

FOR LEASE

135th & Antioch
Overland Park, Kansas



SITE SUMMARY

- **1,750 SF** Rare Endcap Available
- Anchored by one of the Highest Volume Hy-Vee's in KC MSA
- Hy-Vee Expansion & Renovation Completed
- \$142,000 Average Household Income in 3-mile Radius
- Excellent Visibility & Access



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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 The property may be withdrawn from the market without notice.



1,750 SF AVAILABLE

HY-VEE EXPANSION

SPECTRUM PAINT ANTIPOCH LIQUOR Fide CLEANERS
 GREAT CLIPS GNC

Antioch 21,256 VPD

39,047 VPD

W 135th St

135th Street

34,273 VPD

Hemlock

Hemlock St

Craig St

Orange Leaf Twisted FRESH

Antioch Rd

TACO BELL

us bank

STROUDS

The R.H. JOHNSON COMPANY

Brokerage • Development • Management

A MEMBER OF CHAINLINKS RETAIL ADVISORS

135th & Antioch

AVAILABLE

69

68,900 VPD

21,170 VPD Metcalf

Nall Ave

21,256 VPD

20,916 VPD

Antioch Road

39,047 VPD

34,273 VPD

135th Street

46,819 VPD

21,170 VPD

36,194 VPD

16,679 VPD

49,338 VPD

Frey & Frey Nursery

Palazzo 16 Theatres

Prairie Trace Apartments

Deer Creek Woods

Deer Creek Marketplace

Overland Trail Elementary & Middle School

Prairie Fire

Corbin Park

Erickson

JCPenney

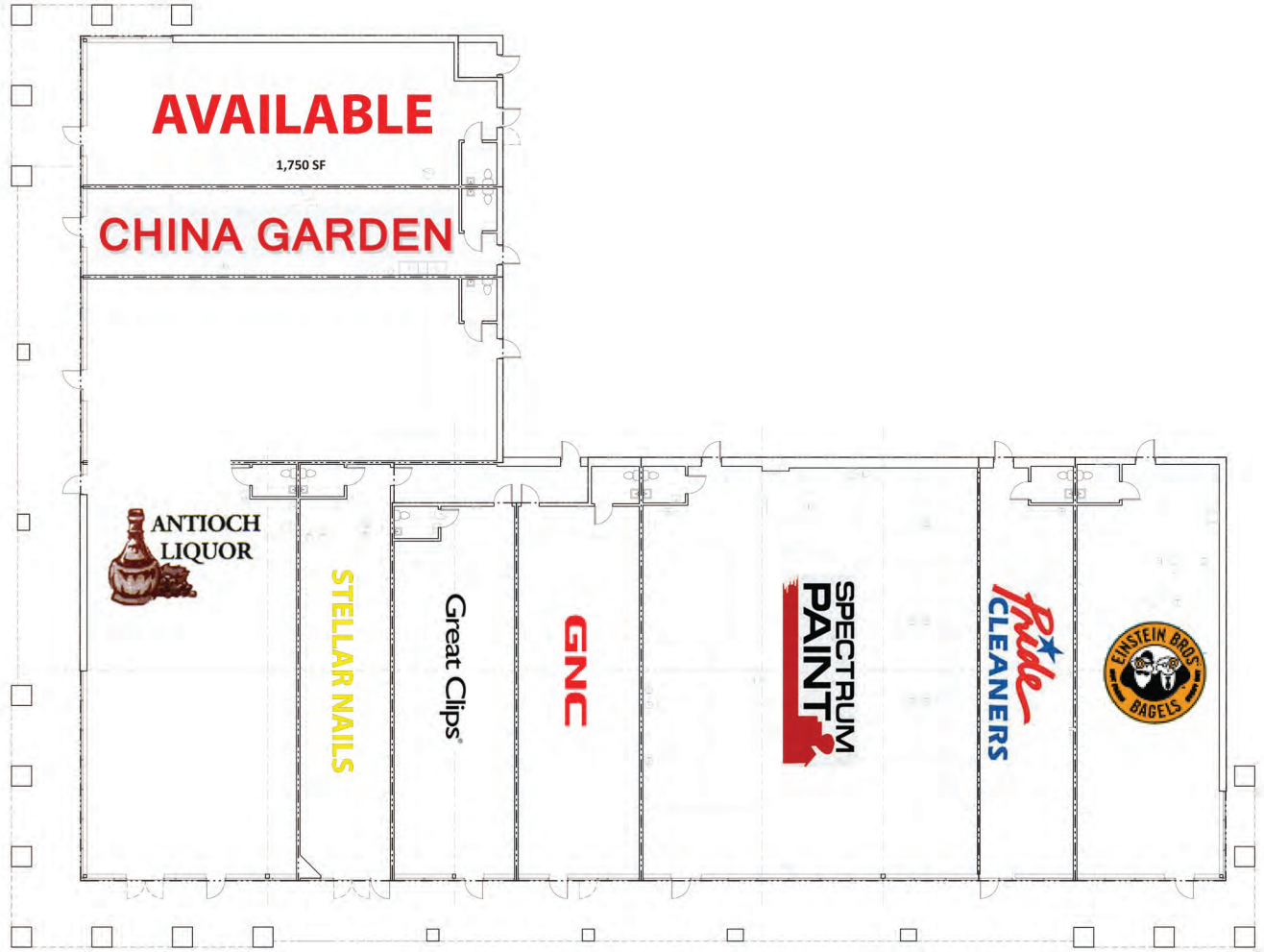
SCHEELS

