

# WESTCHESTER SQUARE

13120-13450 W 87TH STREET // LENEXA, KANSAS 66215

## HIGH TRAFFIC HY-VEE ANCHORED SHOPPING CENTER



### 2025 DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	11,947	95,692	212,041
DAYTIME POP.	12,420	117,467	258,444
TOTAL HOUSEHOLDS	5,337	42,191	94,085
AVERAGE HH INCOME	\$110,065	\$111,899	\$116,554

### AVAILABILITY

130:	1,875 SF	360:	2,000 SF
170B:	1,875 SF	370:	2,000 SF
240:	1,066 SF	380:	1,962 SF
260:	2,176 SF	401:	3,600 SF
340:	4,079 SF	800A:	3,171 SF

### PROPERTY FEATURES

- » Modern renovation will be coming soon with new facades, signage, and landscaping improvements
- » Anchored by 63K SF high-volume Hy-Vee grocer, and complemented by a strong lineup of national and regional retailers including Starbucks, McDonalds, FedEx, Sport Clips, Pet Supplies Plus & Massage Envoy
- » Surrounded by a dense trade area with 95K+ residents and a high daytime population of 117k+ within 3 miles
- » Westchester Square attracts 2.1 million visitors annually (Placer.ai), ranking 7th out of 51 centers within a 15-mile radius
- » Conveniently located between I-35 and I-435 with high visibility from 38K+ vehicles daily on W 87th St

### TRAFFIC COUNTS (KDOT)

87TH STREET: 30,890 VPD  
PFLUMM ROAD: 8,160 VPD

For More Information:

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# WESTCHESTER SQUARE // MODERN RENOVATION

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# WESTCHESTER SQUARE // SITE PLAN

13120-13450 W 87TH STREET, LENEXA, KANSAS 66215



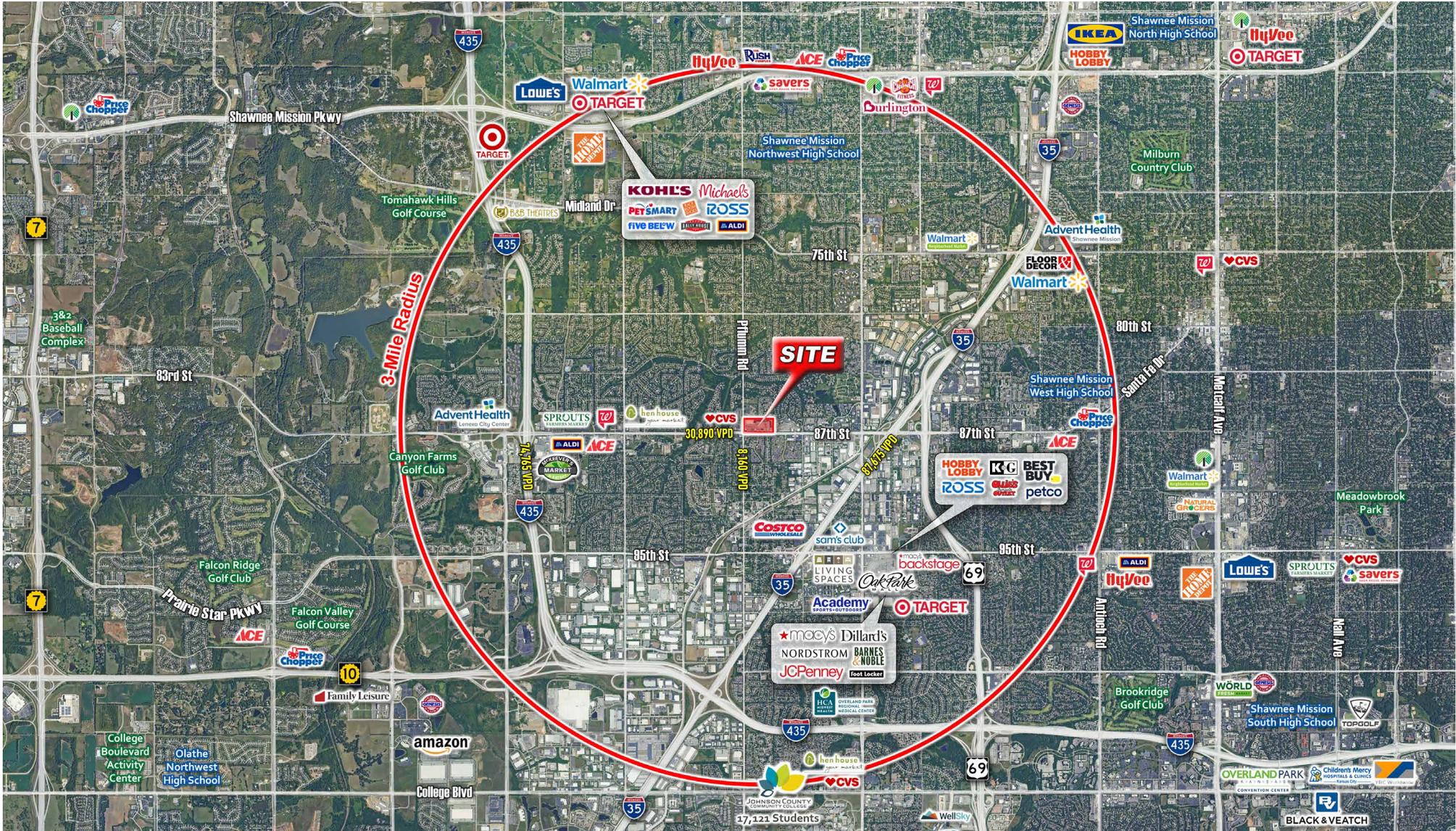
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# WESTCHESTER SQUARE // 3-MILE AERIAL

