

PAD SITE FOR LEASE / SALE

OLATHE STATION SOUTH

119th Street & I-35
Olathe, Kansas



SITE SUMMARY

- Pad Site Opportunity Available - 2.69 Acres
- Positioned in Super Regional Trade Area
- Anchored by Top Performing AMC Theatre in a Five State Region - Over 1 Million Annual Visitors
- 153,000 VPD at 119th Street and I-35
- 147,000 Employees in a 5-Mile Radius
- \$109,000 Average Household Income in 5-Mile Radius



Brokerage • Development • Management

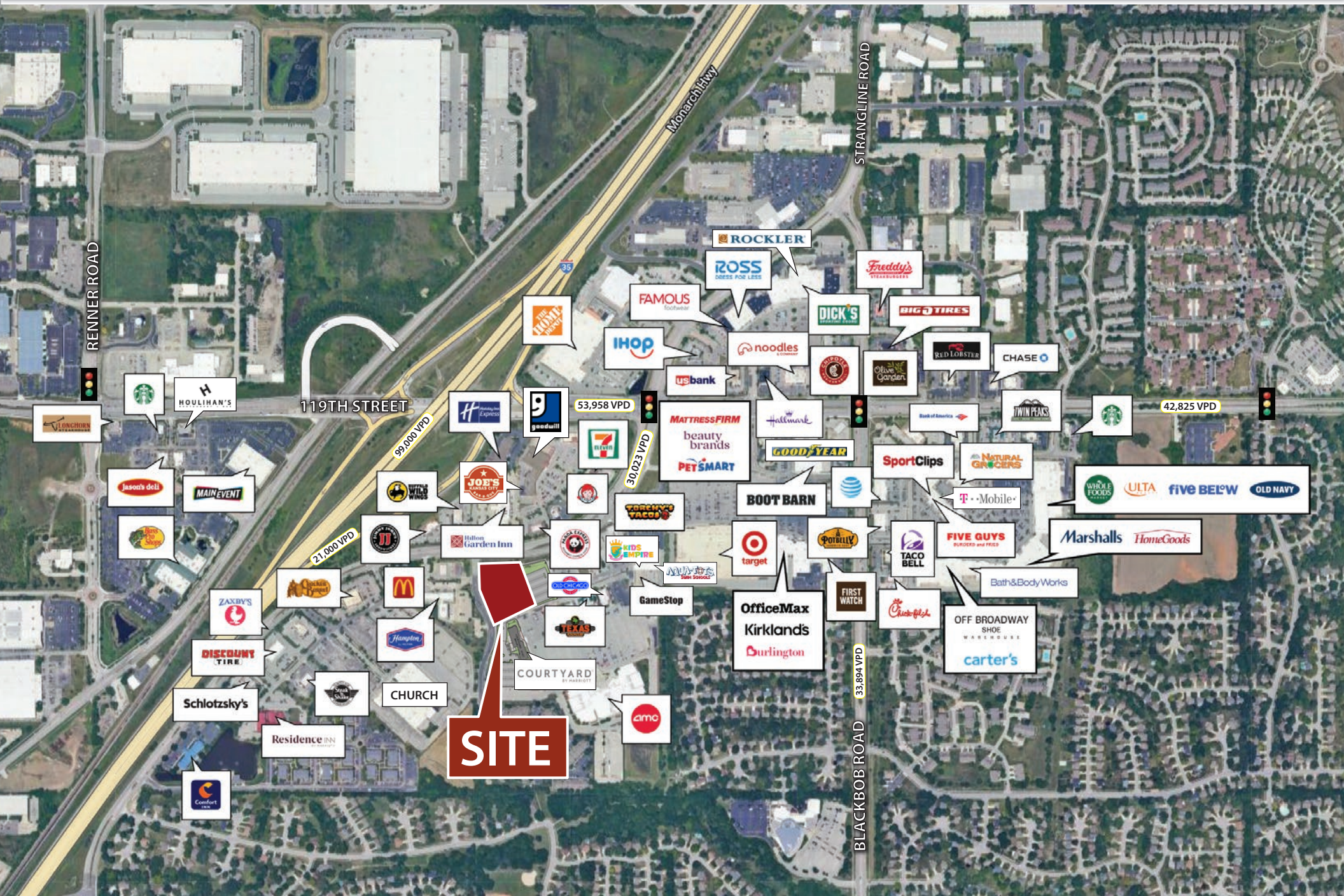


Eric Gonsher

egonsher@rhjohnson.com | 816.268.2434

4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5551 • rhjohnson.com

While this information is deemed correct, no representation is made as to the accuracy thereof.
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.



SITE PLAN





Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9127/-94.7609

| W 119th St & S Black Bob Rd | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Population | | | |
| 2023 Estimated Population | 10,247 | 82,783 | 236,947 |
| 2028 Projected Population | 10,792 | 87,088 | 245,119 |
| 2020 Census Population | 9,955 | 81,762 | 236,109 |
| 2010 Census Population | 9,528 | 74,651 | 217,916 |
| Projected Annual Growth 2023 to 2028 | 1.1% | 1.0% | 0.7% |
| Historical Annual Growth 2010 to 2023 | 0.6% | 0.8% | 0.7% |
| 2023 Median Age | 34.1 | 36.4 | 37.3 |
| Households | | | |
| 2023 Estimated Households | 4,435 | 33,645 | 95,147 |
| 2028 Projected Households | 4,620 | 35,769 | 98,712 |
| 2020 Census Households | 4,372 | 32,206 | 92,299 |
| 2010 Census Households | 4,075 | 29,218 | 83,808 |
| Projected Annual Growth 2023 to 2028 | 0.8% | 1.3% | 0.7% |
| Historical Annual Growth 2010 to 2023 | 0.7% | 1.2% | 1.0% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 76.7% | 75.7% | 77.0% |
| 2023 Estimated Black or African American | 7.4% | 6.9% | 6.5% |
| 2023 Estimated Asian or Pacific Islander | 6.3% | 6.8% | 6.5% |
| 2023 Estimated American Indian or Native Alaskan | 0.3% | 0.4% | 0.3% |
| 2023 Estimated Other Races | 9.3% | 10.3% | 9.7% |
| 2023 Estimated Hispanic | 9.6% | 10.6% | 9.9% |
| Income | | | |
| 2023 Estimated Average Household Income | \$124,225 | \$131,223 | \$139,126 |
| 2023 Estimated Median Household Income | \$96,285 | \$106,560 | \$110,458 |
| 2023 Estimated Per Capita Income | \$53,862 | \$53,440 | \$55,960 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 2.6% | 2.0% | 1.9% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.7% | 2.3% | 2.4% |
| 2023 Estimated High School Graduate | 12.9% | 14.6% | 13.3% |
| 2023 Estimated Some College | 16.9% | 19.4% | 18.3% |
| 2023 Estimated Associates Degree Only | 10.0% | 6.9% | 7.3% |
| 2023 Estimated Bachelors Degree Only | 33.3% | 34.3% | 34.9% |
| 2023 Estimated Graduate Degree | 21.5% | 20.5% | 22.0% |
| Business | | | |
| 2023 Estimated Total Businesses | 568 | 3,594 | 9,107 |
| 2023 Estimated Total Employees | 9,926 | 67,529 | 149,075 |
| 2023 Estimated Employee Population per Business | 17.5 | 18.8 | 16.4 |
| 2023 Estimated Residential Population per Business | 18.0 | 23.0 | 26.0 |

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

