

# RETAIL DEVELOPMENT OPPORTUNITIES

# LOUISBURG



## SITES AVAILABLE

### SITE ONE: K-68 WEST OF US 69 HIGHWAY

- Visibility from K-68 West of US 69 Highway
- 15,900 vehicles per day on US 69 and 12,500 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

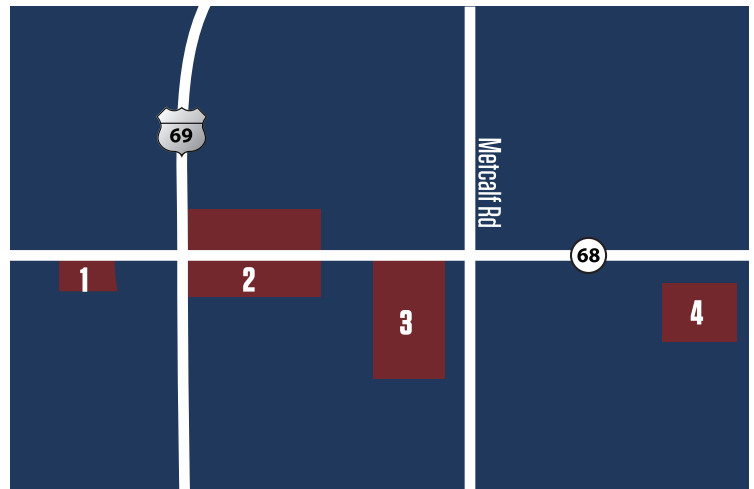
- Visibility from US 69 and K-68
- Move-in ready spaces and outparcels available
- 15,900 vehicles per day on US 69 and 12,500 on K-68
- National and regional retailers, restaurants and services

### SITE THREE: BROADWAY BUSINESS DISTRICT

- New 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
- 4,610 vehicles per day on K-68
- National and regional retailers, restaurants and services



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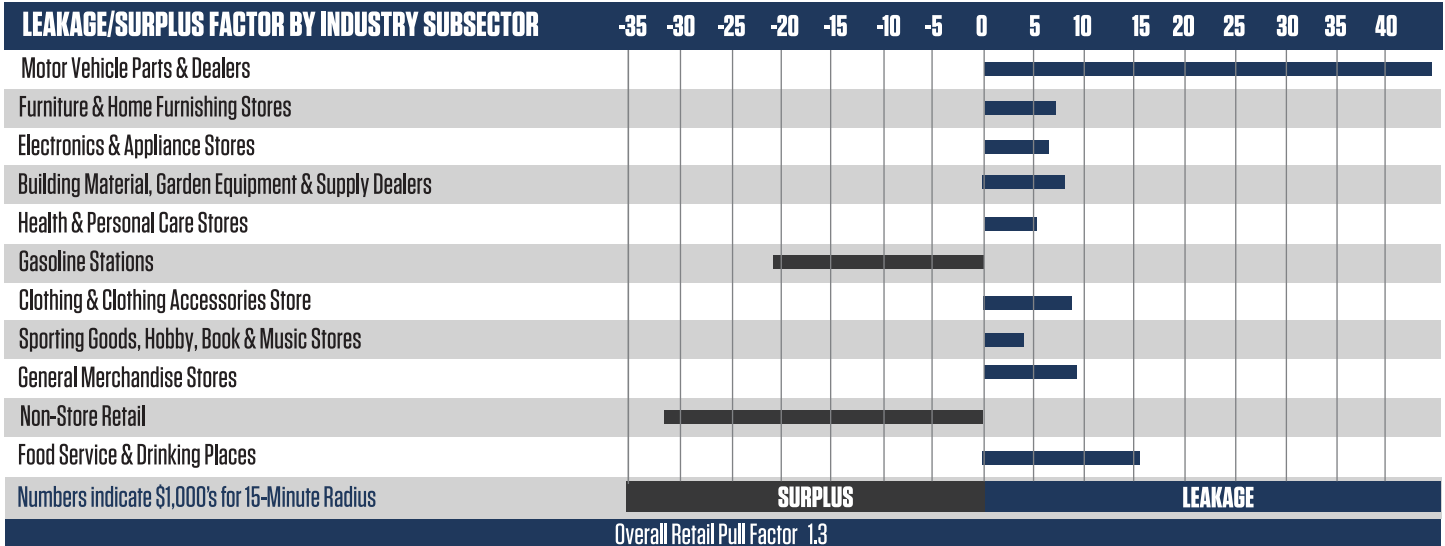
# BENEFITS OF LOUISBURG

## JOIN THESE NATIONAL RETAILERS

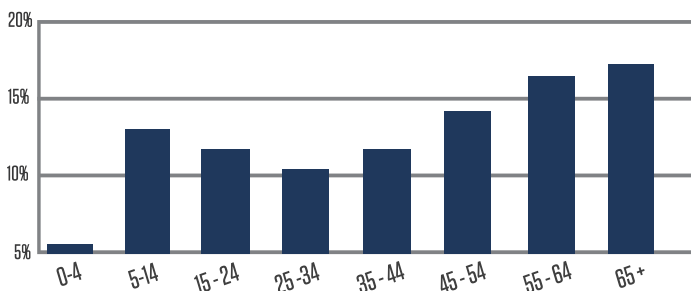


- Conveniently located adjacent to four-lane US 69 Highway and two-lane K-68 Highway
- Retail Trade Pull Factor of 1.31 reflects draw of shoppers from rural Linn County, KS, and Cass County, MO
- City population has virtually doubled since 2000
- Daytime population estimated at more than 17,000 people within a 15-minute drive time
- Multiple high-speed internet providers with a full range of business services
- More than 80 new homes built in the last 4 years

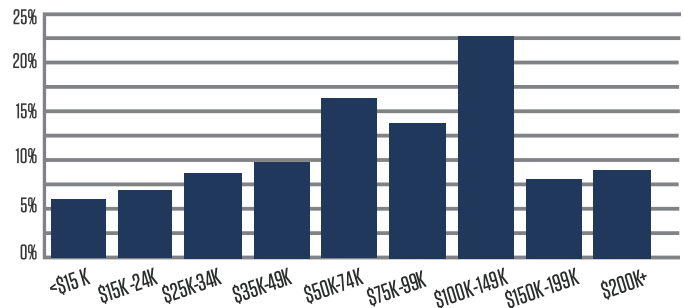
TRADE POTENTIAL VARIABLES	15 MINUTE	20 MINUTE	30 MINUTE
Estimated Household Count	7,003	29,260	186,613
Total Retail Demand	\$267,200,434	\$1,309,015,816	\$7,520,949,468
Total Retail Supply	\$212,428,883	\$771,103,415	\$9,348,785,781
Leakage/Surplus	\$54,771,551	\$537,912,401	(\$1,827,836,313)
Daytime Population Workers	7,146	32,936	274,520
Daytime Population Residents	9,991	42,960	239,888



### POPULATION BY AGE



### HOUSEHOLDS BY INCOME



Demographics are based on a 15-minute radius