

# Retail Space for Lease



16579 W. 151<sup>st</sup> Street, Olathe, KS 66062



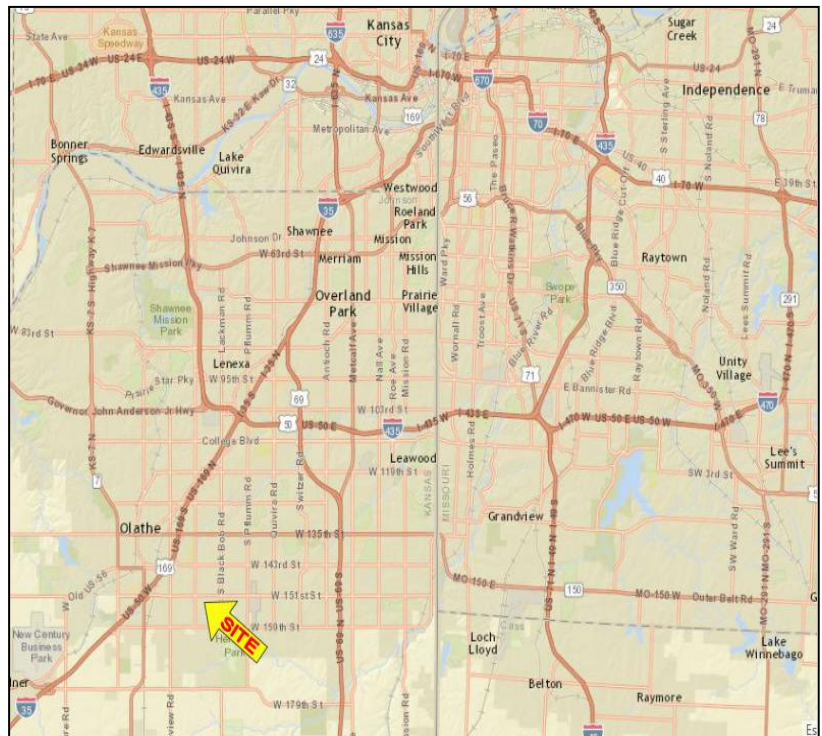
## OVERVIEW

- 1,900 +/- SF Available (DIVISIBLE)
- 28,121 Cars/Day on 151<sup>st</sup> Street
- High Growth Area
- Tenant Finish Allowance Available
- >\$112,000 Household Income within One Mile

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	16,838	71,915	156,848
Avg. HH Income	\$112,331	\$100,940	\$106,615

2015 Estimate



All Information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, change of price, or other conditions, or withdrawal without notice.

**CONTACT:**  
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**BYRAM REAL ESTATE**  
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1 Floor Plan  
SCALE: 1/8" = 1'-0"



**GENERAL NOTES**

1. ALL TITLED AND CHANGER SPACING SHALL BE SHALL BE 1/8"
2. UNBARRICADED OPENINGS OVER 4'-0" SHALL BE 1/8"
3. ALL DIMENSIONS ARE TO FACE OF END WALL
4. ALL EXTERIOR FINISHES SHALL BE TO FACE OF EXTERIOR WALL
5. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DETAIL SPECIFICATIONS

**DESIGN CRITERIA:**

STATE: KS	2000 I.B.C.
BUILDING CODES:	2000 I.B.C.
MECHANICAL CODES:	2000 I.B.C.
ELECTRICAL CODES:	1999 N.E.C.
OCCUPANCY CLASSIFICATION:	MERCANTILE
TYPE OF CONSTRUCTION:	TYPE IIB UNBARRICADED
ALLOWABLE BUILDING HEIGHT:	55'-0"
ALLOWABLE BUILDING AREA:	12,500 S.F.
MAXIMUM # OF STORIES:	4 STORY
ACTUAL BUILDING HEIGHT:	APPROX. 28'-0"
ACTUAL BUILDING AREA:	PLUS 1,466 S.F. COVERED
ACTUAL # OF STORIES:	1 STORY
FIRE PROTECTION REQUIREMENTS:	2 HOUR FIRE BARRIER SEPARATING BUILDING INTO TWO FIRE AREAS
OCCUPANCY:	MERCANTILE AREAS 1 PER 30 NET / 410 TOTAL OCCUPANTS
SITES OVER 1,000 S.F. REQUIRE 2 EXITS	

**ARCHITECTURAL FLOOR PLANS**

DATE: 04-20-2011  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**TF1**

**PRICE ARCHITECTURE, INC.**

105 W. Kansas  
 Suite C  
 Olathe, MO 66048  
 (816) 752-5991

**07-05-08**  
 FIRE CODE SYSTEMS

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

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AERIAL – 16579 W. 151st Street, Olathe, KS 66062





## Executive Summary

Heritage Square  
16551 W 151st St, Olathe, Kansas, 66062  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.85480  
Longitude: -94.77658

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,911	50,039	111,811
2010 Population	16,642	69,072	148,724
2015 Population	16,838	71,915	156,848
2020 Population	17,327	75,458	166,188
2000-2010 Annual Rate	1.10%	3.28%	2.89%
2010-2015 Annual Rate	0.22%	0.77%	1.02%
2015-2020 Annual Rate	0.57%	0.97%	1.16%
<b>Race and Ethnicity</b>			
2015 White Alone	86.1%	81.9%	81.8%
2015 Black Alone	4.7%	5.7%	5.6%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	4.4%	5.2%	5.4%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	1.2%	3.6%	3.7%
2015 Two or More Races	3.1%	3.1%	3.1%
2015 Hispanic Origin (Any Race)	5.7%	9.6%	9.4%
<b>Households</b>			
2000 Households	4,682	17,102	38,433
2010 Households	5,452	23,764	52,391
2015 Total Households	5,547	24,681	55,359
2020 Total Households	5,720	25,873	58,701
2000-2010 Annual Rate	1.53%	3.34%	3.15%
2010-2015 Annual Rate	0.33%	0.72%	1.06%
2015-2020 Annual Rate	0.62%	0.95%	1.18%
2015 Average Household Size	3.04	2.88	2.81
<b>Median Household Income</b>			
2015 Median Household Income	\$91,028	\$81,852	\$84,516
2020 Median Household Income	\$100,210	\$92,242	\$95,464
2015-2020 Annual Rate	1.94%	2.42%	2.47%
<b>Average Household Income</b>			
2015 Average Household Income	\$112,331	\$100,940	\$106,615
2020 Average Household Income	\$123,451	\$113,544	\$119,788
2015-2020 Annual Rate	1.91%	2.38%	2.36%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$37,029	\$35,042	\$37,725
2020 Per Capita Income	\$40,780	\$39,381	\$42,402
2015-2020 Annual Rate	1.95%	2.36%	2.36%
<b>Housing</b>			
2000 Total Housing Units	4,781	17,616	39,727
2000 Owner Occupied Housing Units	4,457	12,712	28,006
2000 Renter Occupied Housing Units	225	4,390	10,427
2000 Vacant Housing Units	99	514	1,294
2010 Total Housing Units	5,575	24,905	55,000
2010 Owner Occupied Housing Units	5,162	17,574	37,722
2010 Renter Occupied Housing Units	290	6,190	14,669
2010 Vacant Housing Units	123	1,141	2,609
2015 Total Housing Units	5,627	25,868	58,005
2015 Owner Occupied Housing Units	5,179	17,650	38,404
2015 Renter Occupied Housing Units	368	7,031	16,955
2015 Vacant Housing Units	80	1,187	2,646