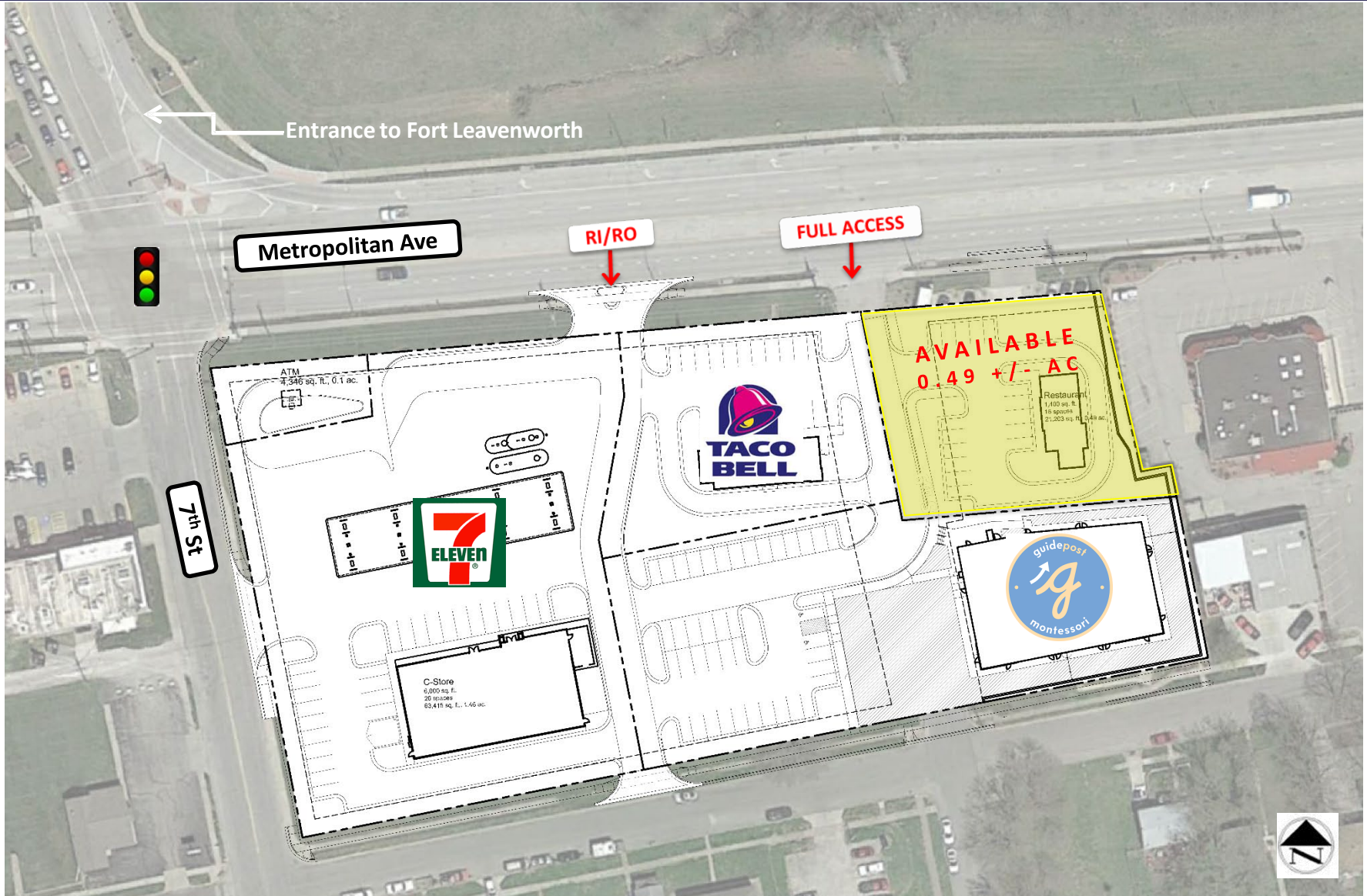


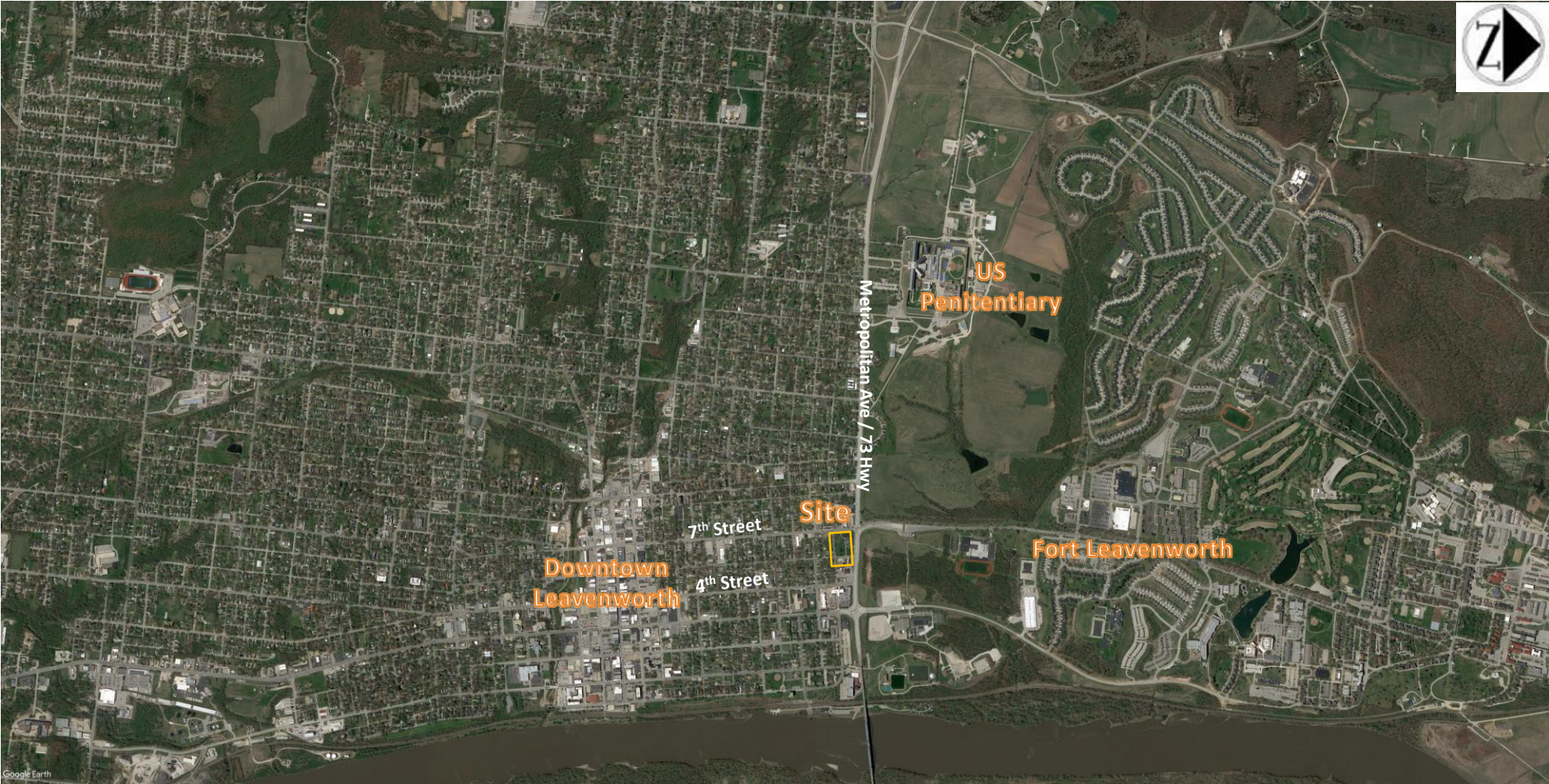
RETAIL DEVELOPMENT | Metropolitan, Leavenworth, KS



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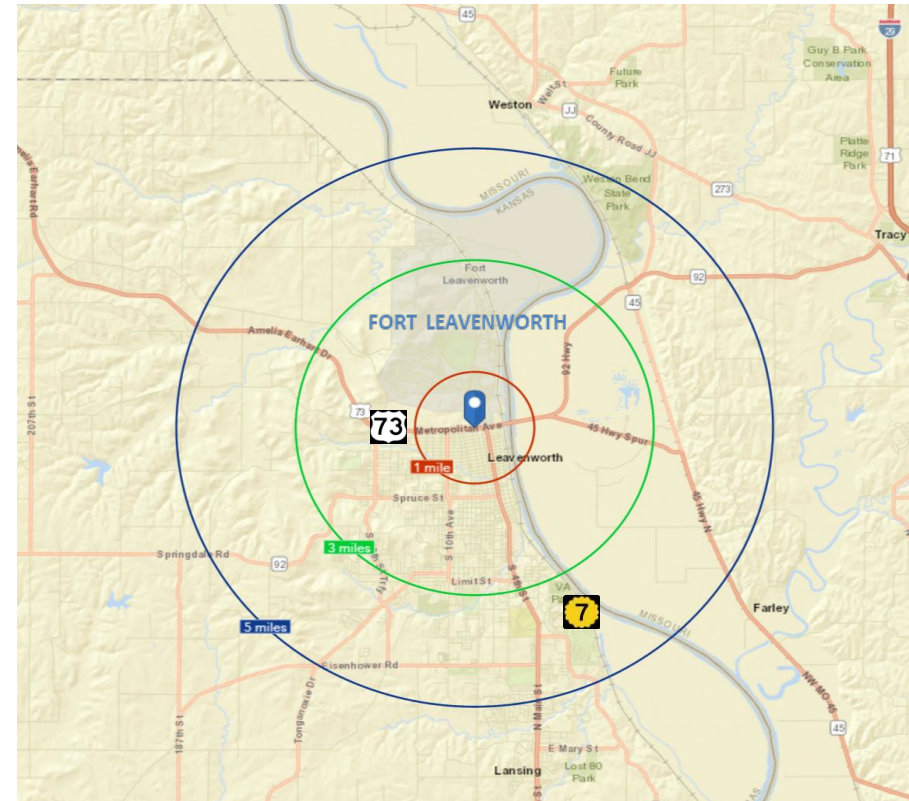


