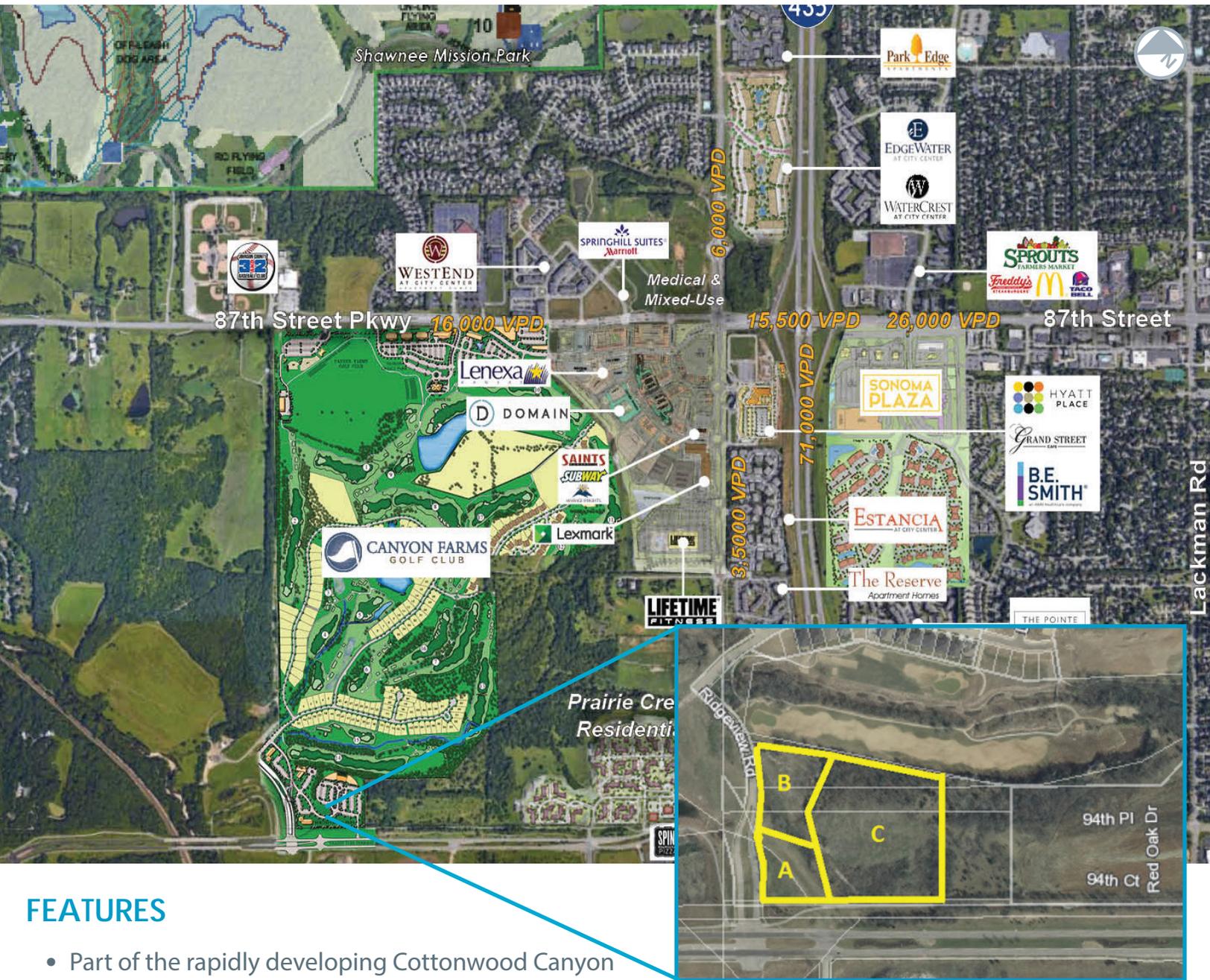


## NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

## LENEXA, KANSAS



### FEATURES

- Part of the rapidly developing Cottonwood Canyon
- Sweeping views of Mill Creek Valley to the West and dramatic views North all the way to Lenexa City Center
- Pad site ready for office development
- 10.80 acres available
- Easy access from I-435

