

For Lease | 16577 W. 151st Street, Olathe KS

BYRAM
REAL ESTATE

AVAILABLE

- 1,200+/- SF Available
- More than 28,000 Cars Per Day on 151st
- High Growth Area
- Convenient Access & Great Visibility to 151st Street
- >\$127,000 Household Income Within 1 Mile

BYRAM REAL ESTATE

5350 W. 94th Terr., Suite 201

Prairie Village, KS 66207

Phone (913) 722-5229 / Fax (913) 722-0909

Email ~ John@ByramRE.com / www.ByramRE.com



SITE



1 Floor Plan
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL SHOP AND CHANNEL SIGNAGE SHALL BE 2" MINIMUM LETTER HEIGHT.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF STUD.
4. ALL UTILITY CONNECTIONS SHALL BE MADE TO EXISTING UTILITY MAINS.
5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION.

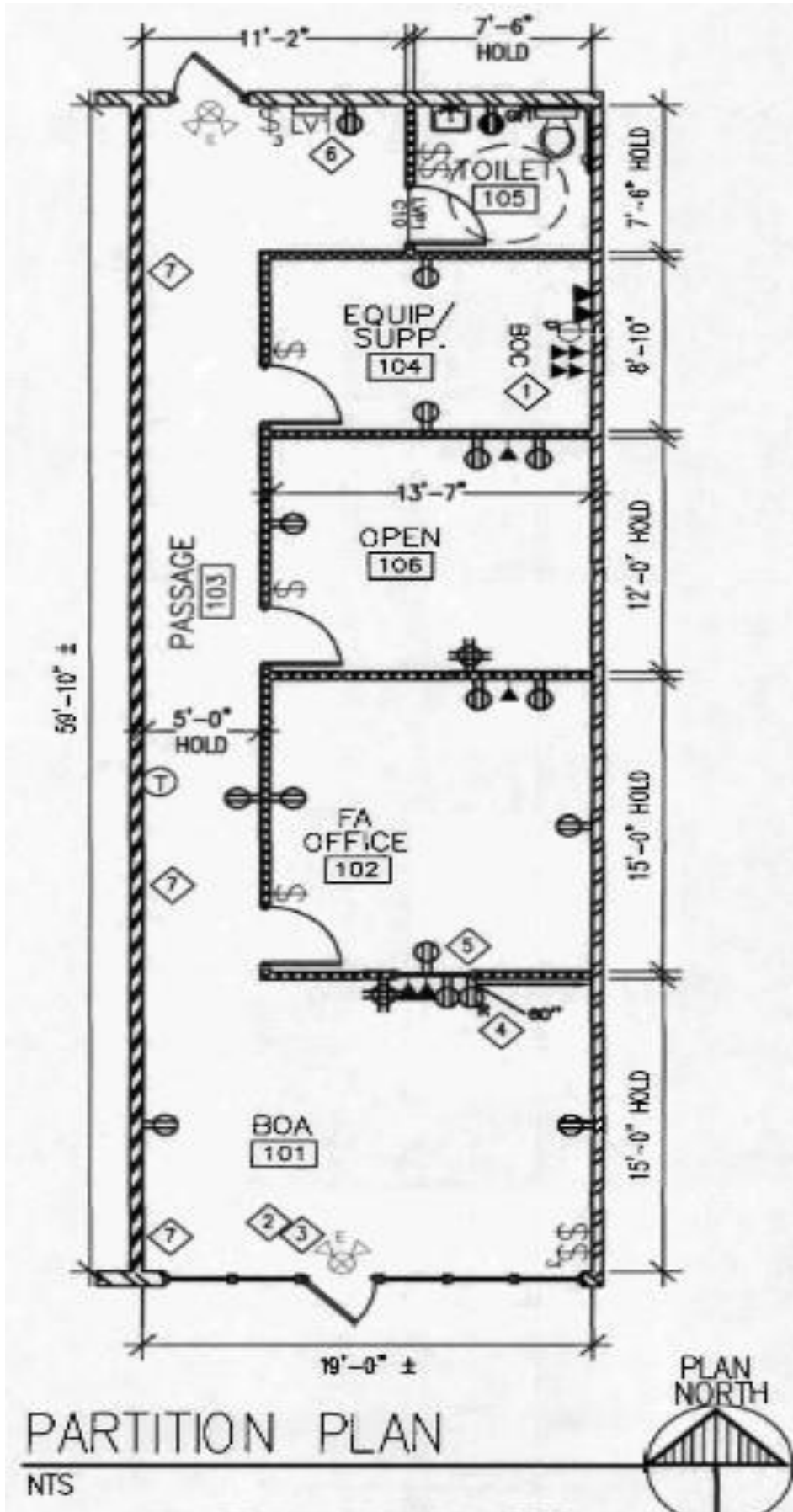
DESIGN CRITERIA:

DATE: 08/14/2019	PROJECT: 16577 W. 151 st STREET
DRAWN BY: J. PRICE	CLIENT: WOODERSON ADDITION
CHECKED BY: J. PRICE	DATE: 08/14/2019
MECHANICAL CODES: 2009 I.M.C.	MECHANICAL CODES: 2009 I.M.C.
ELECTRICAL CODES: 2009 N.E.C.	ELECTRICAL CODES: 2009 N.E.C.
OCCUPANCY CLASSIFICATION: MANUFACTURE	OCCUPANCY CLASSIFICATION: MANUFACTURE
TYPE OF CONSTRUCTION: UNFURNISHED	TYPE OF CONSTRUCTION: UNFURNISHED
ALLOWABLE BUILDING HEIGHT: 12'-0"	ALLOWABLE BUILDING HEIGHT: 12'-0"
MAXIMUM FLOOR AREA: 4,100 S.F.	MAXIMUM FLOOR AREA: 4,100 S.F.
ACTUAL BUILDING HEIGHT: APPROX. 28'-0"	ACTUAL BUILDING HEIGHT: APPROX. 28'-0"
ACTUAL FLOOR AREA: 2,146 S.F. COVERED	ACTUAL FLOOR AREA: 2,146 S.F. COVERED
ACTUAL # OF STORES: 1 STORY	ACTUAL # OF STORES: 1 STORY
FIRE PROTECTION REQUIREMENTS: 2 HOUR FIRE BARRIERS SEPARATING BUILDING INTO TWO FIRE AREAS	FIRE PROTECTION REQUIREMENTS: 2 HOUR FIRE BARRIERS SEPARATING BUILDING INTO TWO FIRE AREAS
OCCUPANCY: 1 PER 30 NET	OCCUPANCY: 1 PER 30 NET
INSURANCE AREAS: 410 TOTAL OCCUPANTS	INSURANCE AREAS: 410 TOTAL OCCUPANTS
SUITES OVER 3,000 S.F. REQUIRE EXITS	SUITES OVER 3,000 S.F. REQUIRE EXITS

ARCHITECTURAL FLOOR PLANS
 PROJECT NUMBER: TF1

PRICE ARCHITECTURE, INC.
 16577 W. 151st STREET
 OLAHE, KS 66061
 (816) 792-5993

A Star Development
 Wooderson Addition, Lot 1
 Vanilla Box Tenant Finish Plans
 Olathe, Kansas
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Demographic Summary Report

16577 W 151st St, Olathe, Kansas, 66062
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.85450
Longitude: -94.77691

	1 mile	3 miles	5 miles
Population			
2010 Population	16,852	68,785	147,140
2020 Population	17,132	74,491	167,379
2023 Population	17,140	75,871	172,241
2028 Population	16,924	77,289	175,861
2010-2020 Annual Rate	0.16%	0.80%	1.30%
2020-2023 Annual Rate	0.01%	0.57%	0.88%
2023-2028 Annual Rate	-0.25%	0.37%	0.42%
2023 Male Population	50.0%	49.7%	49.8%
2023 Female Population	50.0%	50.3%	50.2%
2023 Median Age	36.5	34.9	35.8

In the identified area, the current year population is 17,140. In 2020, the Census count in the area was 17,132. The rate of change since 2020 was 0.01% annually. The five-year projection for the population in the area is 16,924 representing a change of -0.25% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

Average Household Income			
2023 Average Household Income	\$127,960	\$126,097	\$138,049
2028 Average Household Income	\$142,231	\$139,934	\$152,885
2023-2028 Annual Rate	2.14%	2.10%	2.06%
Median Household Income			
2023 Median Household Income	\$106,899	\$102,025	\$104,026
2028 Median Household Income	\$114,445	\$109,135	\$112,643
2023-2028 Annual Rate	1.37%	1.36%	1.60%
Households			
2023 Wealth Index	126	121	141
2010 Households	5,518	23,695	51,791
2020 Households	5,599	25,919	59,438
2023 Households	5,618	26,689	61,606
2028 Households	5,583	27,408	63,371
2010-2020 Annual Rate	0.15%	0.90%	1.39%
2020-2023 Annual Rate	0.10%	0.90%	1.11%
2023-2028 Annual Rate	-0.12%	0.53%	0.57%
2023 Average Household Size	3.05	2.81	2.77
Housing			
2023 Housing Affordability Index	149	123	114
2010 Total Housing Units	5,648	24,915	54,395
2010 Owner Occupied Housing Units	5,223	17,528	37,176
2010 Renter Occupied Housing Units	295	6,166	14,614
2010 Vacant Housing Units	130	1,220	2,604
2020 Total Housing Units	5,674	26,786	61,655
2020 Vacant Housing Units	75	867	2,217
2023 Total Housing Units	5,707	27,677	64,147
2023 Owner Occupied Housing Units	5,387	20,390	44,517
2023 Renter Occupied Housing Units	231	6,299	17,089
2023 Vacant Housing Units	89	988	2,541
2028 Total Housing Units	5,717	28,448	65,928
2028 Owner Occupied Housing Units	5,369	20,898	45,869
2028 Renter Occupied Housing Units	214	6,509	17,502
2028 Vacant Housing Units	134	1,040	2,557
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	217	2,834	5,224
Total Employees:	1,859	38,643	76,075
Total Residential Population:	17,140	75,871	172,241