PROPERTY HIGHLIGHTS

- + Located at signalized intersection immediately south of the entrance to Fort Leavenworth
- + Speedway/Legends Shopping - 18 miles
- + KCI Airport – 15 miles
- + Join 7Eleven, Taco Bell, and Guidepost Montessori
- + **0.49 +/- Acre Parcel Remaining**

Demographics

2020 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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2020 Demographics

3 Miles

5 Miles

KEY FACTS

EDUCATION

KEY FACTS

EDUCATION

29,097

Population

35.1

Median Age

2.5

Average Household Size

\$48,563

Median Household Income

8%

No High School Diploma



27%

High School Graduate



34%

Some College



30%

Bachelor's/Grad/Pr of Degree

29,097

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35.1

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BUSINESS

EMPLOYMENT

BUSINESS

EMPLOYMENT



848

Total Businesses



13,137

Total Employees



58%

White Collar



20%

Blue Collar



22%

Services

12.6%

Unemployment Rate



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Total Businesses



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Services

12.6%

Unemployment Rate

INCOME

Households By Income

The largest group: \$100,000 - \$149,999 (17.8%)

The smallest group: \$150,000 - \$199,999 (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	11.1%	+3.3%	
\$15,000 - \$24,999	13.9%	+3.9%	
\$25,000 - \$34,999	12.3%	+3.3%	
\$35,000 - \$49,999	13.7%	+1.9%	
\$50,000 - \$74,999	13.5%	+0.6%	
\$75,000 - \$99,999	11.9%	-1.3%	
\$100,000 - \$149,999	17.8%	-5.5%	
\$150,000 - \$199,999	2.9%	-3.5%	
\$200,000+	2.9%	2.8%	

Bars show deviation from Leavenworth County

INCOME

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\$100,000 - \$149,999	17.8%	-5.5%	
\$150,000 - \$199,999	2.9%	-3.5%	
\$200,000+	2.9%	2.8%	

Bars show deviation from Leavenworth County



\$48,563

Median Household Income



\$25,189

Per Capita Income



\$43,540

Median Net Worth



\$48,563

Median Household Income



\$25,189

Per Capita Income



\$43,540

Median Net Worth

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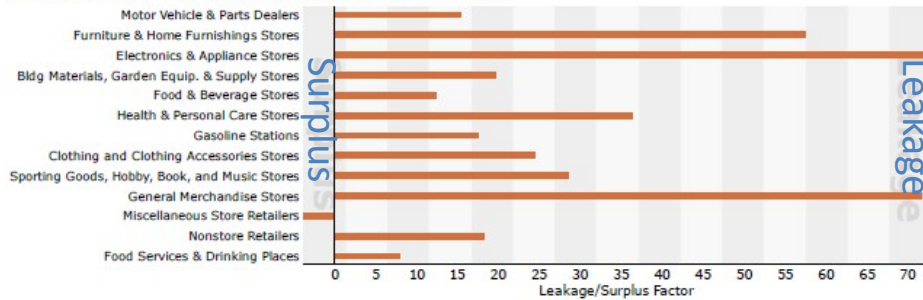
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Retail Opportunity Gap