MUSEUM OF PRAIRIE FIRE

The R.H. JOHNSON COMPANY

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1 EXISTING FLOOR PLAN
1/8" = 1'-0"



2 FRONT ELEVATION
1/8" = 1'-0"

- PARAPET 4'-3/4"
- SOFFIT 17'-0"
- STOREFRONT 10'-0"
- GRADE 0'-0"

GLA: See Plan



DATE PLOTTED
09.07.21

NO.	DESCRIPTION

PROJECT NUMBER
21101

Overall Existing Plan

DRAWING NUMBER
AB10

HyVee Center
115th Street & Antioch Road
Overland Park, KS



PANEL A

EXISTING ELECTRICAL SUMMARY

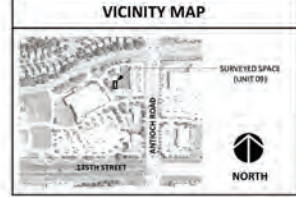
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	SQUARE D	GDCA2US	120/240	-	3PH/3W	41 USED.	

EXISTING FINISH/CONDITIONS SUMMARY (09)

ROOM	FLOOR MAT'L	FLOOR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	VCT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT	10' 0"	GOOD	
002	CONC (PTD)	FAIR	4" RUBBER	GYP BD (PTD) / CMU (PTD)	GOOD	OPEN TO STRUCTURE	-	-	
003	CONC (PTD)	FAIR	4" RUBBER	GYP BD (PTD) / CMU (PTD)	GOOD	GYP BD (PTD)	8'-0"	GOOD	

NOTE
 (01) STOREFRONT: DARR BRONZE/GLASS (GOOD CONDITION)

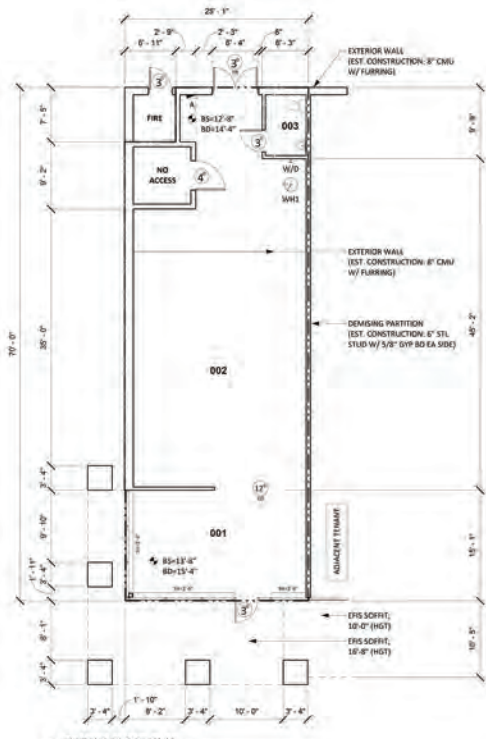
CONDITION EVALUATION DEFINITION:
 (GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.
 (FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION.
 (POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTICIPATED TO RESTORE.



