

RETAIL DEVELOPMENT OPPORTUNITIES LOUISBURG



SITES AVAILABLE

SITE ONE: K-68 WEST OF US 69 HIGHWAY

- Visibility from K-68 West of US 69 Highway
- 14,900 vehicles per day on US 69 and 12,400 on K-68
- Move-in ready spaces and outparcels available
- Near one of the largest Ford dealerships in Kansas City

SITE TWO: AMITY STREET CORRIDOR

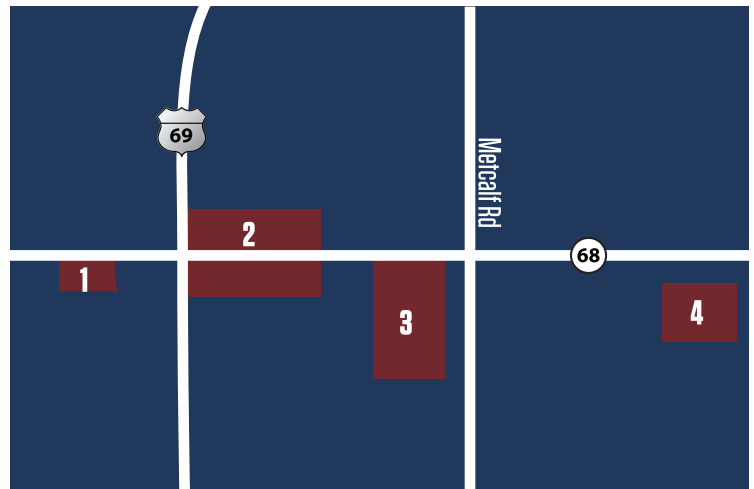
- Visibility from US 69 and K-68
- Move-in ready spaces and outparcels available
- 14,900 vehicles per day on US 69 and 12,400 on K-68
- National and regional retailers, restaurants and services

SITE THREE: BROADWAY BUSINESS DISTRICT

- Recent streetscape improvements
- Center for government and professional services
- Opportunities for development and revitalization
- Locally owned boutiques within the 16-block area

SITE FOUR: LOUISBURG MARKETPLACE

- Visibility from K-68
- Move-in ready spaces available
- 4,480 vehicles per day on K-68
- National and regional retailers, restaurants and services



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BENEFITS OF LOUISBURG

JOIN THESE NATIONAL RETAILERS

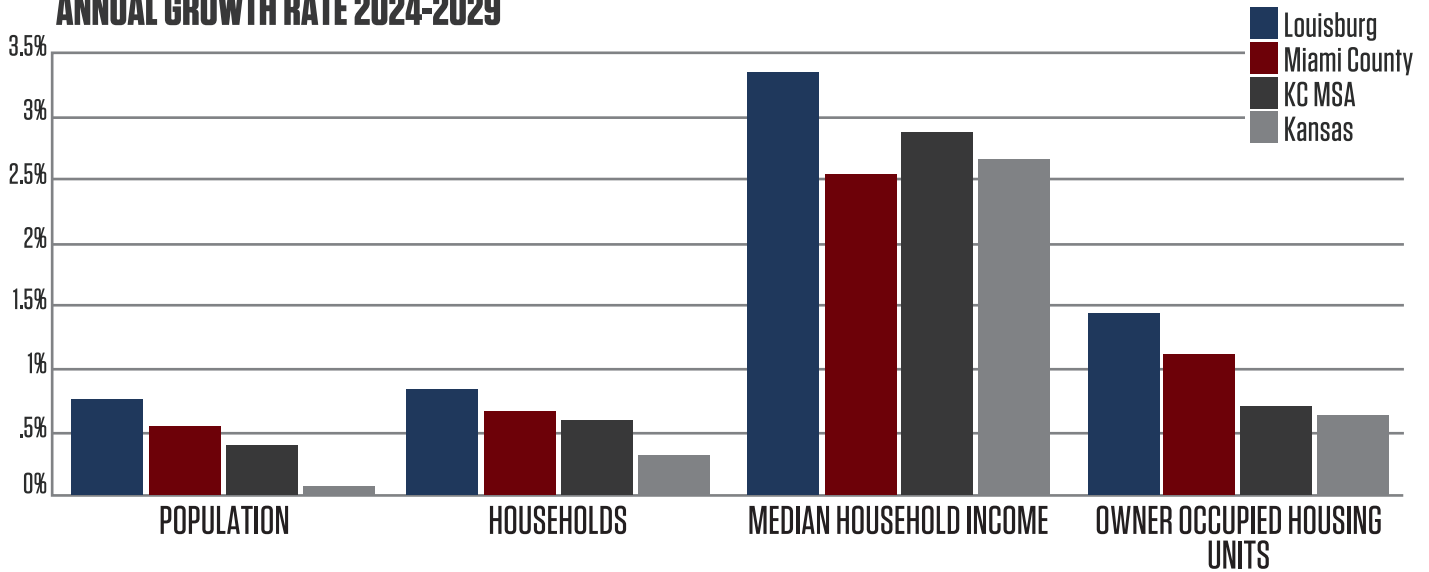


- Conveniently located adjacent to four-lane US 69 Highway and two-lane K-68 Highway
- Retail Trade Pull Factor of 1.19 reflects draw of shoppers from rural Linn County, KS, and Cass County, MO
- City population has virtually doubled since 2000
- Daytime population estimated at almost 25,000 people in a 20-minute drive time
- Multiple high-speed internet providers with a full range of business services
- More than 90 new homes built in the last 4 years

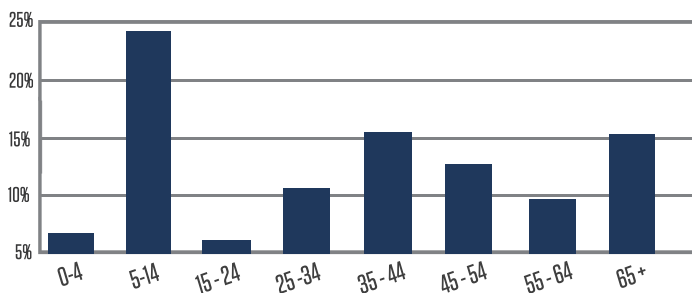
TRADE POTENTIAL VARIABLES	15 MINUTE	20 MINUTE	30 MINUTE
Estimated Household Count	5,619	24,651	178,522
Total Daytime Population	12,871	57,760	509,087
Daytime Population Workers	5,539	24,858	302,361
Daytime Population Residents	7,332	32,902	185,951

Retail Pull Factor 1.19

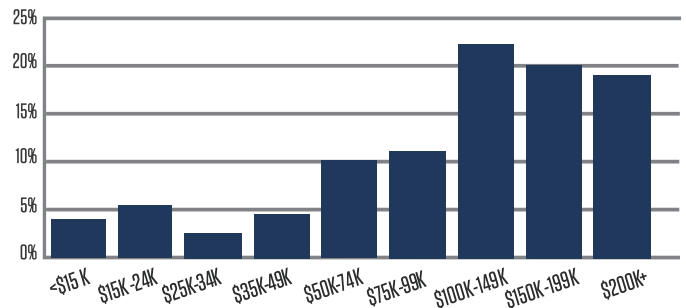
ANNUAL GROWTH RATE 2024-2029



POPULATION BY AGE



HOUSEHOLDS BY INCOME



Demographics are based on a 15-minute drive time Source: ESRI