

RETAIL DEVELOPMENT OPPORTUNITIES

MIAMI COUNTY



Louisburg



Osawatomi



Paola



Spring Hill

RETAIL DEVELOPMENT OPPORTUNITIES



ABOUT MIAMI COUNTY

Miami County is a growing, vibrant region with access to major transportation corridors and significant opportunities for retail growth. Located on the southern edge of the Kansas City area with its full range of shopping and entertainment amenities, Miami County attracts families wanting more room to spread out while still enjoying access to shopping. The average household income of almost \$110,000 provides disposable income for top-level services.

Miami County's current population of more than 35,000 has been growing steadily on pace with the Kansas City metro region. The county's largest cities are located on four-lane, limited access federal highways. That transportation network allows the county to draw shoppers from Linn and Anderson counties to the south, Franklin County from the west and Cass County, MO, to the east.

Tourism supplies an added base of shoppers to Miami County. Hillsdale Lake draws about 1 million annual visitors to its 8,000 acre state park. Local wineries, the Flint Hills State Park, Louisburg Cider Mill, Powell Observatory, and Cedar Cove Feline Park and Conservancy are all daytrip draws.

JOIN THESE NATIONAL RETAILERS



T Mobile



Walmart



DOLLAR TREE
FAMILY DOLLAR



DOLLAR GENERAL

SUBWAY

Applebee's
Arby's
Bomgaars
Casey's General Store
Family Center Farm and Home
Gambino's

Great Clips
Kentucky Fried Chicken
NAPA Auto Parts
Rent-A-Center
Simple Simon's
Sonic



13,437



Consumer SPENDING

\$1.1 Billion+

CONTACT

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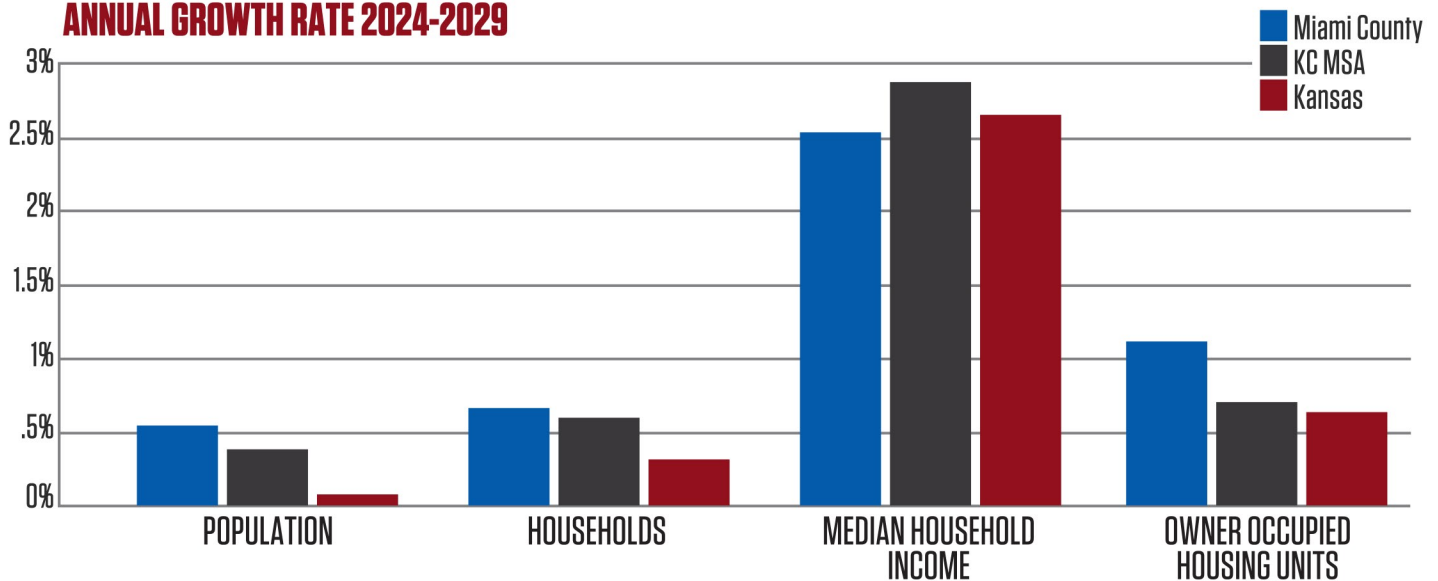
WHY MIAMI COUNTY?