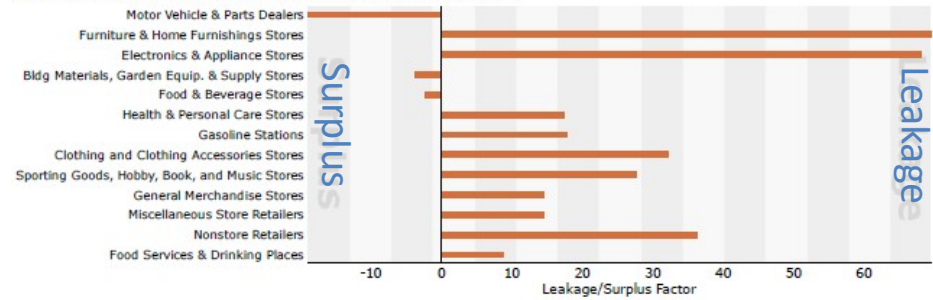
3 Miles

2017 Leakage/Surplus Factor by Industry Subsector

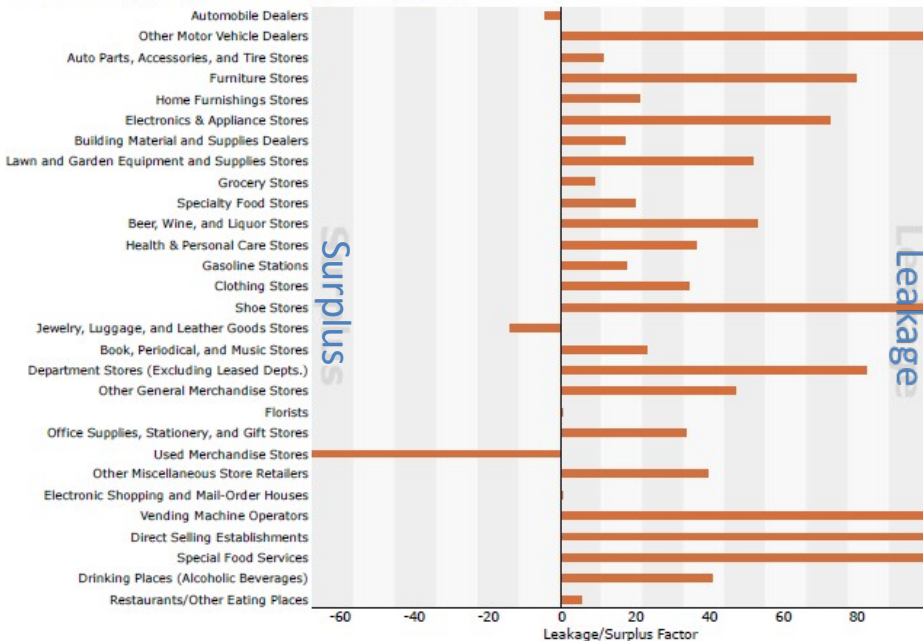


5 Miles

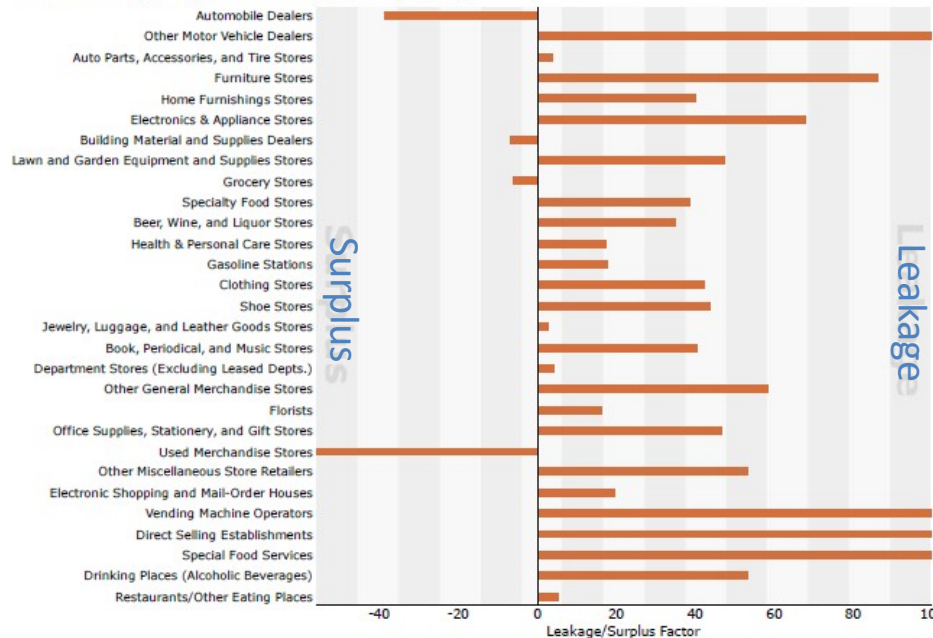
2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



2017 Leakage/Surplus Factor by Industry Group



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