



# DOWNTOWN LEAVENWORTH RETAIL/OFFICE

404 Shawnee Street, Leavenworth, Kansas



## LEASE RATE: \$1,200/MO | 1,200 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,518	34,083	45,672
Avg. Household Income	\$61,142	\$74,836	\$79,916

- Opportunity to have your office in downtown Leavenworth
- Major renovations planned for the interior of the space
- 1,200 SF available on first floor
- Within walking distance from restaurants, retail, and the courthouse



CLICK HERE TO VIEW MORE LISTING INFORMATION

[For More Information Contact:](#)

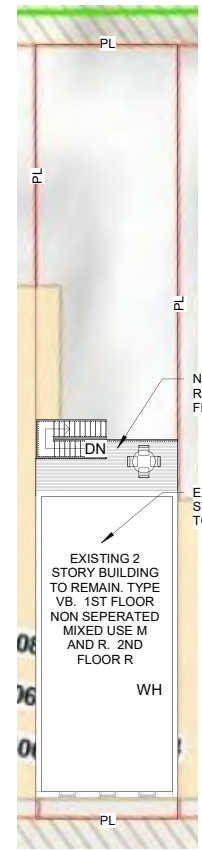
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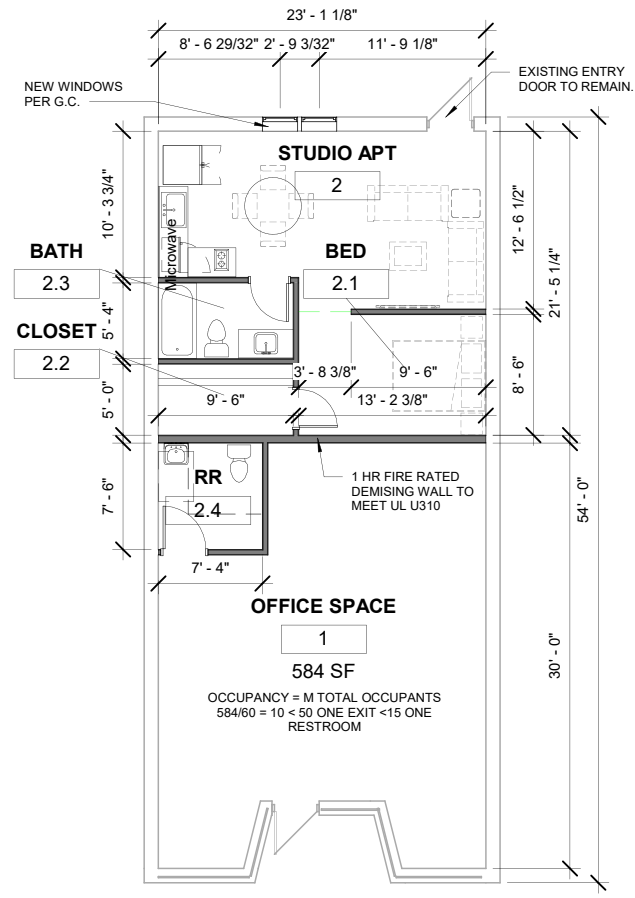
*Exclusive Agents*



