

FOR LEASE

RIDGEVIEW 119

119th & Ridgeview
Olathe, Kansas



Retail shops coming FALL 2025

SITE SUMMARY

- 1,400 - 10,000 SF Available
- Anchored by High Volume Hy-Vee
- 200K Population With Average Household Income of \$141K in 5 Mile Radius
- Over 100K Employees in 5 Mile Radius
- Great Visibility & Access from 119th Street



Mike Johnson

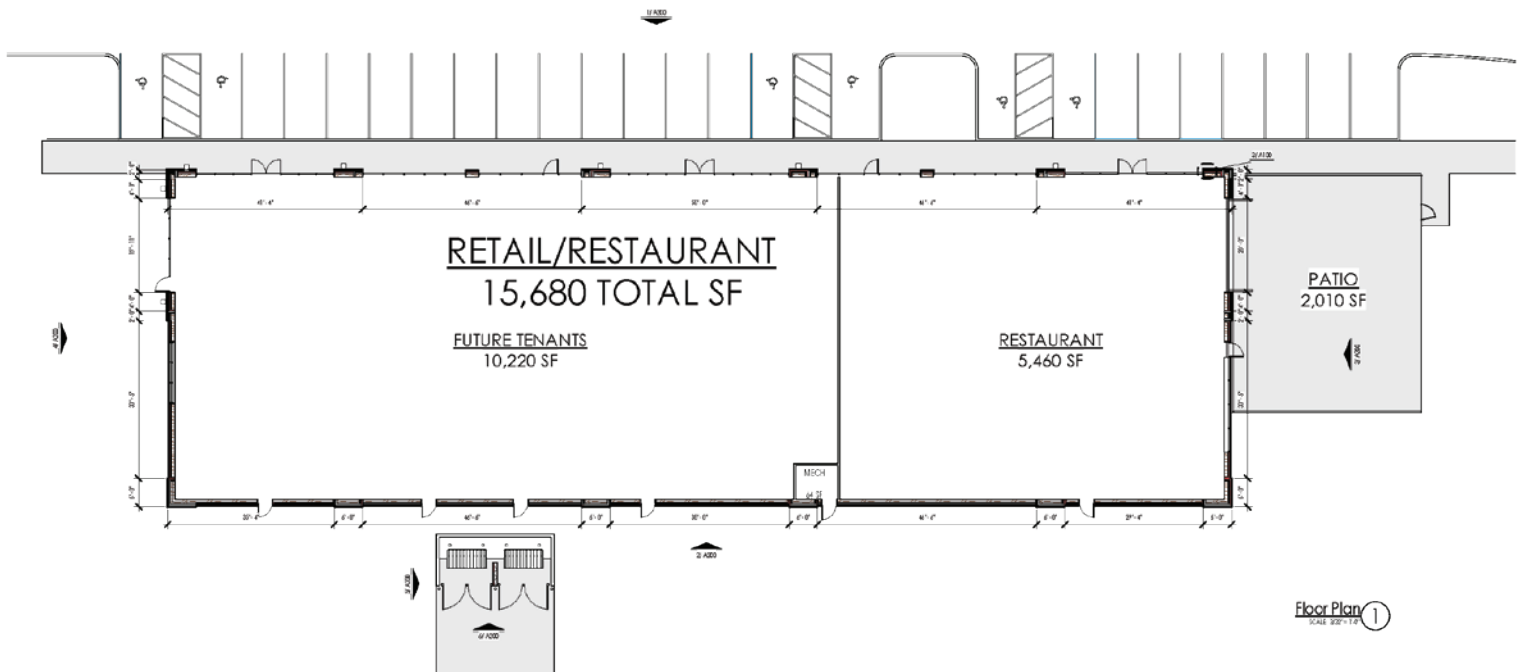
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GARMIN SOCCER COMPLEX
1.5 MILLION ANNUAL VISITORS



COLLEGE BOULEVARD

JOHNSON COUNTY KANSAS GOVERNMENT OFFICES



Proposed \$320 million project featuring an 18-acre, "ultra accessible" amusement park, a 5,000-seat multi-sport complex, retail, medical and a hotel.

119th Street Under Construction
Direct Access to Additional 20K Population

SITE

119TH STREET





TENTATIVE CONSTRUCTION TIMELINE

- Construction Start - Late Fall 2024
 - 119th Corridor Woodland to Lone Elm in 2025
 - 119th Corridor Northgate to Sunset in 2026
- Bridge Construction - 2025 thru the end of 2026
- Construction Completion - Early 2027

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9128/-94.7937

119th & Ridgeview, Olathe, KS 66061 Olathe, KS	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,456	72,072	204,410
2029 Projected Population	11,341	74,740	210,301
2020 Census Population	10,143	70,268	201,675
2010 Census Population	9,282	64,632	180,741
Projected Annual Growth 2024 to 2029	1.7%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	0.9%	0.8%	0.9%
2024 Median Age	36.2	36.1	37.3
Households			
2024 Estimated Households	4,232	28,276	80,784
2029 Projected Households	4,657	29,652	84,226
2020 Census Households	3,826	26,692	76,737
2010 Census Households	3,485	24,375	67,821
Projected Annual Growth 2024 to 2029	2.0%	1.0%	0.9%
Historical Annual Growth 2010 to 2024	1.5%	1.1%	1.4%
Race and Ethnicity			
2024 Estimated White	71.5%	74.4%	77.8%
2024 Estimated Black or African American	7.9%	8.0%	6.7%
2024 Estimated Asian or Pacific Islander	4.6%	4.6%	5.4%
2024 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.3%
2024 Estimated Other Races	15.3%	12.5%	9.9%
2024 Estimated Hispanic	16.7%	13.0%	9.9%
Income			
2024 Estimated Average Household Income	\$111,428	\$117,863	\$140,939
2024 Estimated Median Household Income	\$100,960	\$98,389	\$111,998
2024 Estimated Per Capita Income	\$45,247	\$46,376	\$55,799
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.3%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.4%	2.2%
2024 Estimated High School Graduate	23.5%	18.1%	14.7%
2024 Estimated Some College	21.2%	20.6%	18.3%
2024 Estimated Associates Degree Only	7.8%	8.0%	8.2%
2024 Estimated Bachelors Degree Only	25.8%	29.9%	33.7%
2024 Estimated Graduate Degree	15.5%	17.7%	21.3%
Business			
2024 Estimated Total Businesses	260	2,993	6,702
2024 Estimated Total Employees	7,491	46,901	108,893
2024 Estimated Employee Population per Business	28.8	15.7	16.2
2024 Estimated Residential Population per Business	40.2	24.1	30.5

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