

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 The property may be withdrawn from the market without notice.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

39,047 VPD

Antioch 21,256 VPD

34,273 VPD

Organic Leaf
twisted FRESH

SPECTRUM PAINT
ANTIOCH LIQUOR
ride CLEANERS
Great Clips
GNC

HyVee

McDonald's

fnbo

BigBacuit

ALDI

Calver's

Bank of America

WHATADUNGS

Olathe MEDICAL CENTER

Party City

Sams Club

Sams Club
GAS

GOODYEAR

Wendy's

The EGG & I

T-Mobile

Antioch Rd

135th Street

Hemlock

Hemlock St

TACO BELL

usbank

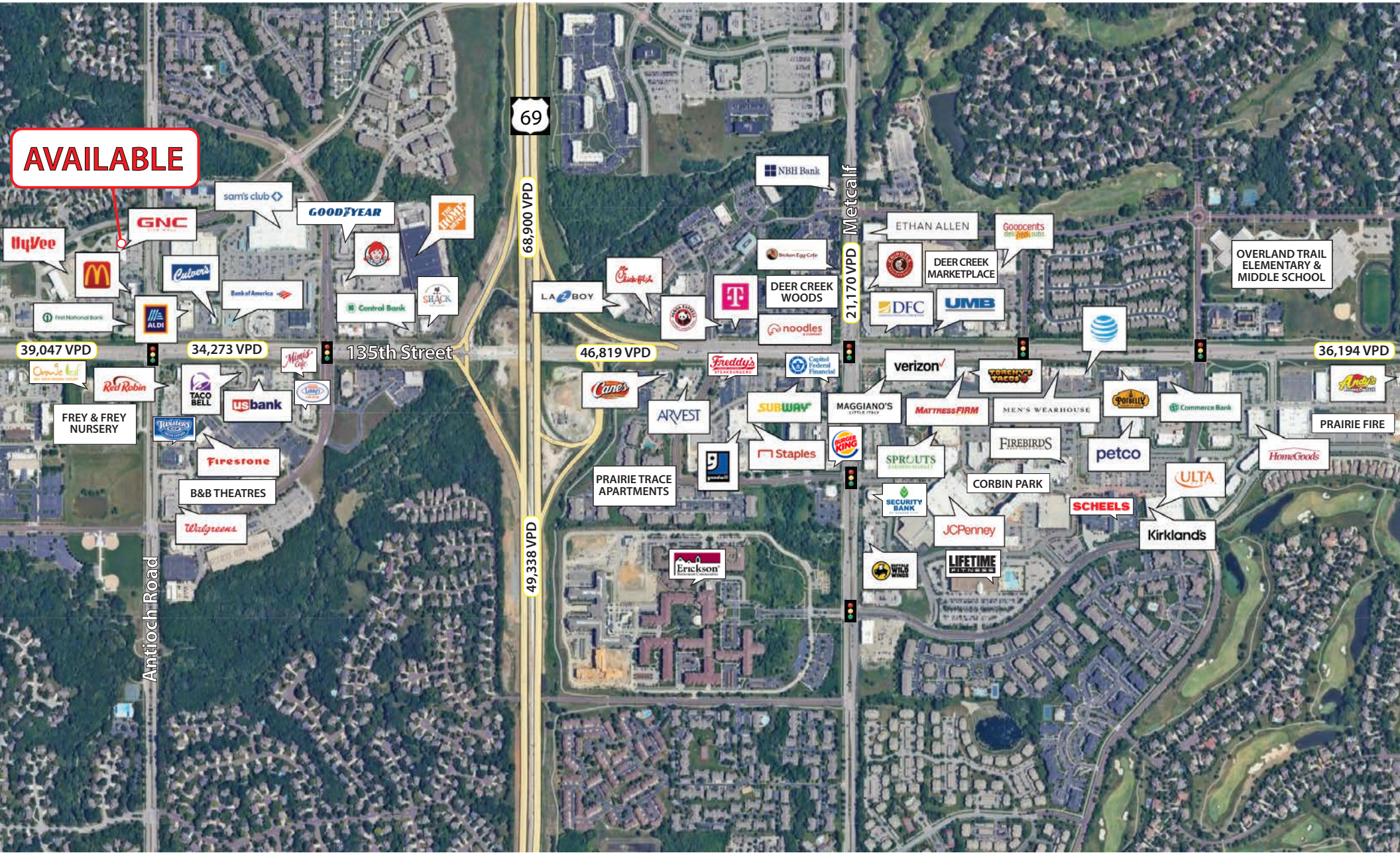
STROU'S

The R.I. JOHNSON COMPANY

Brokerage • Development • Management

A MEMBER OF CHAIN.LINKS
RETAIL ADVISORS

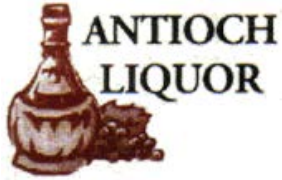
135TH STREET & ANTIOCH/HWY 69 | OVERLAND PARK, KANSAS





AVAILABLE

CHINA GARDEN



STELLAR NAILS

Great Clips®

GNC



Frida CLEANERS





NO.	REVISIONS

VICINITY MAP



DISCLAIMER:
THESE DOCUMENTS HAVE BEEN PREPARED FOR INFORMATION ONLY AND ARE NOT PROVIDED FOR CONSTRUCTION. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
FIELD MEASUREMENTS ARE ACCORDING TO THE NEAREST 1/8" AS DOCUMENTED IN THE FINAL CAD (DWG) DOCUMENT. DIMENSIONS SHOWN ARE ACCORDING TO THE NEAREST 1" FOR CLARITY.