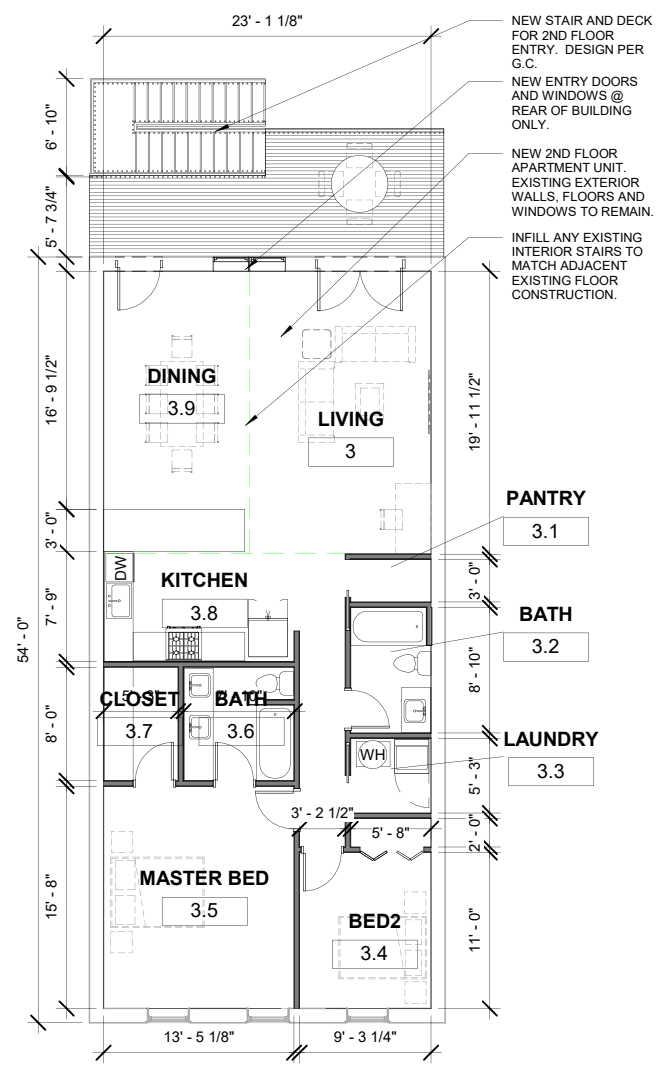
### FLOOR PLAN



① SITE PLAN  
1" = 20'-0"



③ FIRST FLOOR PLAN  
1/8" = 1'-0"