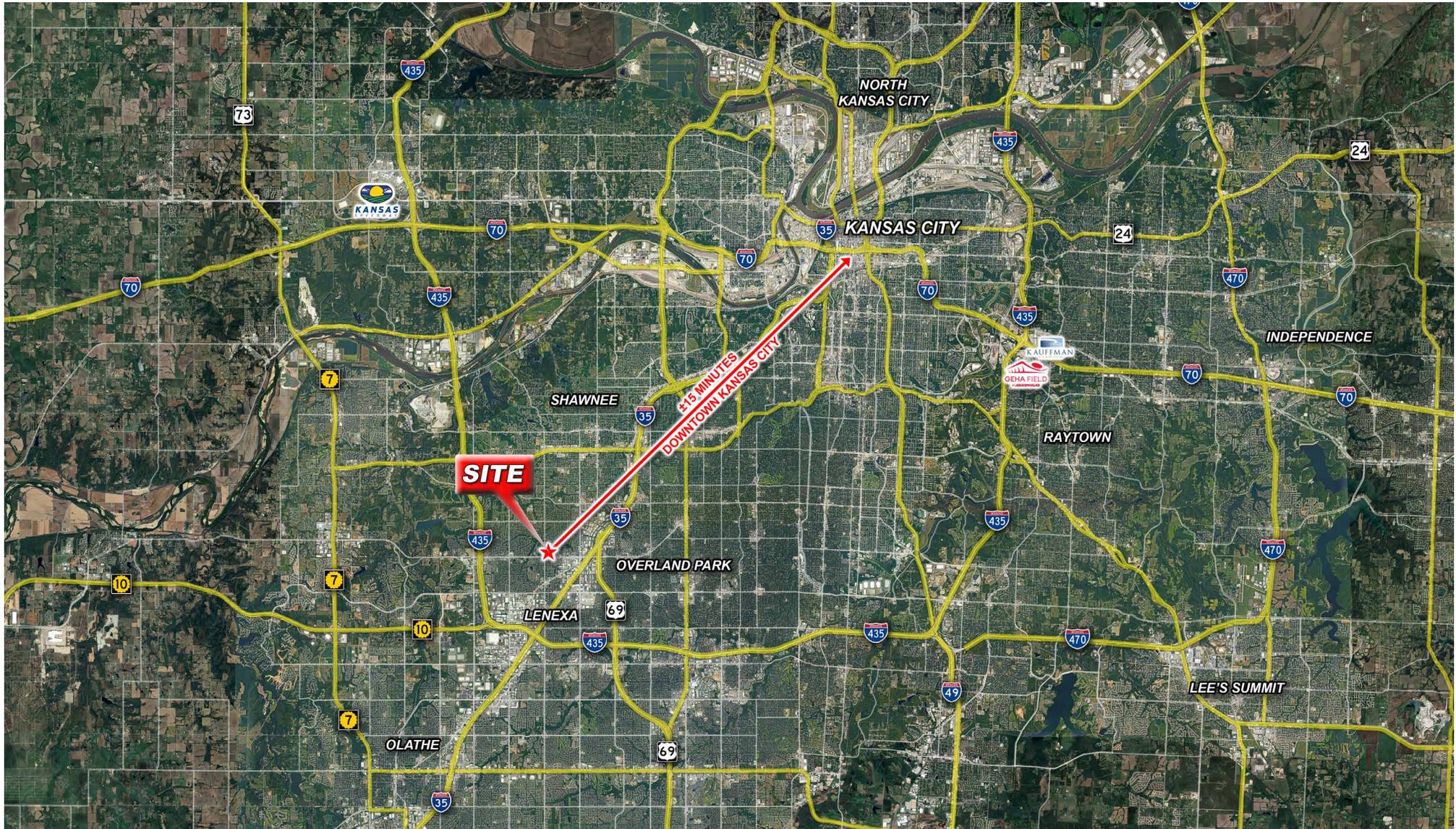
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