RETAIL SPACE FOR LEASE

PRICE CHOPPER ANCHORED SHOPPING CENTER

BELLA ROE SHOPPING CENTER

NWC OF 50TH & ROE, ROELAND PARK, KS 66205

913 914 7010
7121 West 79th Street
Overland Park, KS 66204

www.elevatepropertyadvisors.com

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PROPERTY HIGHLIGHTS

PROPERTY **FEATURES**

- 1,400-2,800 SF Spaces Available
  - Endcap and inline
- Anchored by Price Chopper and Lowes
  - Adjacent to Walmart, Aldi, and Walgreens
  - New Menard's announced next door
- Great Visibility to over 22,000 CPD along Roe
  - Excellent highway access to I-35

DEMOGRAPHICS

TOTAL POPULATION	DAYTIME POPULATION	AVG HH INCOME
1 Mile: 12,503	1 Mile: 3,557	1 Mile: $80,229
3 Mile: 95,023	3 Mile: 82,515	3 Mile: $106,901
5 Mile: 261,082	5 Mile: 216,401	5 Mile: $92,100

NEIGHBORING **TENANTS**

PRICE CHOPPER · usbank · SUBWAY · cicis BEYOND PIZZA · Walmart Supercenter · ALDI

JEFF BERG
913-914 7065
jeff@elevatecres.com

COLEBY HENZLIK
913-914 7146
coleby@elevatecres.com

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SITE AERIAL

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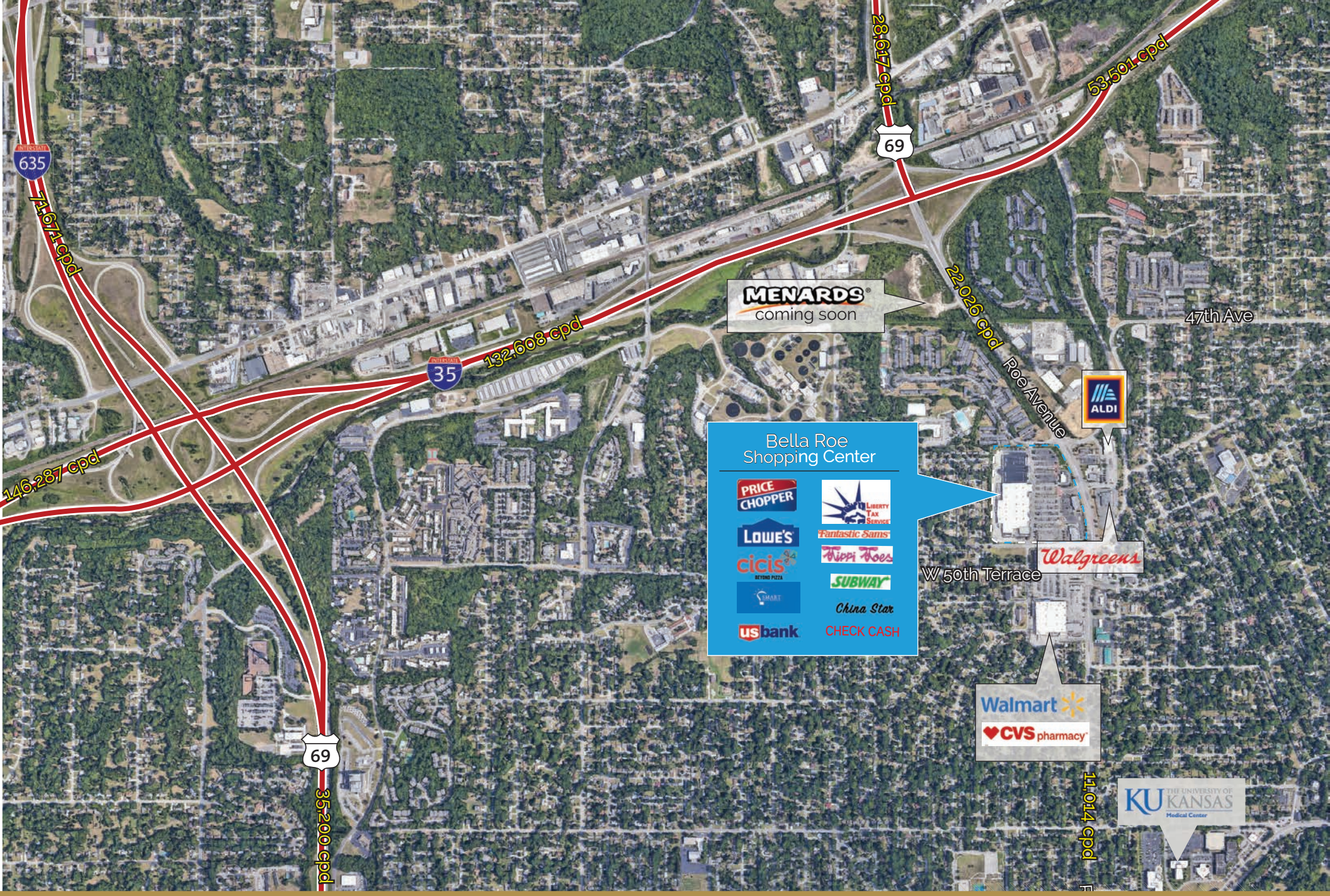

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