- Daytime population exceeds 28,000 persons
- Convenient transportation network anchored by four-lane US 169 and 69 Highways and two-lane K-68 Highway
- Secondary trade pulls shoppers from more rural Linn and Anderson counties to the south, Cass County to the east and Franklin County from the west
- More than 5,500 residents from communities commute to Miami County for work
- Steady population growth of 2% annually since 2010
- About 1000 existing businesses operate within the county
- An average household size of 2.6 persons with an average household income of \$109,874 reflects an average disposable income of disposable income of \$83,289
- A median age of 41.6 years old reflects residents in their prime earning years

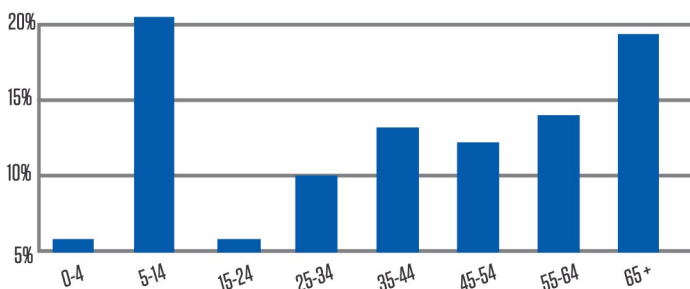
TRADE POTENTIAL VARIABLES FOR MIAMI COUNTY

Estimated Household Count	13,440
Total Daytime Population	28,339
Daytime Population Workers	10,664
Daytime Population Residents	17,675
Retail Pull Factor	0.71
Employment By Type	White Collar: 59.3% Blue Collar: 25.2% Services: 15.5%

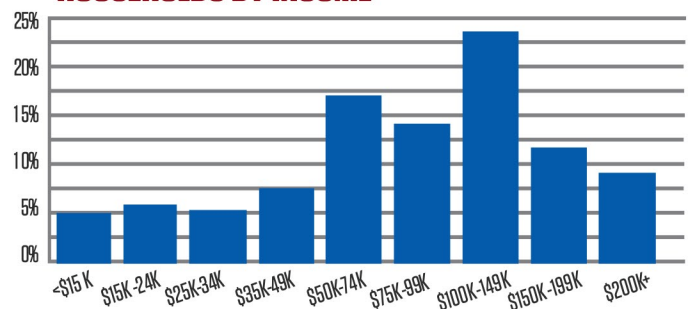
ANNUAL GROWTH RATE 2024-2029

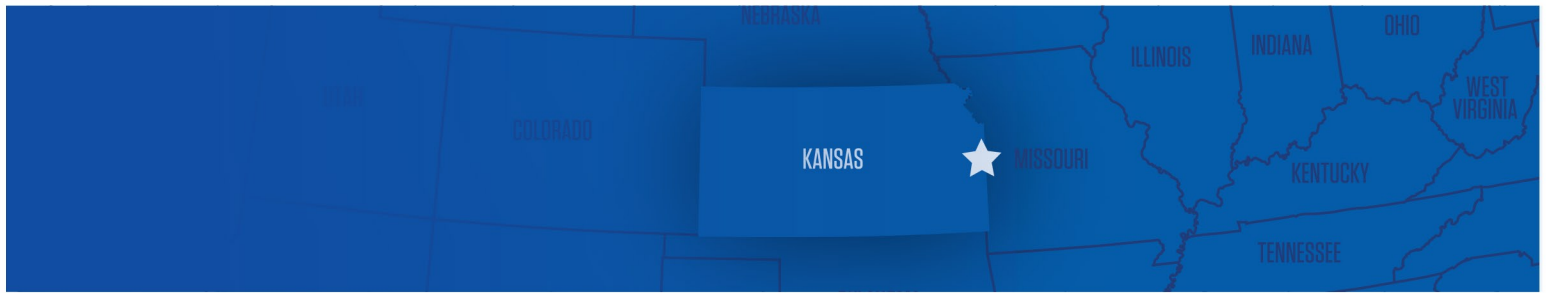


POPULATION BY AGE



HOUSEHOLDS BY INCOME





DRIVE TIMES

MINUTES FROM LOUISBURG:

- Logistics Park Kansas City, 33
- Three Trails Crossing, 35
- Cerner Innovations Campus, 36
- Downtown Kansas City, 39
- Village West, 41
- Truman Sports Complex, 43
- Kansas City International Airport, 56

MINUTES FROM OSAWATOMIE:

- Logistics Park Kansas City, 36
- Three Trails Crossing, 51
- Cerner Innovations Campus, 52
- Downtown Kansas City, 55
- Village West, 57
- Truman Sports Complex, 59
- Kansas City International Airport, 72

MINUTES FROM PAOLA:

- Logistics Park Kansas City, 30
- Three Trails Crossing, 45
- Cerner Innovations Campus, 46
- Downtown Kansas City, 49
- Village West, 51
- Truman Sports Complex, 53
- Kansas City International Airport, 66

MINUTES FROM SPRING HILL:

- Logistics Park Kansas City, 18
- Three Trails Crossing, 33
- Cerner Trails Campus, 34
- Downtown Kansas City, 37
- Village West, 39
- Truman Sports Complex, 41
- Kansas City International Airport, 54