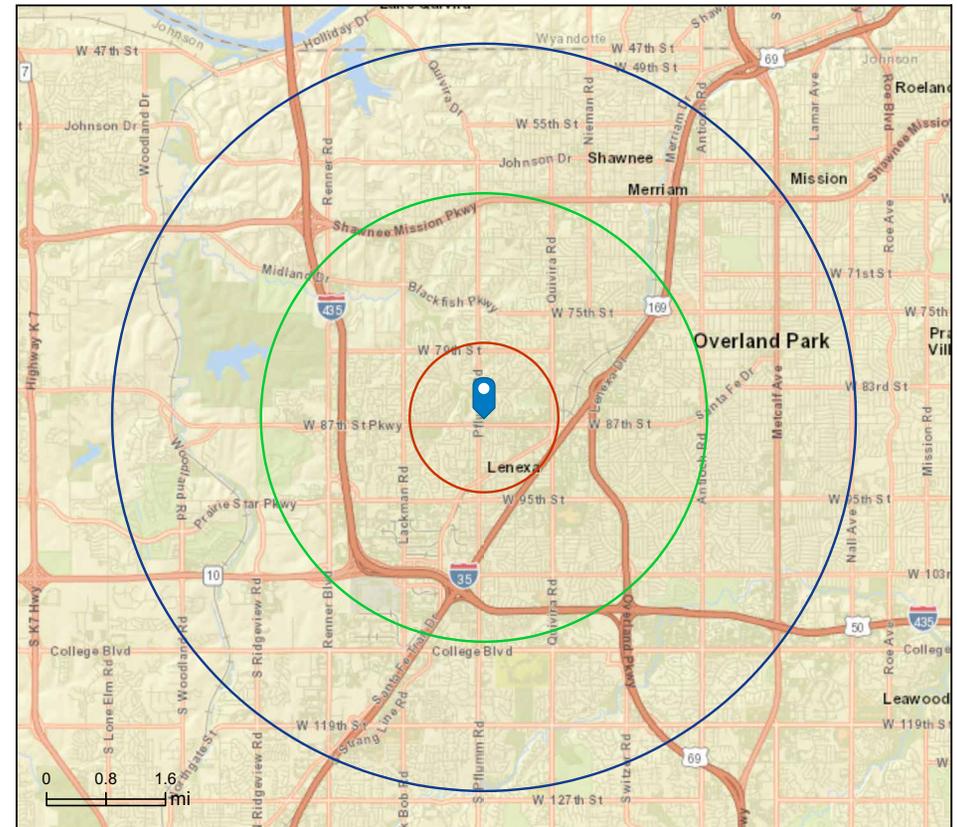
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# WESTCHESTER SQUARE // DEMOGRAPHICS

