

# AVAILABLE

16630 W. 135th Street  
Olathe, KS 66062



## OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | Call for Pricing!   |
| Building Size: | 110,065 SF  |
| Available SF:  | 29,330 - 68,020 SF  |
| Lot Size:      | 11.6 Acres  |
| Price / SF:    |   |
| Year Built:    | 1984  |
| Zoning:        | CP-2,C-2 (General Business District, Planned General Business District) |
| Market:        | Kansas City   |
| Submarket:     | Olathe  |

## PROPERTY OVERVIEW

Great location in Johnson County at highly trafficked corridor.  
Easy access and less of a mile east of I-35.  
Nearly 50,000 vehicles per day along 135th Street  
Willing to demise larger space. Ability to add pad sites.

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,641    | 35,015   | 64,150   |
| Total Population  | 12,704   | 96,768   | 177,529  |
| Average HH Income | \$68,122 | \$80,184 | \$89,835 |

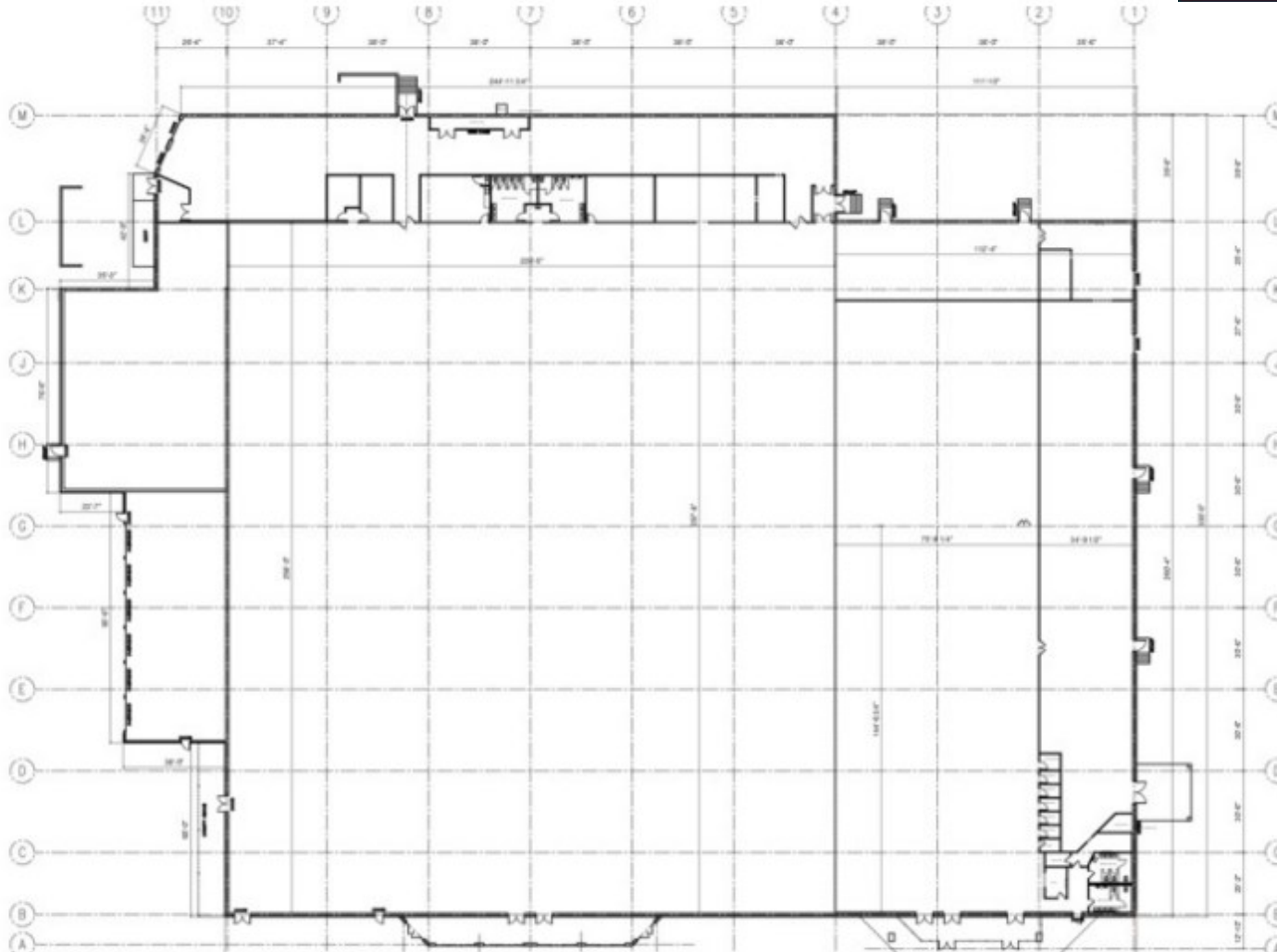
**FOR MORE  
INFORMATION  
PLEASE CONTACT**

