

RETAIL DEVELOPMENT OPPORTUNITIES

PAOLA



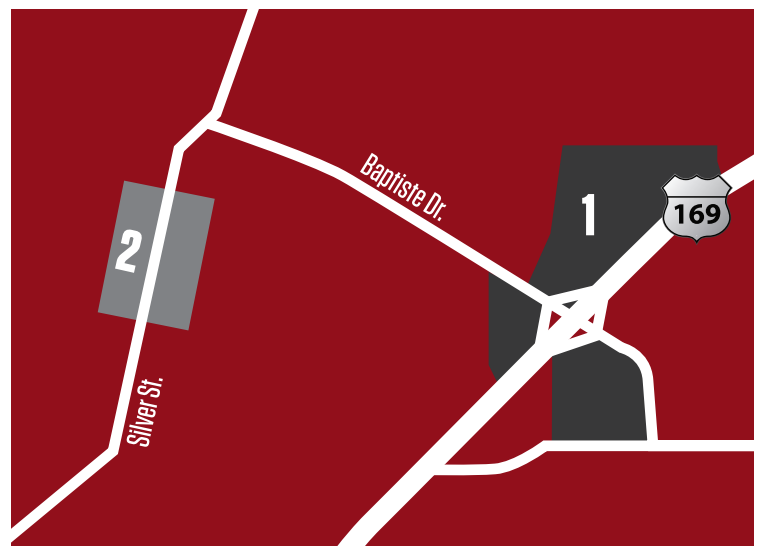
SITES AVAILABLE

SITE ONE: BAPTISTE COMMERCE DISTRICT

- National and regional retailers, restaurants and services
- US 169 Highway visibility, more than 13,200 vehicles per day
- Exterior standards support area's quality construction
- Opportunities for new construction
- More than 8,500 vehicles per day on Baptiste Drive

SITE TWO: HISTORIC DOWNTOWN BUSINESS DISTRICT

- Center for government and professional services
- Opportunities for new development and revitalization
- Zoning allows for second floor apartments
- Locally-owned boutiques and restaurants
- Four large city-owned parking lots
- Neighborhood Revitalization Program



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BENEFITS OF PAOLA

JOIN THESE NATIONAL RETAILERS

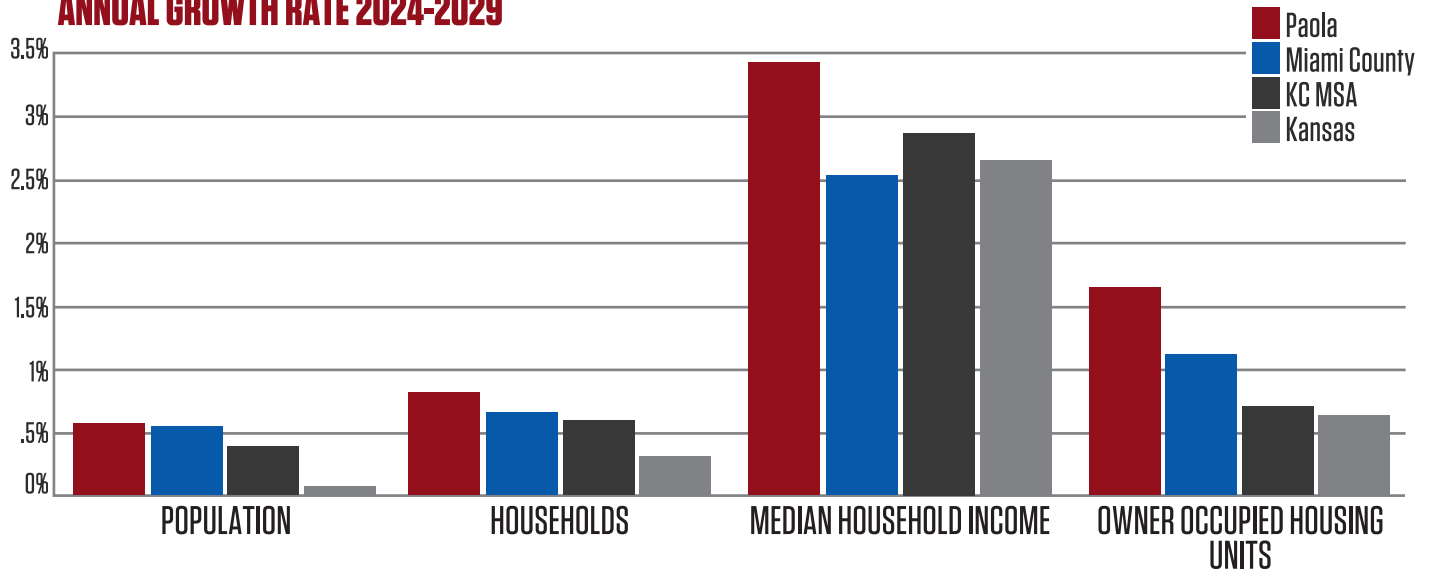


- Serving as the county seat, Paola has a daytime population of almost 15,000 people generating a Retail Trade Pull Factor of 1.79.
- Conveniently located adjacent to four-lane US 169 Highway and two-lane K-68 Highway which provides nearby access to I-35.
- Major private employers include: Doherty Steel, Evergy, Lakemary Center, University of Kansas Medical Center, Taylor Forge Industries and Walmart.
- Major tourism attractions include: Hillsdale Lake, Lake Miola, local wineries and community events.

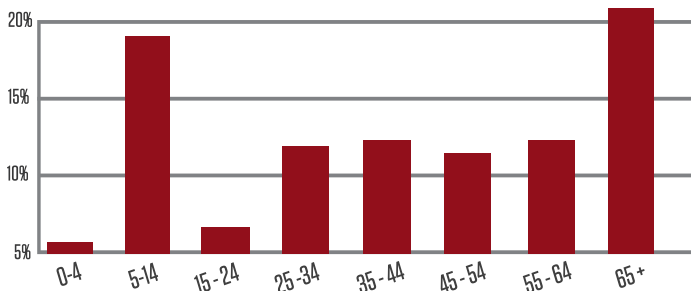
TRADE POTENTIAL VARIABLES	15 MINUTE	20 MINUTE	30 MINUTE
Estimated Household Count	4,874	9,463	47,039
Local Daytime Population	14,818	28,340	140,499
Daytime Population Workers	6,233	10,675	68,850
Daytime Population Residents	8,585	17,665	71,649

Retail Pull Factor 1.79

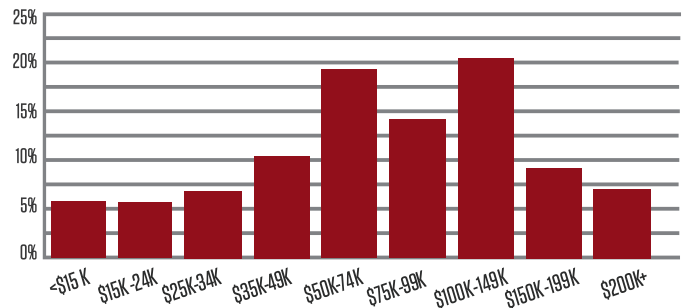
ANNUAL GROWTH RATE 2024-2029



POPULATION BY AGE



HOUSEHOLDS BY INCOME



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