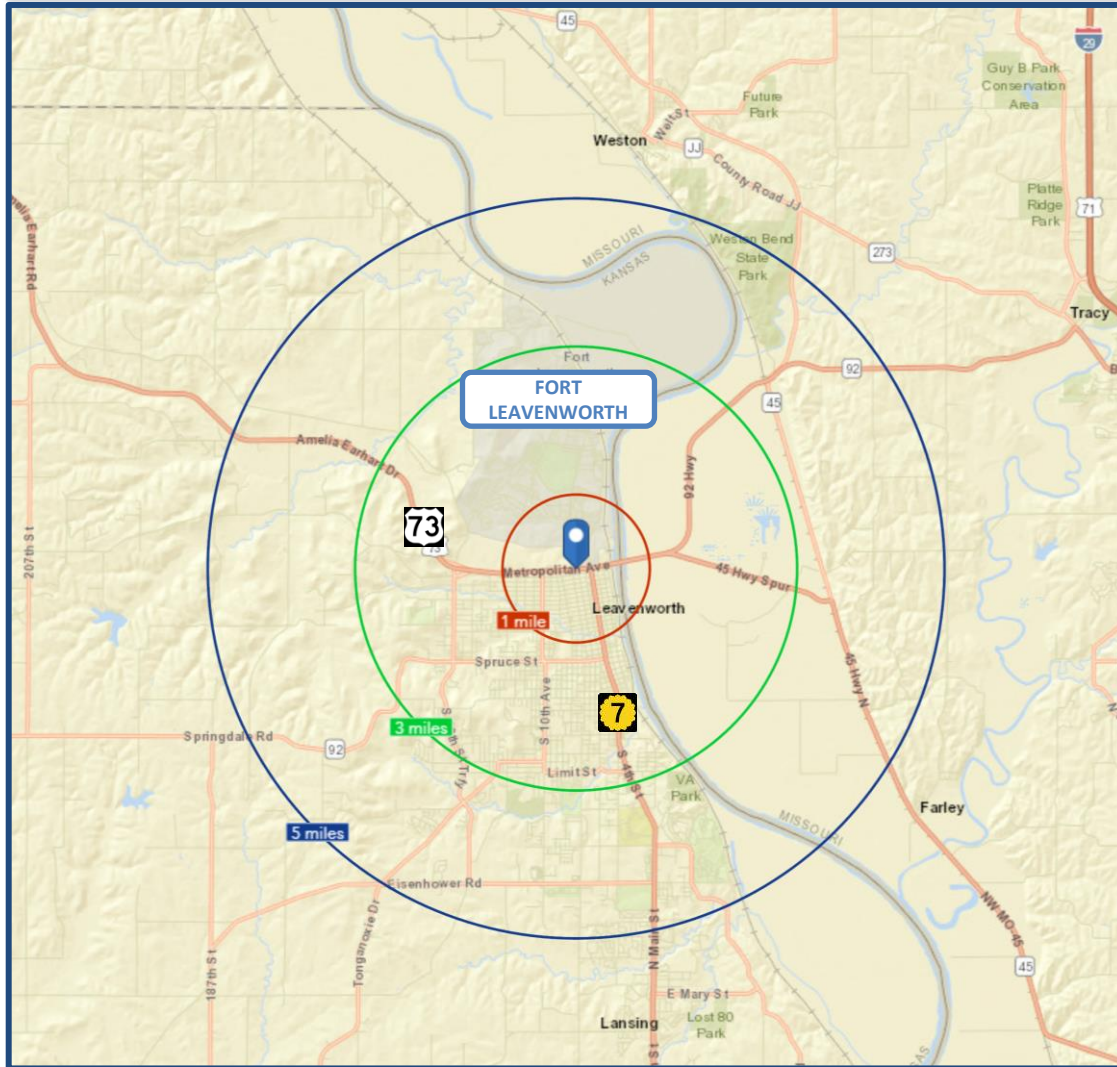
2017 Leakage/Surplus Factor by Industry Group



2017 Leakage/Surplus Factor by Industry Group



3 - 5 - 10 MILE RINGS



- + Fort Leavenworth - across the street
- + Speedway/Legends Shopping - 18 miles
- + KCI Airport - 15 miles
- + Hwy 7 & I-70 - 18 miles