**Garrett Fugate**  
**O: 913-649-4500**  
**C: 913-515-1229**  
**garrett@christiedev.com**



# BUILDING PLAN

16630 W. 135th Street  
Olathe, KS 66062



"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."

# DEMOGRAPHICS

16630 W. 135th Street  
Olathe, KS 66062

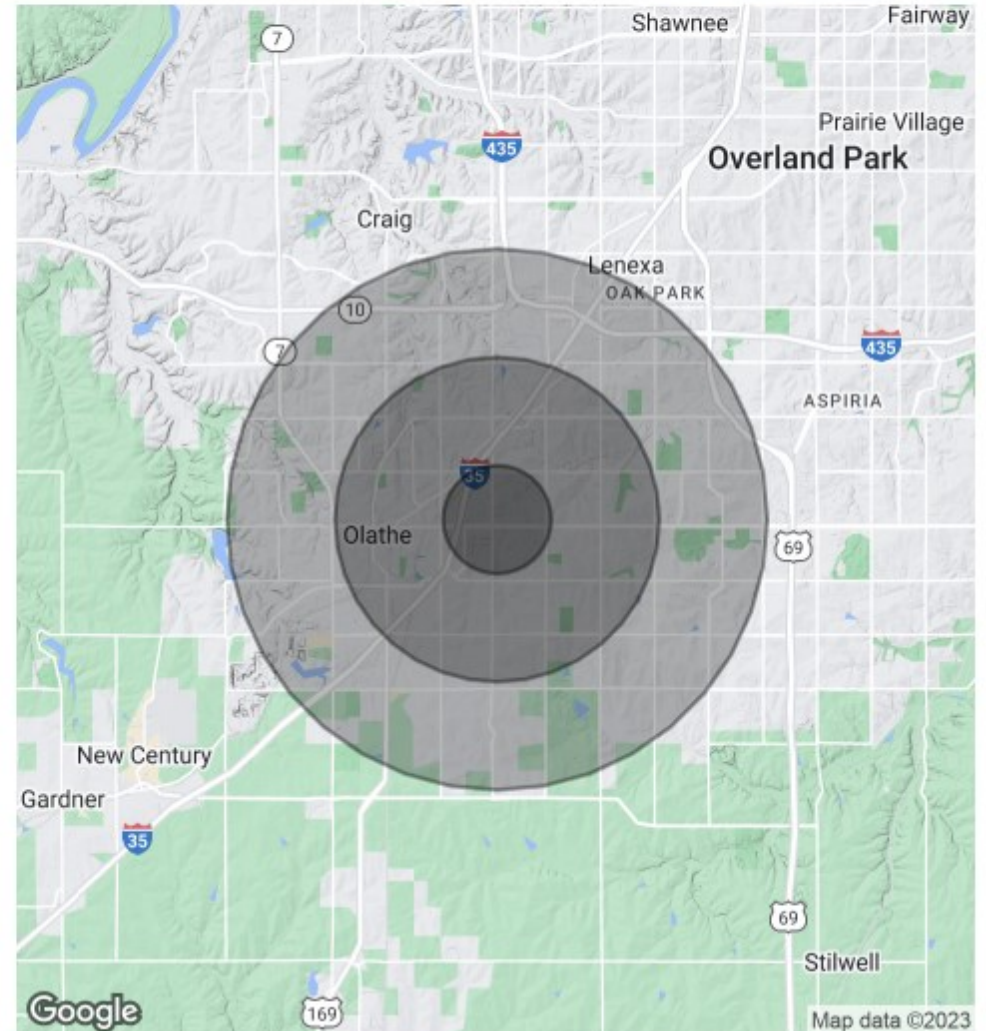


| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 12,704 | 96,768  | 177,529 |
| Average age          | 29.3   | 32.3    | 33.4    |
| Average age (Male)   | 29.2   | 31.6    | 32.8    |
| Average age (Female) | 29.6   | 32.5    | 33.9    |