GENERAL INFORMATION:

NO. OF LEVELS: 1
BUILDING HEIGHT: +/- 31'-0" (TOP OF PARAPET)
RESTROOM (ADA) COMPLIANCE: NON-COMPLIANT
REFER TO LOD SUPPLEMENT

STRUCTURAL SPOT ELEVATIONS
BS = BOTTOM OF STRUCT.
BD = BOTTOM OF DECKING

FIRE PROTECTION (SPRINKLER): YES
FIRE ALARM: NO
WATER METER: N/A
WATER HEATER (WH1): STATE - 47 GAL (LEEC)
MR: P6502DLSGW | SR: M03319848
1 1/4" SERVICE



LEGEND

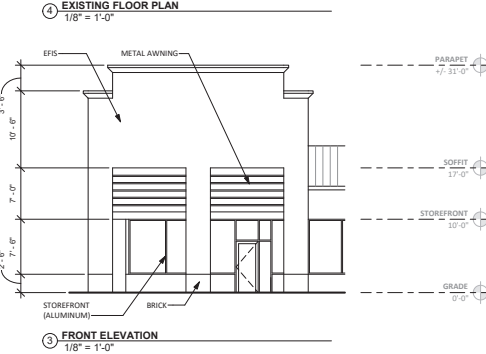
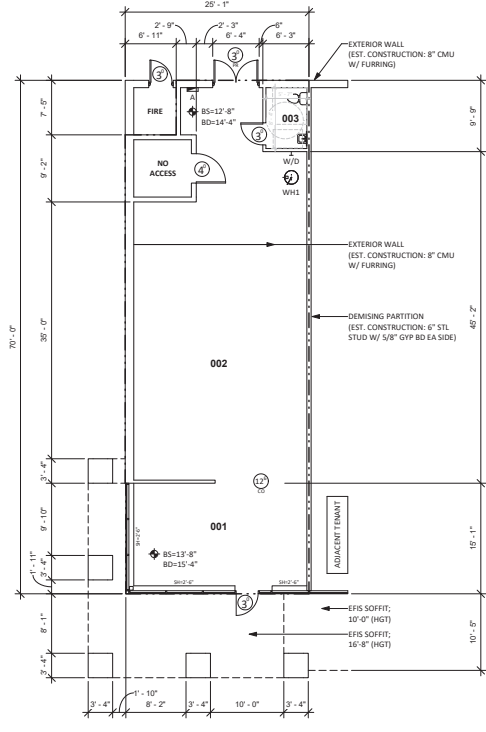
- ⊖ = SILL/HEAD HEIGHT
- ⊕ = DOOR WIDTH/TYPE
- ⊙ = SPOT ELEVATION
- ⊗ = FIRE EXTINGUISHER
- ⊚ = STUB FOR PLUMBING
- ⊙ = FA = FIRE ALARM (PULL STATION)
- ⊙ = FS = FIRE STROBE
- ⊙ = CEILING FAN
- ⊙ = RD = ROOF DRAIN (INTERNAL)



1 RESTROOM COMPLIANCE (PHOTOS)
NOT TO SCALE



2 ELEVATION (PHOTO)
NOT TO SCALE



PANEL A

EXISTING ELECTRICAL SUMMARY

COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	SQUARE D	QDC42US	120/240	--	3PH/4W	41 USED	

EXISTING FINISH/CONDITIONS SUMMARY (09)

ROOM	FLR MAT'L	FLR 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: DARK 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

Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.029/-94.8525

Shawnee, KS 66226	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,540	32,130	51,767
2026 Projected Population	10,099	33,584	54,785
2020 Census Population	9,291	31,767	53,387
2010 Census Population	7,884	27,599	44,030
Projected Annual Growth 2021 to 2026	1.2%	0.9%	1.2%
Historical Annual Growth 2010 to 2021	1.9%	1.5%	1.6%
2021 Median Age	33.2	34.6	36.0
Households			
2021 Estimated Households	2,925	10,836	18,270
2026 Projected Households	3,173	11,554	19,676
2020 Census Households	2,857	10,795	18,886
2010 Census Households	2,410	9,332	15,568
Projected Annual Growth 2021 to 2026	1.7%	1.3%	1.5%
Historical Annual Growth 2010 to 2021	1.9%	1.5%	1.6%
Race and Ethnicity			
2021 Estimated White	84.1%	80.7%	79.6%
2021 Estimated Black or African American	3.4%	4.4%	5.2%
2021 Estimated Asian or Pacific Islander	3.6%	3.6%	3.7%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2021 Estimated Other Races	8.5%	10.7%	10.9%
2021 Estimated Hispanic	5.7%	8.8%	9.1%
Income			
2021 Estimated Average Household Income	\$164,031	\$123,395	\$120,176
2021 Estimated Median Household Income	\$133,424	\$112,059	\$109,119
2021 Estimated Per Capita Income	\$50,292	\$41,675	\$42,455
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.2%	1.3%
2021 Estimated Some High School (Grade Level 9 to 11)	0.7%	2.7%	2.9%
2021 Estimated High School Graduate	15.9%	19.1%	19.9%
2021 Estimated Some College	15.5%	17.5%	18.1%
2021 Estimated Associates Degree Only	6.3%	9.4%	8.8%
2021 Estimated Bachelors Degree Only	38.8%	32.6%	31.2%
2021 Estimated Graduate Degree	22.1%	17.5%	17.8%
Business			
2021 Estimated Total Businesses	113	716	1,459
2021 Estimated Total Employees	1,089	7,399	19,384
2021 Estimated Employee Population per Business	9.6	10.3	13.3
2021 Estimated Residential Population per Business	84.2	44.9	35.5

