

For Lease | 9500 Marshall Drive, Lenexa KS

BYRAM
REAL ESTATE



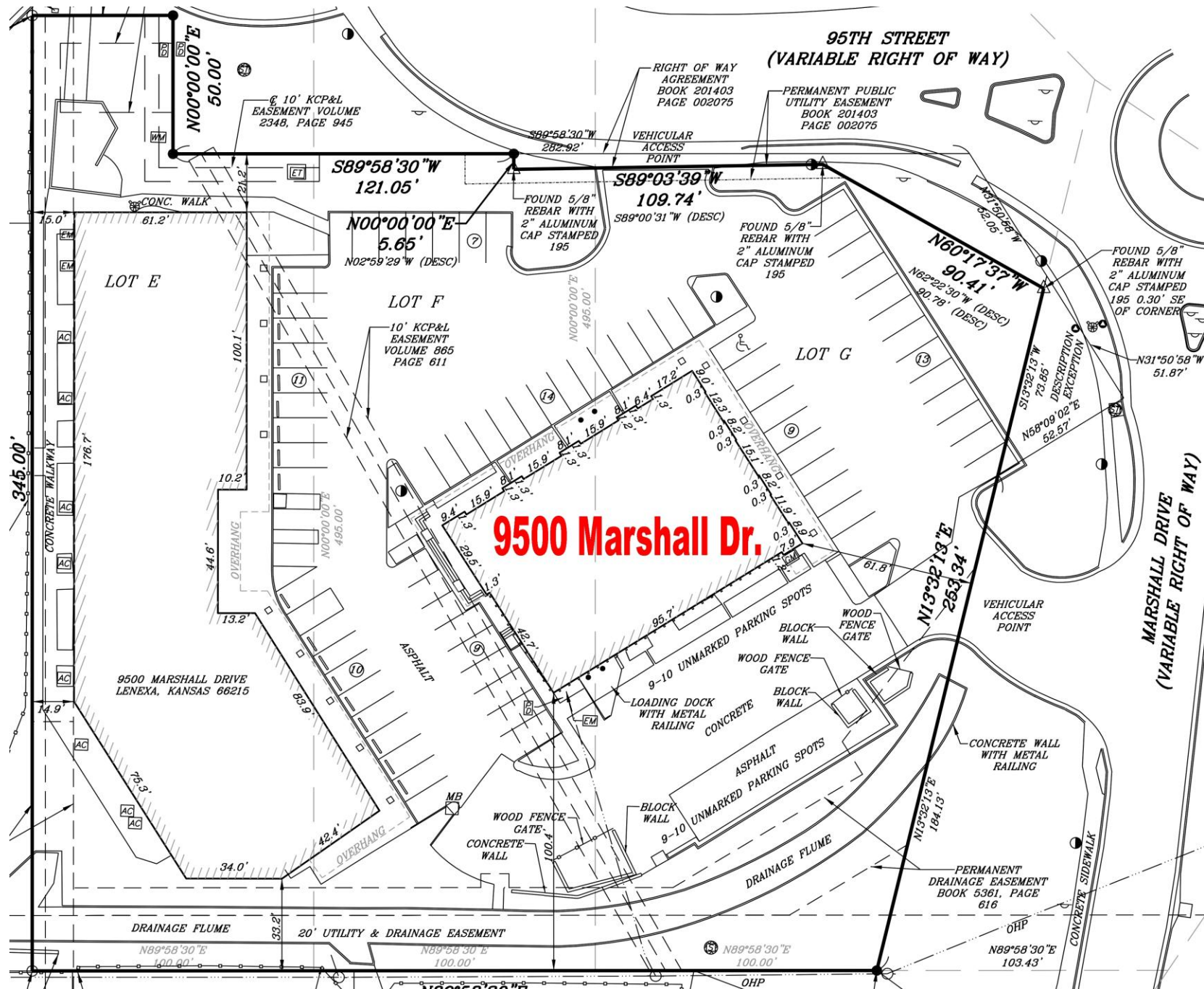
- 7,450+/- SF Free Standing Building
- Dominant Trade Area surrounded by Costco, Sam's Club, Target, and many more
- Convenient Access & Visibility to I-35 and 95th Street

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Demographic Summary (Esri 2026)

9500 Marshall Dr, Lenexa, Kansas, 66215 2
9500 Marshall Dr, Lenexa, Kansas, 66215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.95559
Longitude: -94.73539

	1 mile	3 miles	5 miles
Population			
2010 Population	10,000	86,266	213,417
2020 Population	10,056	91,985	227,124
2026 Population	10,184	94,732	236,062
2031 Population	10,234	96,107	242,446
2010-2020 Annual Rate	0.06%	0.64%	0.62%
2020-2026 Annual Rate	0.20%	0.47%	0.62%
2026-2031 Annual Rate	0.10%	0.29%	0.54%
2026 Male Population	49.9%	49.4%	49.1%
2026 Female Population	50.1%	50.6%	50.9%
2026 Median Age	36.6	38.7	39.3
Average Household Income			
2026 Average Household Income	\$94,787	\$124,498	\$132,067
2031 Average Household Income	\$107,423	\$141,850	\$151,004
2026-2031 Annual Rate	2.53%	2.64%	2.72%
Housing			
2026 Housing Affordability Index	96	101	100
2010 Total Housing Units	4,552	39,478	96,432
2010 Owner Occupied Housing Units	1,755	21,436	54,796
2010 Renter Occupied Housing Units	2,454	15,531	35,498
2010 Vacant Housing Units	344	2,511	6,138
2020 Total Housing Units	4,551	42,679	103,342
2020 Owner Occupied Housing Units	1,652	21,204	54,683
2020 Renter Occupied Housing Units	2,512	19,385	43,223
2020 Vacant Housing Units	409	2,080	5,494
2026 Total Housing Units	4,645	44,847	109,279
2026 Owner Occupied Housing Units	1,759	22,151	57,535
2026 Renter Occupied Housing Units	2,492	20,533	46,046
2026 Vacant Housing Units	394	2,163	5,698
2031 Total Housing Units	4,750	46,122	113,092
2031 Owner Occupied Housing Units	1,824	22,697	59,768
2031 Renter Occupied Housing Units	2,478	21,140	47,733
2031 Vacant Housing Units	448	2,285	5,591

Currently, 52.6% of the 109,279 housing units in the area are owner occupied; 42.1%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.6% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 10.0% are vacant. In 2020, there were 103,342 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.90%. Median home value in the area is \$363,918, compared to a median home value of \$376,272 for the U.S. In five years, median value is projected to change by 2.60% annually to \$413,759.

Race and Ethnicity			
2026 White Alone	65.1%	72.0%	72.8%
2026 Black Alone	12.1%	8.2%	7.0%
2026 American Indian/Alaska Native Alone	0.8%	0.6%	0.5%
2026 Asian Alone	3.8%	4.2%	5.2%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Other Race	6.8%	4.7%	4.1%
2026 Two or More Races	11.3%	10.3%	10.3%
2026 Hispanic Origin (Any Race)	17.0%	12.2%	11.5%

Median Age

The median age in this area is 39.3, compared to U.S. median age of 39.6.

Data for all businesses in area			
Total Businesses:	1,092	5,817	12,740
Total Employees:	22,200	92,918	186,925
Total Population:	10,184	94,732	236,062
Employee/Population Ratio (per 100 Residents)	218.0	98.1	79.2

Source: U.S. Census, Esri, Esri-Data Axle

September 15, 2026