US BUILDING SURVEY
 US Building Survey
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 Olathe, KS | 66062
 913.568.4488



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 Kansas City, MO | 64111
 816.561.5111



GENERAL INFORMATION:

NO. OF LEVELS: 1
 BUILDING HEIGHT: +/- 33'-0" (TOP OF PARAPET)
 RESTROOM (ADA) COMPLIANCE: NON-COMPLIANT
 RESTROOM (ADA) SUPPLEMENT: REFER TO LDD SUPPLEMENT

STRUCTURAL SPOT ELEVATIONS
 BS - BOTTOM OF STRUCTURE
 BS - BOTTOM OF FINISHING

FIRE PROTECTION (SPRINKLER): YES
 NO
 FIRE ALARM: NO
 WATER METER: N/A
 STATE: 47 GAL (ELEC)
 WATER HEATER (WH#): MP-165220,50WV (58-M03318968
 1 3/4" SERVICE

GAS METER:
 ELECTRIC METER (R14-400-767)
 WATER HEATER (WH#1)

LEGEND

SE = SEIL/HEAD HEIGHT
 DW = DOOR WIDTH/TYPE
 SE = SPOT ELEVATION
 FE = FIRE EXTINGUISHER
 PS = STUB FOR PLUMBING

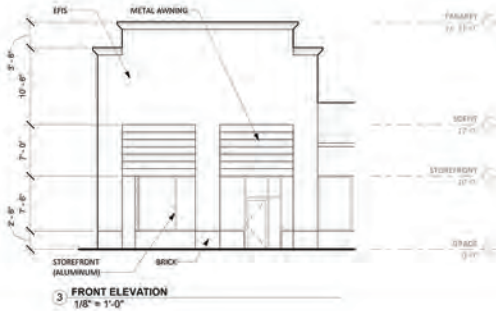
FA = FIRE ALARMS (PULL STATION)
 FS = FIRE STROBE
 CF = CEILING FAN
 RD = ROOF DRAIN (INTERNAL)



1 RESTROOM COMPLIANCE (PHOTOS) NOT TO SCALE



2 ELEVATION (PHOTO) NOT TO SCALE



HyVee Center
 135th Street & Anshon Road
 Overland Park, KS

GLA: 1,752 sf



07.16.21

PROJECT NUMBER
 21101

Unit 09
Existing Plan

AB8

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.8838/-94.6866

RS1

W 135th St & Antioch Rd		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	10,888	95,777	215,749
	2024 Projected Population	11,495	101,025	227,020
	2010 Census Population	9,084	85,831	192,917
	2000 Census Population	8,047	64,124	155,091
	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2019	1.9%	2.6%	2.1%
	2019 Median Age	37.4	38.1	39.2
HOUSEHOLDS	2019 Estimated Households	4,220	38,779	86,394
	2024 Projected Households	4,456	40,891	91,052
	2010 Census Households	3,257	33,086	74,671
	2000 Census Households	2,528	22,913	56,826
	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	3.5%	3.6%	2.7%
RACE AND ETHNICITY	2019 Estimated White	78.4%	80.3%	82.1%
	2019 Estimated Black or African American	5.5%	5.1%	5.4%
	2019 Estimated Asian or Pacific Islander	10.8%	10.5%	8.1%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2019 Estimated Other Races	5.0%	3.9%	4.1%
	2019 Estimated Hispanic	7.5%	6.0%	6.1%
INCOME	2019 Estimated Average Household Income	\$138,756	\$142,124	\$138,913
	2019 Estimated Median Household Income	\$110,214	\$110,650	\$108,746
	2019 Estimated Per Capita Income	\$53,785	\$57,580	\$55,672
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.1%	1.2%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.1%	1.4%
	2019 Estimated High School Graduate	8.1%	8.6%	10.0%
	2019 Estimated Some College	12.2%	13.8%	15.8%
	2019 Estimated Associates Degree Only	6.8%	6.6%	7.3%
	2019 Estimated Bachelors Degree Only	42.6%	40.0%	38.1%
	2019 Estimated Graduate Degree	27.4%	28.9%	26.3%
BUSINESS	2019 Estimated Total Businesses	550	4,413	12,285
	2019 Estimated Total Employees	5,423	58,750	163,321
	2019 Estimated Employee Population per Business	9.9	13.3	13.3
	2019 Estimated Residential Population per Business	19.8	21.7	17.6

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