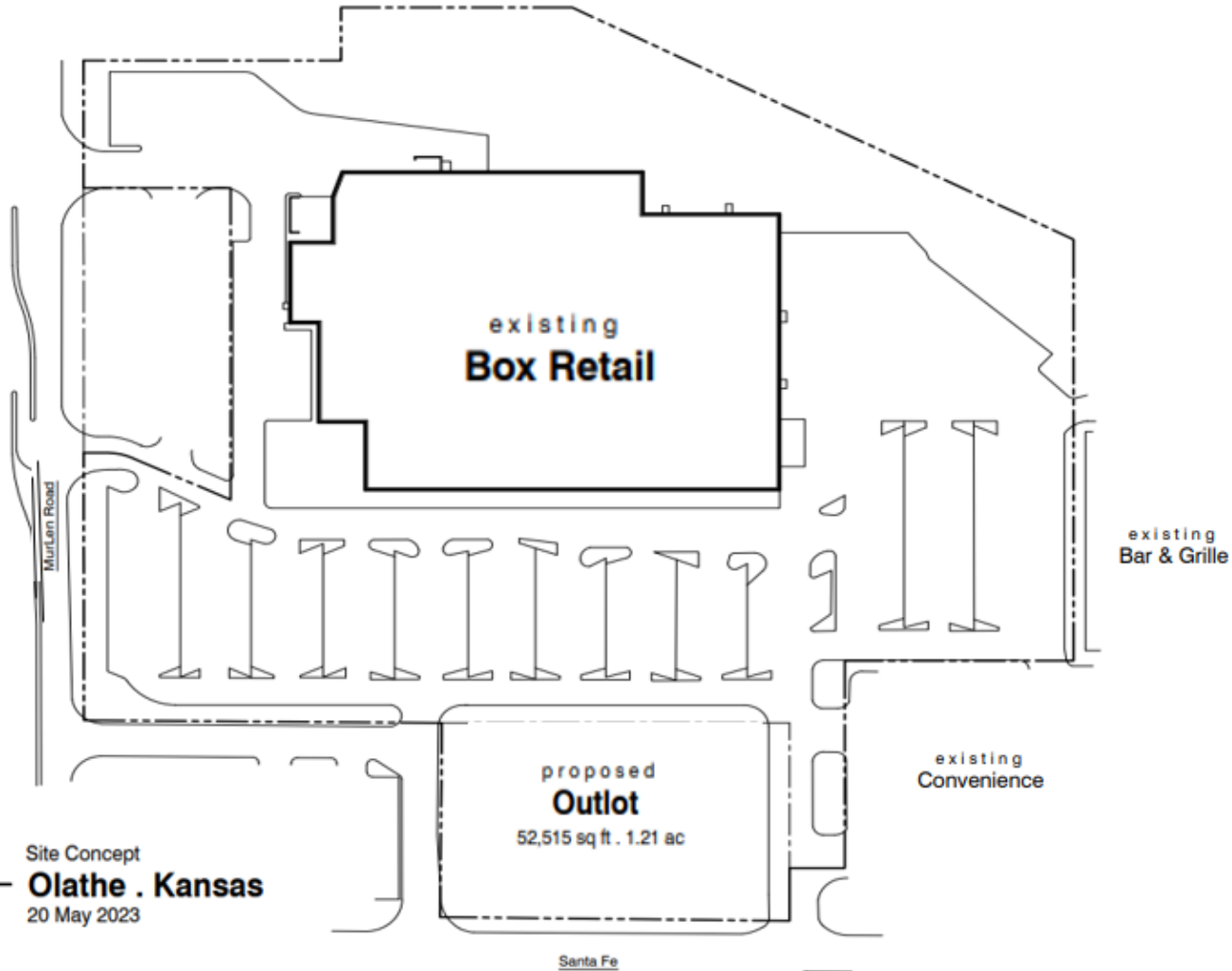
  

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,641     | 35,015    | 64,150    |
| # of persons per HH | 2.7       | 2.8       | 2.8       |
| Average HH income   | \$68,122  | \$80,184  | \$89,835  |
| Average house value | \$169,088 | \$190,133 | \$212,156 |

