



For Lease

**4601-4621 W 90<sup>th</sup> Street**

Prairie Village, Kansas



- 1,445 SF former salon space for lease in quaint neighborhood center
- Located in extremely dense residential area with affluent demographics
- Currently undergoing renovation, to be completed 8/1/2019.
  - Updated façade, new parapet wall to increase signage visibility, upgraded landscaping, new parking lot and sidewalks
- T.I. negotiable for qualified tenants.
- **\$22/SF + NNNs**

For more information contact:

**Hunter Seabaugh**

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913 484 3453

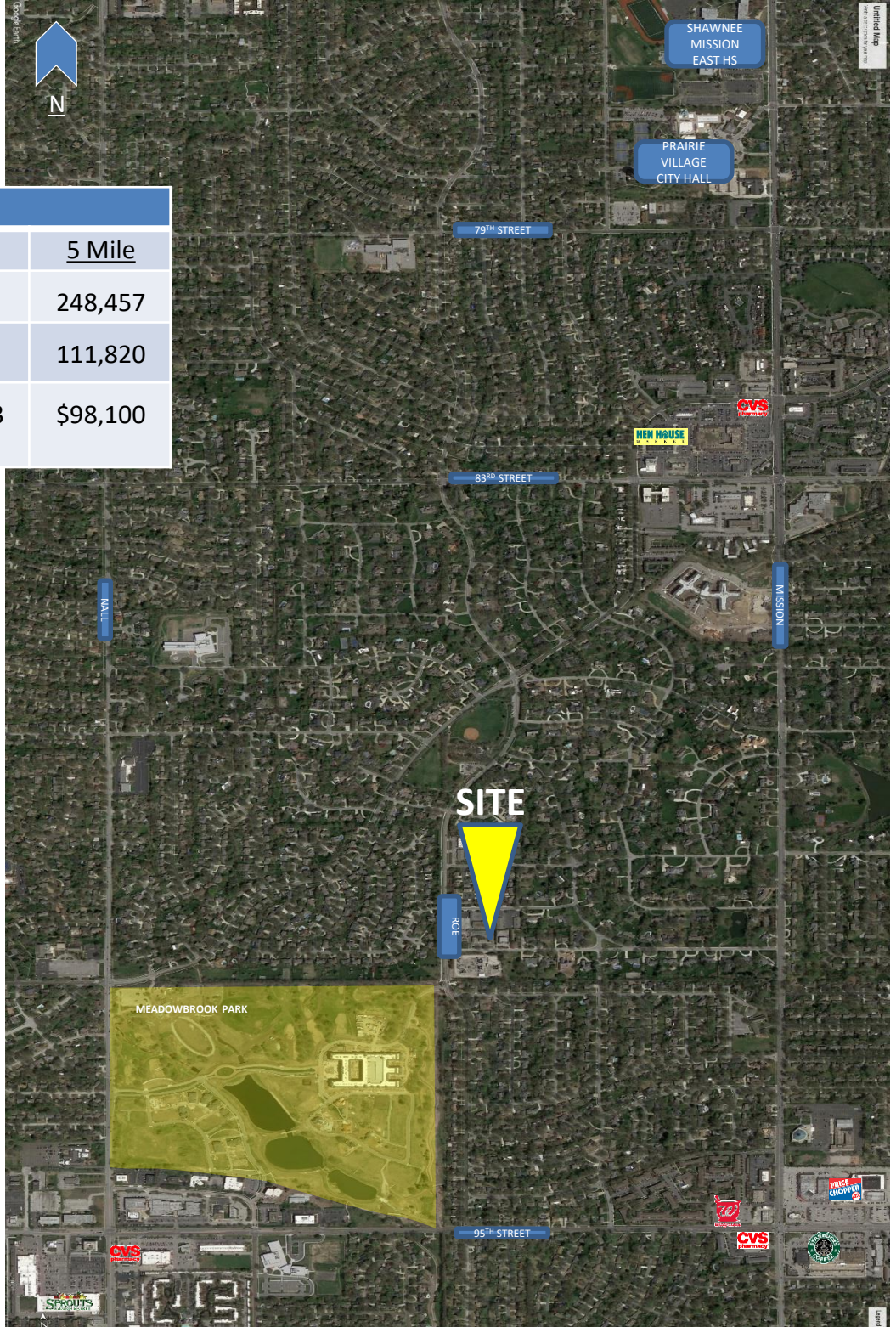
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### 2018 Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<i>Population</i>	8,490	93,079	248,457
<i>Households</i>	3,526	42,840	111,820
<i>Average HH Income</i>	\$153,662	\$99,023	\$98,100

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