13120-13450 W 87TH STREET, LENEXA, KANSAS 66215

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,840	88,882	195,279
2020 Total Population	12,080	93,632	206,605
2020 Group Quarters	199	906	1,874
2025 Total Population	11,947	95,692	212,041
2025 Group Quarters	201	912	1,883
2030 Total Population	11,756	96,405	216,283
2025-2030 Annual Rate	-0.32%	0.15%	0.40%
2025 Total Daytime Population	12,420	117,467	258,444
Workers	7,449	78,623	169,393
Residents	4,971	38,844	89,051
<b>Household Summary</b>			
2010 Households	5,281	37,615	84,053
2010 Average Household Size	2.21	2.34	2.30
2020 Total Households	5,324	40,610	90,349
2020 Average Household Size	2.23	2.28	2.27
2025 Households	5,337	42,191	94,085
2025 Average Household Size	2.20	2.23	2.25
2030 Households	5,294	42,997	97,032
2030 Average Household Size	2.18	2.22	2.21
2025-2030 Annual Rate	-0.16%	0.38%	0.62%
2010 Families	3,184	23,305	51,351
2010 Average Family Size	2.83	2.94	2.92
2025 Families	3,133	24,202	53,932
2025 Average Family Size	2.83	2.91	2.94
2030 Families	3,085	24,402	55,065
2030 Average Family Size	2.82	2.90	2.92
2025-2030 Annual Rate	-0.31%	0.16%	0.42%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,357	36,737	80,738
Owner Occupied Housing Units	61.1%	58.3%	61.2%
Renter Occupied Housing Units	35.3%	37.5%	34.9%
Vacant Housing Units	3.5%	4.2%	3.9%
2010 Housing Units	5,663	40,322	89,820
Owner Occupied Housing Units	56.6%	54.1%	57.1%
Renter Occupied Housing Units	36.6%	39.2%	36.5%
Vacant Housing Units	6.7%	6.7%	6.4%
2020 Housing Units	5,678	42,782	95,197
Owner Occupied Housing Units	56.2%	50.6%	53.9%
Renter Occupied Housing Units	37.5%	44.3%	41.0%
Vacant Housing Units	5.9%	4.9%	5.2%
2025 Housing Units	5,707	44,498	99,243
Owner Occupied Housing Units	56.2%	49.4%	52.7%
Renter Occupied Housing Units	37.3%	45.4%	42.1%
Vacant Housing Units	6.5%	5.2%	5.2%
2030 Housing Units	5,735	45,489	102,496
Owner Occupied Housing Units	56.3%	49.3%	52.4%
Renter Occupied Housing Units	36.0%	45.2%	42.3%
Vacant Housing Units	7.7%	5.5%	5.3%
<b>Median Household Income</b>			
2025	\$91,098	\$86,014	\$88,217
2030	\$102,390	\$96,146	\$98,703
<b>Median Home Value</b>			
2025	\$348,820	\$339,995	\$354,964
2030	\$376,379	\$368,020	\$392,517
<b>2025 Households by Income</b>			
Household Income Base	5,337	42,189	94,077
<\$15,000	4.0%	4.2%	3.9%
\$15,000 - \$24,999	5.2%	4.1%	4.2%
\$25,000 - \$34,999	5.4%	5.6%	5.8%
\$35,000 - \$49,999	10.5%	11.4%	11.0%
\$50,000 - \$74,999	16.7%	17.9%	17.0%
\$75,000 - \$99,999	11.6%	13.3%	13.6%
\$100,000 - \$149,999	25.5%	21.8%	20.9%
\$150,000 - \$199,999	12.5%	11.2%	11.4%
\$200,000+	8.5%	10.5%	12.2%
Average Household Income	\$110,065	\$111,899	\$116,554



### 2025 Population 25+ by Educational Attainment

Total	8,919	68,385	152,963
Less than 9th Grade	0.7%	1.7%	1.4%
9th - 12th Grade, No Diploma	1.6%	2.2%	2.3%
High School Graduate	12.6%	13.3%	13.8%
GED/Alternative Credential	3.3%	2.2%	2.1%
Some College, No Degree	19.1%	18.0%	17.3%
Associate Degree	7.7%	11.0%	9.5%
Bachelor's Degree	34.6%	34.4%	34.6%
Graduate/Professional Degree	20.3%	17.2%	19.0%

### 2025 Population 15+ by Marital Status

Total	10,081	79,254	176,308
Never Married	30.4%	34.6%	33.0%
Married	52.1%	50.5%	52.0%
Widowed	7.6%	5.0%	5.0%
Divorced	9.9%	9.8%	9.9%

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