\* Demographic data derived from 2020 ACS - US Census

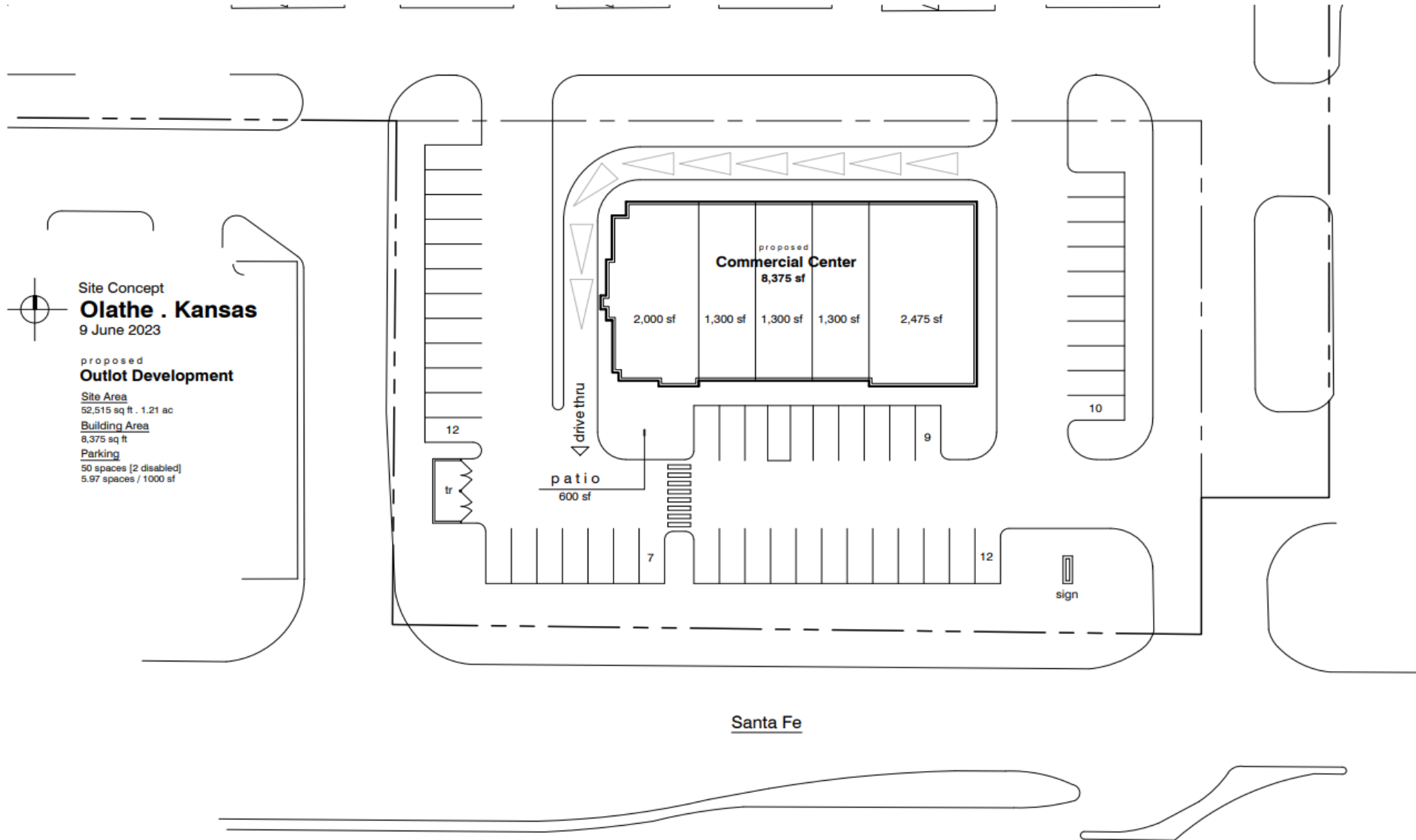


"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."



Site Concept  
**Olathe . Kansas**  
 20 May 2023

"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."



Site Concept  
**Olathe . Kansas**  
 9 June 2023

proposed  
**Outlet Development**

Site Area  
 52,515 sq ft . 1.21 ac

Building Area  
 8,375 sq ft

Parking  
 50 spaces [2 disabled]  
 5.97 spaces / 1000 sf

Santa Fe

"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."

