

FOR SALE/LEASE/BTS

PAD SITE

119th & Ridgeview
Olathe, Kansas



SITE SUMMARY

- Build Ready Pad Site with All Utilities, Infrastructure and Entitlements in Place
- Approved for up to 7,000 SF
- 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



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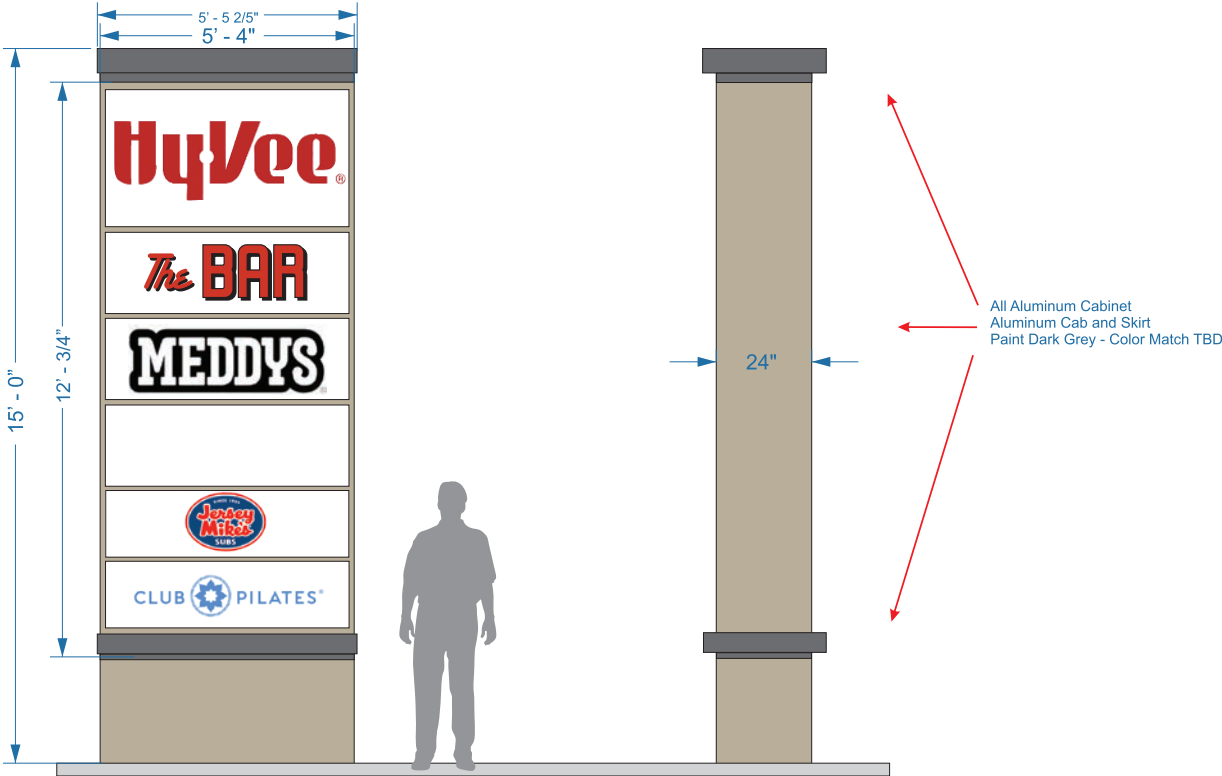
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CONCEPT FACADE DESIGN

Sign 1; Monument Sign • 119th and Ridgeview • Olathe KS

DOUBLE SIDED INTERNALLY ILLUMINATED PYLON SIGN
scale: 3/8" = 1'
Sign face area: 64.33 sq. ft.



- ! MANUFACTURE AND INSTALL DOUBLE SIDED PYLON SIGN - ALUMINUM CABINET CONSTRUCTION WITH INTERNAL ANGLE STRUCTURE. CAP AND SKIRT IS ALUMINUM
- ! PAINT CABINET - COLOR MATCHES TBD
- ! INDIVIDUAL TENANT SIGN FACES WITH #7328 WHITE ACRYLIC MOUNTED INTO ALUMINUM DIVIDER SYSTEM
- ! GRAPHICS TBD BY INDIVIDUAL TENANTS -
- ! HYVEE IN TOP SECTION
- ! INTERNALLY ILLUMINATE WITH WHITE LED (VERIFY).
- ! ALL ELECTRICAL AND INSTALLATION DETAILS TO MEET LOCAL CODES AND SITE REQUIREMENTS..
- ! VERIFY SIZES AND CONSTRUCTION PRIOR TO FABRICATION.



Client Name:
RH Johnson - 119th and Ridgeview

Location:
119th and Ridgeview
Olathe, KS 66061

Start Date: 8/8/2025
Last Revision: 12/16/2025

Drawing#: 119andRidgeview.0811

- Client Approval
- Landlord Approval

Sales Rep:
DV
Designer:
SG



DIRECT ACCESS TO AN ADDITIONAL +/- 20,000 PEOPLE



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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