

# RETAIL DEVELOPMENT OPPORTUNITIES

# OSAWATOMIE



## SITES AVAILABLE



### SITE ONE: US 169 JUNCTION

- National and regional retailers, restaurants and services
- US 169 Highway visibility, more than 6,690 vehicles per day
- Opportunities for new and infill development
- Eligible for Neighborhood Revitalization Program, Qualified Opportunity Zone, Environmental Justice Zone and New Markets Tax Credits

### SITE TWO: MAIN STREET BUSINESS DISTRICT

- Center of city government
- Opportunities for new development and revitalization
- Zoning allows for second floor apartments
- Eligible for Neighborhood Revitalization Program, Qualified Opportunity Zone, Environmental Justice Zone and New Markets Tax Credits



**Osawatome**  
KANSAS

**BRET GLENDENING**, City Manager

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# BENEFITS OF OSAWATOMIE

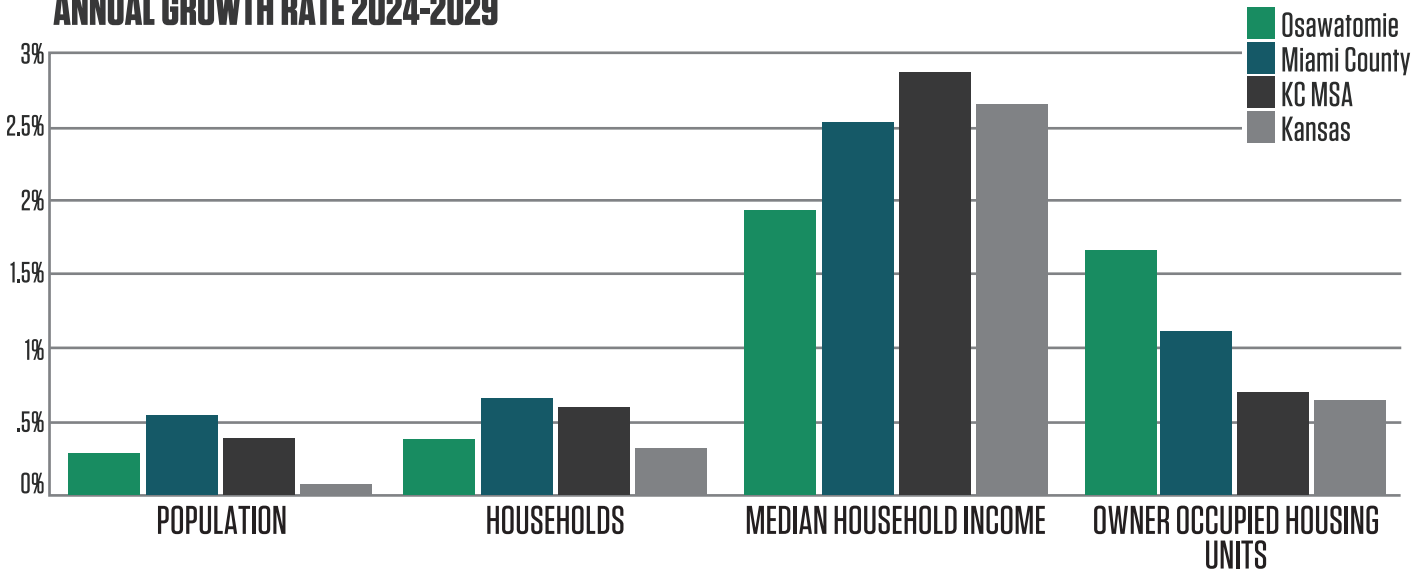
## JOIN THESE NATIONAL RETAILERS



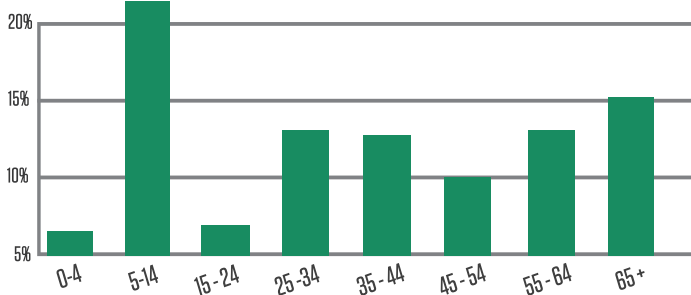
- Osawatomie is the trailhead for the Flint Hills Trail State Park, the 7th longest rail trail in the US stretching 117 miles across eastern Kansas
- Known as the Cradle of the American Civil War, walk a battleground site and tour national sites
- Visit the John Brown Museum and State Historic Site, the Osawatomie History and Missouri Pacific Depot museums
- Conveniently located adjacent to four-lane US 169 Highway

TRADE POTENTIAL VARIABLES	15 MINUTE	20 MINUTE	30 MINUTE
Estimated Household Count	6,174	8,860	27,060
Total Daytime Population	13,917	19,085	61,742
Daytime Population Workers	6,036	7,550	25,731
Daytime Population Residents	7,881	11,535	36,011
Retail Pull Factor 0.42			

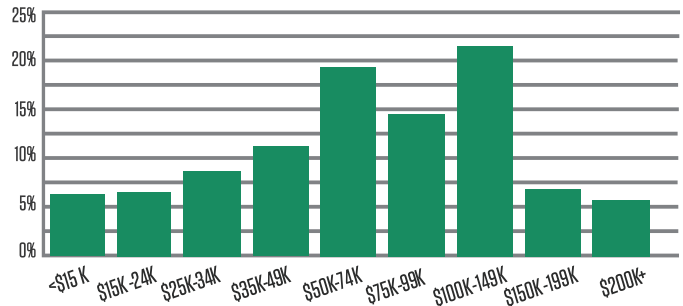
### ANNUAL GROWTH RATE 2024-2029



### POPULATION BY AGE



### HOUSEHOLDS BY INCOME



Demographics are based on a 15-minute radius