**CONTACT: RYAN BIERY, SIOR**  
(816) 701-5017  
rbiery@copaken-brooks.com

**JOHN D. COE, SIOR, CCIM**  
(816) 701-5064  
jcoe@copaken-brooks.com

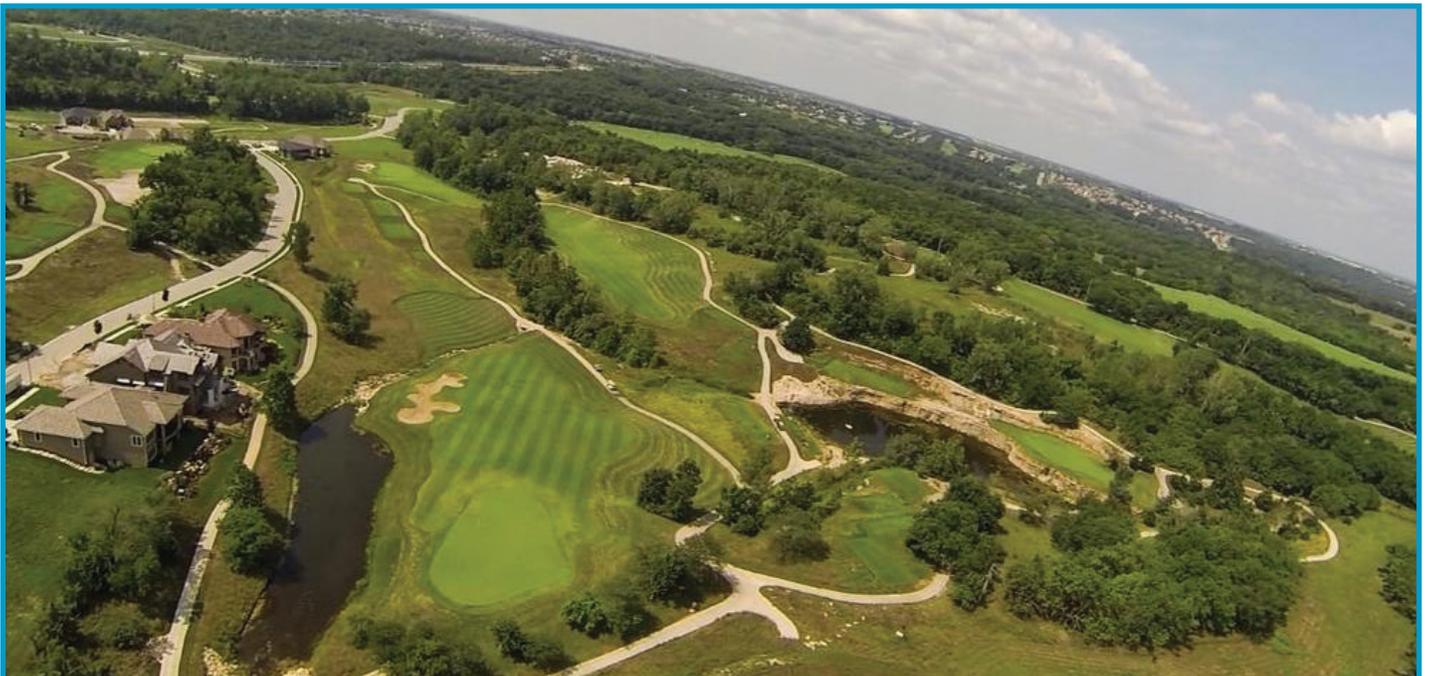
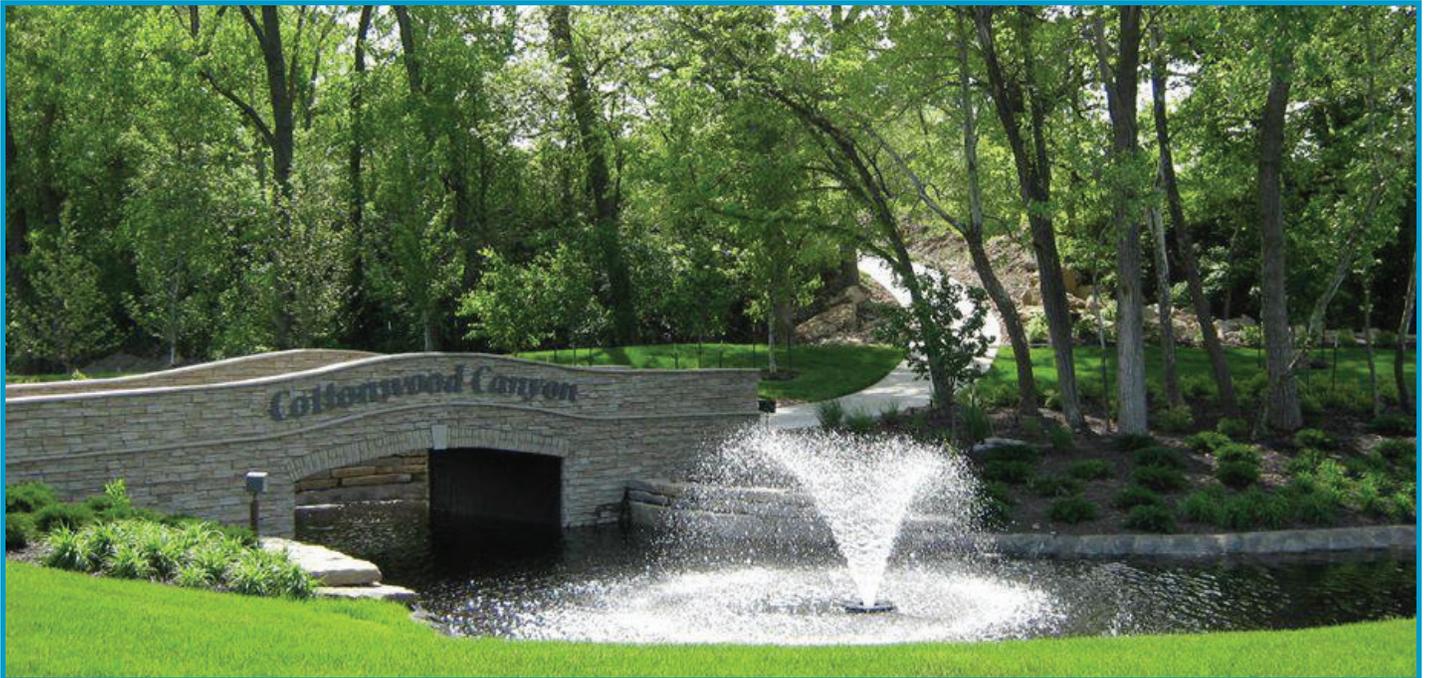
**ERIN JOHNSTON**  
(816) 701-5028  
ejohnston@copaken-brooks.com

## COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW



## COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

	1 mile	3 miles	5 miles
Population			
2017 Estimate	1,914	35,749	154,555
2022 Projection	2,219	38,588	164,209
Median Age	38.2	38.5	36.4
Average HH Income	\$117,480	\$116,496	\$97,746



## COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

Summary	Census 2010	2017	2022
Population	1,023	1,914	2,219
Households	427	809	934
Families	308	575	660
Average Household Size	2.40	2.37	2.38
Owner Occupied Housing Units	271	519	611
Renter Occupied Housing Units	156	290	323
Median Age	37.7	38.2	38.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	3.00%	0.50%	0.83%
Households	2.92%	0.44%	0.79%
Families	2.80%	0.37%	0.71%
Owner HHs	3.32%	0.42%	0.72%
Median Household Income	1.20%	1.97%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	26	3.2%	28	3.0%
\$15,000 - \$24,999	44	5.4%	44	4.7%
\$25,000 - \$34,999	32	4.0%	31	3.3%
\$35,000 - \$49,999	60	7.4%	55	5.9%
\$50,000 - \$74,999	145	17.9%	140	15.0%
\$75,000 - \$99,999	91	11.2%	106	11.3%
\$100,000 - \$149,999	230	28.4%	285	30.5%
\$150,000 - \$199,999	83	10.3%	107	11.5%
\$200,000+	98	12.1%	140	15.0%
Median Household Income	\$100,791		\$107,008	
Average Household Income	\$117,480		\$135,176	
Per Capita Income	\$45,540		\$52,110	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	70	6.8%	122	6.4%	139	6.3%
5 - 9	70	6.8%	149	7.8%	168	7.6%
10 - 14	55	5.4%	141	7.4%	167	7.5%
15 - 19	56	5.5%	101	5.3%	127	5.7%
20 - 24	63	6.2%	95	5.0%	101	4.6%
25 - 34	153	15.0%	251	13.1%	260	11.7%
35 - 44	159	15.5%	311	16.2%	382	17.2%
45 - 54	170	16.6%	298	15.6%	328	14.8%
55 - 64	153	15.0%	240	12.5%	249	11.2%
65 - 74	55	5.4%	151	7.9%	198	8.9%
75 - 84	16	1.6%	48	2.5%	88	4.0%
85+	3	0.3%	8	0.4%	12	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	918	89.6%	1,660	86.8%	1,880	84.7%
Black Alone	30	2.9%	62	3.2%	84	3.8%
American Indian Alone	2	0.2%	5	0.3%	7	0.3%
Asian Alone	48	4.7%	121	6.3%	160	7.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	9	0.9%	21	1.1%	28	1.3%
Two or More Races	17	1.7%	44	2.3%	60	2.7%
Hispanic Origin (Any Race)	35	3.4%	74	3.9%	97	4.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

## COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

Summary	Census 2010	2017	2022
Population	31,232	35,749	38,588
Households	12,121	13,735	14,783
Families	8,535	9,562	10,237
Average Household Size	2.56	2.58	2.59
Owner Occupied Housing Units	8,240	9,135	9,834
Renter Occupied Housing Units	3,881	4,601	4,949
Median Age	37.8	38.5	39.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.54%	0.50%	0.83%
Households	1.48%	0.44%	0.79%
Families	1.37%	0.37%	0.71%
Owner HHs	1.49%	0.42%	0.72%
Median Household Income	1.18%	1.97%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	559	4.1%	556	3.8%
\$15,000 - \$24,999	721	5.3%	679	4.6%
\$25,000 - \$34,999	667	4.9%	584	4.0%
\$35,000 - \$49,999	1,248	9.1%	1,094	7.4%
\$50,000 - \$74,999	2,193	16.0%	2,081	14.1%
\$75,000 - \$99,999	1,532	11.2%	1,725	11.7%
\$100,000 - \$149,999	3,619	26.4%	4,245	28.7%
\$150,000 - \$199,999	1,538	11.2%	1,777	12.0%
\$200,000+	1,652	12.0%	2,036	13.8%
Median Household Income	\$98,856		\$104,813	
Average Household Income	\$116,496		\$130,770	
Per Capita Income	\$45,120		\$50,483	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,168	6.9%	2,285	6.4%	2,462	6.4%
5 - 9	2,285	7.3%	2,521	7.1%	2,578	6.7%
10 - 14	2,319	7.4%	2,563	7.2%	2,694	7.0%
15 - 19	1,956	6.3%	2,173	6.1%	2,273	5.9%
20 - 24	1,547	5.0%	2,026	5.7%	2,139	5.5%
25 - 34	4,090	13.1%	4,571	12.8%	4,837	12.5%
35 - 44	4,420	14.2%	4,875	13.6%	5,517	14.3%
45 - 54	5,099	16.3%	4,885	13.7%	4,711	12.2%
55 - 64	4,162	13.3%	4,925	13.8%	4,886	12.7%
65 - 74	1,453	4.7%	2,811	7.9%	3,869	10.0%
75 - 84	959	3.1%	1,189	3.3%	1,688	4.4%
85+	776	2.5%	925	2.6%	935	2.4%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,417	87.8%	30,576	85.5%	32,207	83.5%
Black Alone	1,401	4.5%	1,896	5.3%	2,349	6.1%
American Indian Alone	95	0.3%	114	0.3%	128	0.3%
Asian Alone	1,198	3.8%	1,657	4.6%	2,043	5.3%
Pacific Islander Alone	11	0.0%	13	0.0%	13	0.0%
Some Other Race Alone	375	1.2%	465	1.3%	552	1.4%
Two or More Races	736	2.4%	1,030	2.9%	1,297	3.4%
Hispanic Origin (Any Race)	1,379	4.4%	1,721	4.8%	2,077	5.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

## COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

Summary	Census 2010	2017	2022
Population	141,043	154,555	164,209
Households	55,954	60,859	64,454
Families	37,613	40,612	42,865
Average Household Size	2.50	2.52	2.53
Owner Occupied Housing Units	36,202	38,897	41,267
Renter Occupied Housing Units	19,752	21,962	23,187
Median Age	35.2	36.4	37.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.22%	0.50%	0.83%
Households	1.15%	0.44%	0.79%
Families	1.09%	0.37%	0.71%
Owner HHs	1.19%	0.42%	0.72%
Median Household Income	2.14%	1.97%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,261	5.4%	3,273	5.1%
\$15,000 - \$24,999	3,968	6.5%	3,738	5.8%
\$25,000 - \$34,999	3,907	6.4%	3,465	5.4%
\$35,000 - \$49,999	7,166	11.8%	6,294	9.8%
\$50,000 - \$74,999	10,901	17.9%	10,278	15.9%
\$75,000 - \$99,999	8,691	14.3%	9,792	15.2%
\$100,000 - \$149,999	13,347	21.9%	15,982	24.8%
\$150,000 - \$199,999	5,001	8.2%	5,939	9.2%
\$200,000+	4,611	7.6%	5,687	8.8%
Median Household Income	\$77,697		\$86,371	
Average Household Income	\$97,746		\$110,436	
Per Capita Income	\$38,607		\$43,458	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,651	7.6%	10,633	6.9%	11,318	6.9%
5 - 9	10,178	7.2%	10,991	7.1%	11,136	6.8%
10 - 14	9,794	6.9%	10,704	6.9%	11,286	6.9%
15 - 19	8,784	6.2%	9,328	6.0%	9,895	6.0%
20 - 24	8,406	6.0%	9,729	6.3%	9,983	6.1%
25 - 34	22,281	15.8%	22,624	14.6%	23,510	14.3%
35 - 44	19,644	13.9%	21,741	14.1%	23,829	14.5%
45 - 54	20,645	14.6%	19,683	12.7%	19,236	11.7%
55 - 64	16,704	11.8%	19,001	12.3%	18,920	11.5%
65 - 74	7,407	5.3%	12,271	7.9%	15,104	9.2%
75 - 84	4,262	3.0%	5,102	3.3%	7,064	4.3%
85+	2,286	1.6%	2,748	1.8%	2,930	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	117,553	83.3%	125,534	81.2%	129,916	79.1%
Black Alone	8,729	6.2%	10,910	7.1%	12,999	7.9%
American Indian Alone	588	0.4%	647	0.4%	707	0.4%
Asian Alone	5,584	4.0%	7,115	4.6%	8,497	5.2%
Pacific Islander Alone	125	0.1%	127	0.1%	132	0.1%
Some Other Race Alone	4,523	3.2%	5,157	3.3%	5,832	3.6%
Two or More Races	3,940	2.8%	5,064	3.3%	6,126	3.7%
Hispanic Origin (Any Race)	11,764	8.3%	13,556	8.8%	15,592	9.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.