② SECOND FLOOR PLAN  
1/8" = 1'-0"

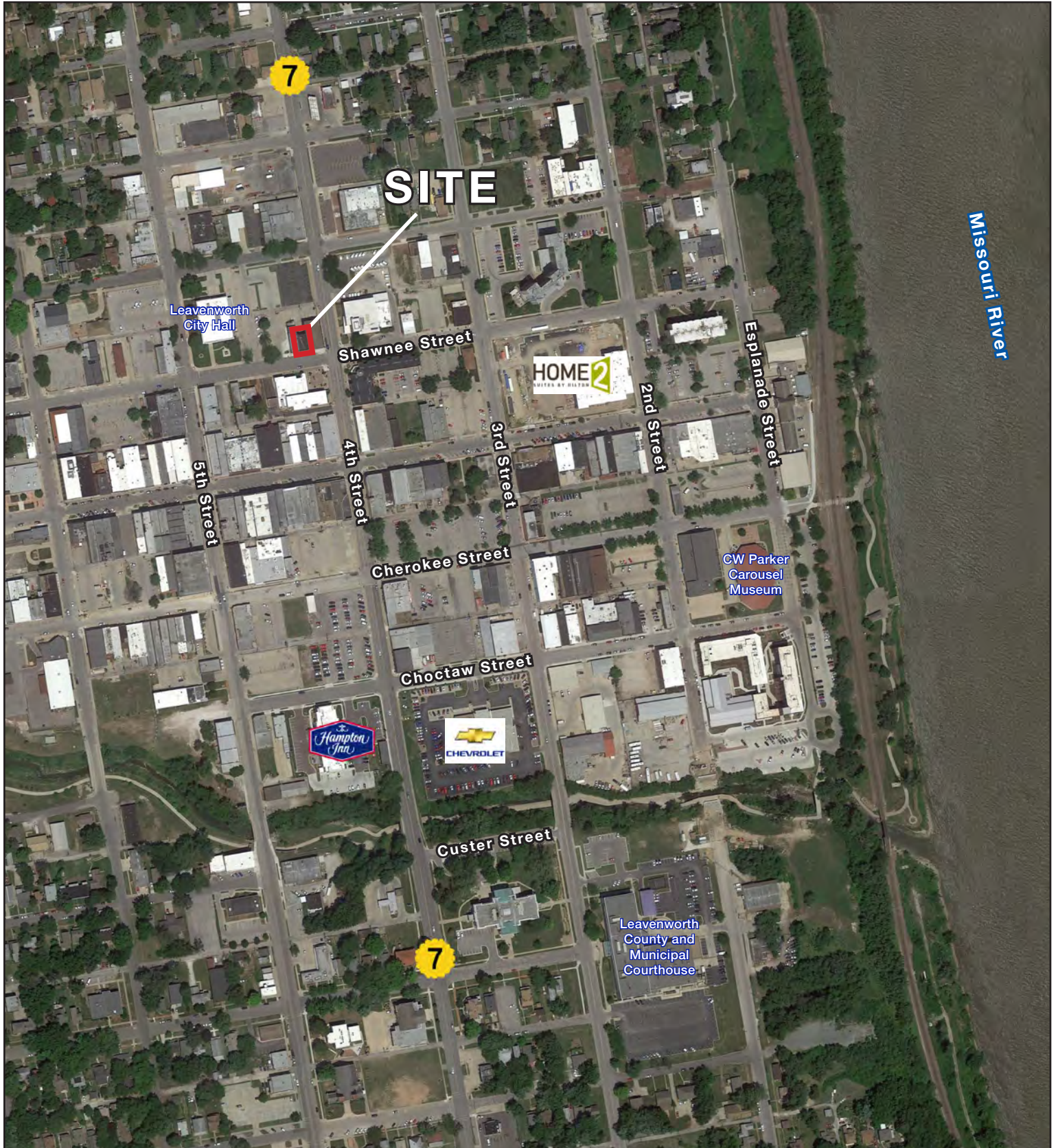
404 Shawnee St. Leavenworth, KS  
101. FLOOR PLAN

