

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



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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 The property may be withdrawn from the market without notice.

AERIAL VIEW



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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

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