

FOR LEASE/SALE

GREY OAKS

K-7 & Johnson Drive
Shawnee, Kansas



SITE SUMMARY

- Join Walmart, CVS, AutoZone
- Pad Sites Available For Sale, Lease or BTS
- Small Shops Coming Soon, 1,400 SF+
- High Growth Area
- Great Visibility & Access to K-7



Brokerage • Development • Management



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While this information is deemed correct, no representation is made as to the accuracy thereof.
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.029/-94.8525

Shawnee, KS 66226	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,540	32,130	51,767
2026 Projected Population	10,099	33,584	54,785
2020 Census Population	9,291	31,767	53,387
2010 Census Population	7,884	27,599	44,030
Projected Annual Growth 2021 to 2026	1.2%	0.9%	1.2%
Historical Annual Growth 2010 to 2021	1.9%	1.5%	1.6%
2021 Median Age	33.2	34.6	36.0
Households			
2021 Estimated Households	2,925	10,836	18,270
2026 Projected Households	3,173	11,554	19,676
2020 Census Households	2,857	10,795	18,886
2010 Census Households	2,410	9,332	15,568
Projected Annual Growth 2021 to 2026	1.7%	1.3%	1.5%
Historical Annual Growth 2010 to 2021	1.9%	1.5%	1.6%
Race and Ethnicity			
2021 Estimated White	84.1%	80.7%	79.6%
2021 Estimated Black or African American	3.4%	4.4%	5.2%
2021 Estimated Asian or Pacific Islander	3.6%	3.6%	3.7%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2021 Estimated Other Races	8.5%	10.7%	10.9%
2021 Estimated Hispanic	5.7%	8.8%	9.1%
Income			
2021 Estimated Average Household Income	\$164,031	\$123,395	\$120,176
2021 Estimated Median Household Income	\$133,424	\$112,059	\$109,119
2021 Estimated Per Capita Income	\$50,292	\$41,675	\$42,455
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.2%	1.3%
2021 Estimated Some High School (Grade Level 9 to 11)	0.7%	2.7%	2.9%
2021 Estimated High School Graduate	15.9%	19.1%	19.9%
2021 Estimated Some College	15.5%	17.5%	18.1%
2021 Estimated Associates Degree Only	6.3%	9.4%	8.8%
2021 Estimated Bachelors Degree Only	38.8%	32.6%	31.2%
2021 Estimated Graduate Degree	22.1%	17.5%	17.8%
Business			
2021 Estimated Total Businesses	113	716	1,459
2021 Estimated Total Employees	1,089	7,399	19,384
2021 Estimated Employee Population per Business	9.6	10.3	13.3
2021 Estimated Residential Population per Business	84.2	44.9	35.5