SCALE As indicated





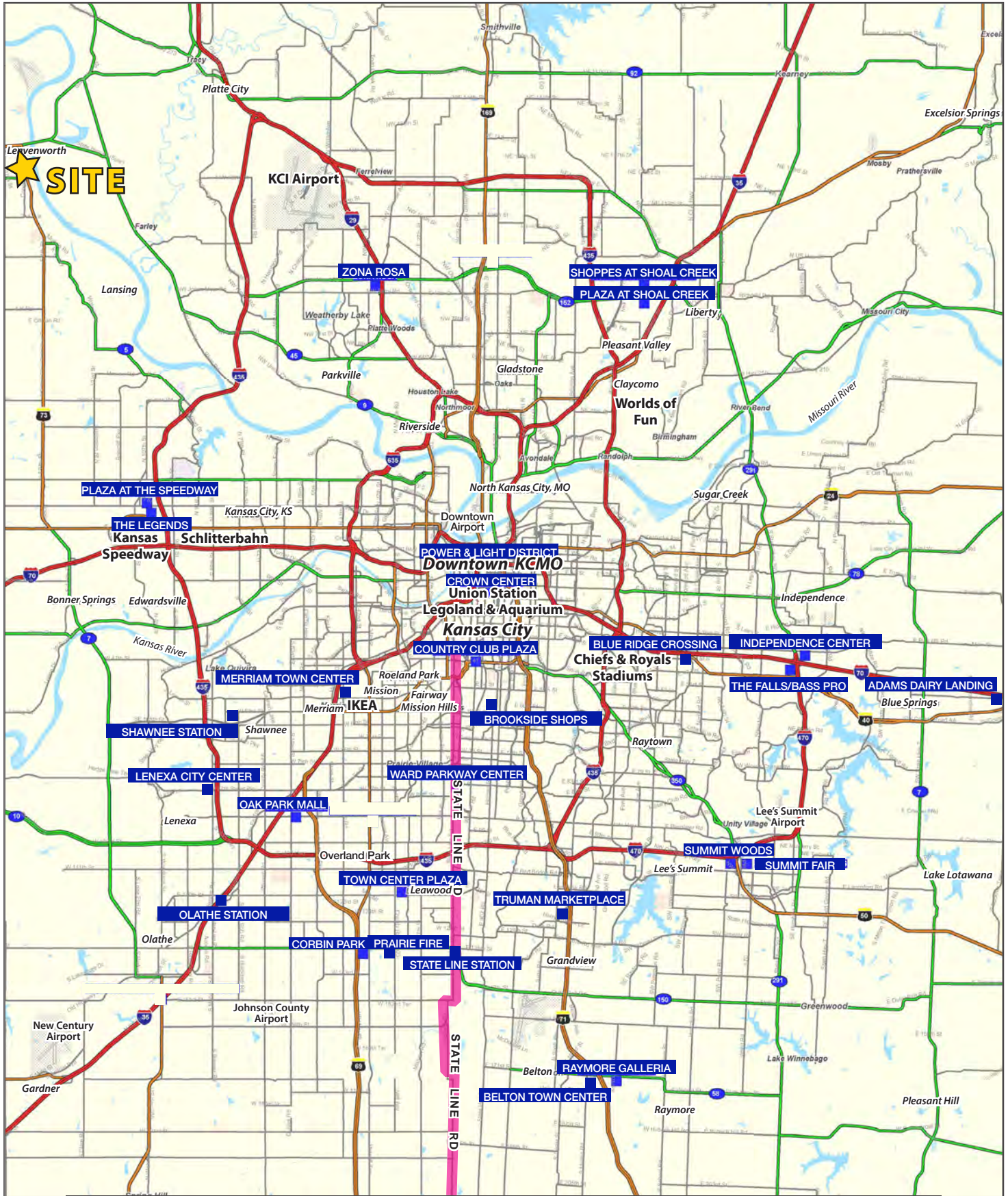
**AERIAL**



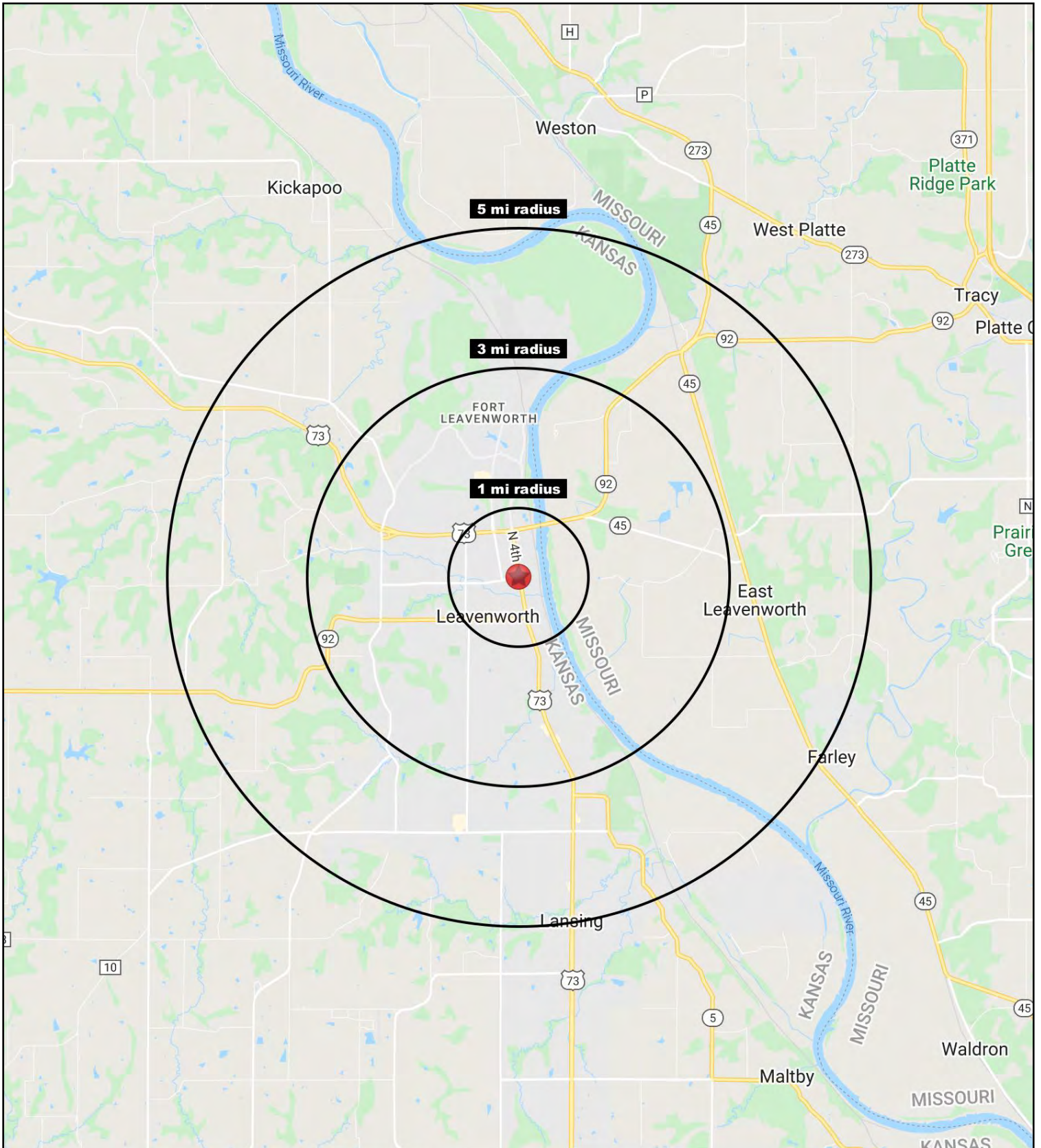


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## 404 Shawnee Street, Leavenworth, Kansas









# DOWNTOWN LEAVENWORTH RETAIL/OFFICE

## 404 Shawnee Street, Leavenworth, Kansas

404 Shawnee Street Leavenworth, KS 66048	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	7,518	34,083	45,672
2026 Projected Population	7,687	34,863	46,764
2020 Census Population	7,539	33,808	45,636
2010 Census Population	7,046	32,059	43,574
Projected Annual Growth 2021 to 2026	0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	0.6%	0.6%	0.4%
2021 Median Age	36.6	35.0	35.7
<b>Households</b>			
2021 Estimated Households	3,555	12,175	15,793
2026 Projected Households	3,607	12,346	16,038
2020 Census Households	3,545	12,074	15,679
2010 Census Households	3,276	11,395	14,660
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	0.8%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	68.2%	63.5%	64.4%
2021 Estimated Black or African American	14.9%	20.1%	20.2%
2021 Estimated Asian or Pacific Islander	1.8%	2.4%	2.6%
2021 Estimated American Indian or Native Alaskan	0.9%	1.0%	0.9%
2021 Estimated Other Races	14.2%	13.1%	12.0%
2021 Estimated Hispanic	9.6%	8.6%	8.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$61,142	\$74,836	\$79,916
2021 Estimated Median Household Income	\$47,845	\$62,983	\$68,615
2021 Estimated Per Capita Income	\$29,036	\$28,696	\$29,881
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.9%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	8.3%	5.9%	6.1%
2021 Estimated High School Graduate	27.7%	29.5%	29.5%
2021 Estimated Some College	26.8%	24.2%	23.6%
2021 Estimated Associates Degree Only	10.6%	8.7%	8.3%
2021 Estimated Bachelors Degree Only	13.3%	16.5%	17.1%
2021 Estimated Graduate Degree	11.0%	13.3%	13.6%
<b>Business</b>			
2021 Estimated Total Businesses	456	819	1,090
2021 Estimated Total Employees	4,612	13,059	16,790
2021 Estimated Employee Population per Business	10.1	15.9	15.4
2021 Estimated Residential Population per Business	16.5	41.6	41.9

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