

# Retail Space for Lease



4837 W. 135<sup>th</sup> Street, Leawood, KS 66224



## OVERVIEW

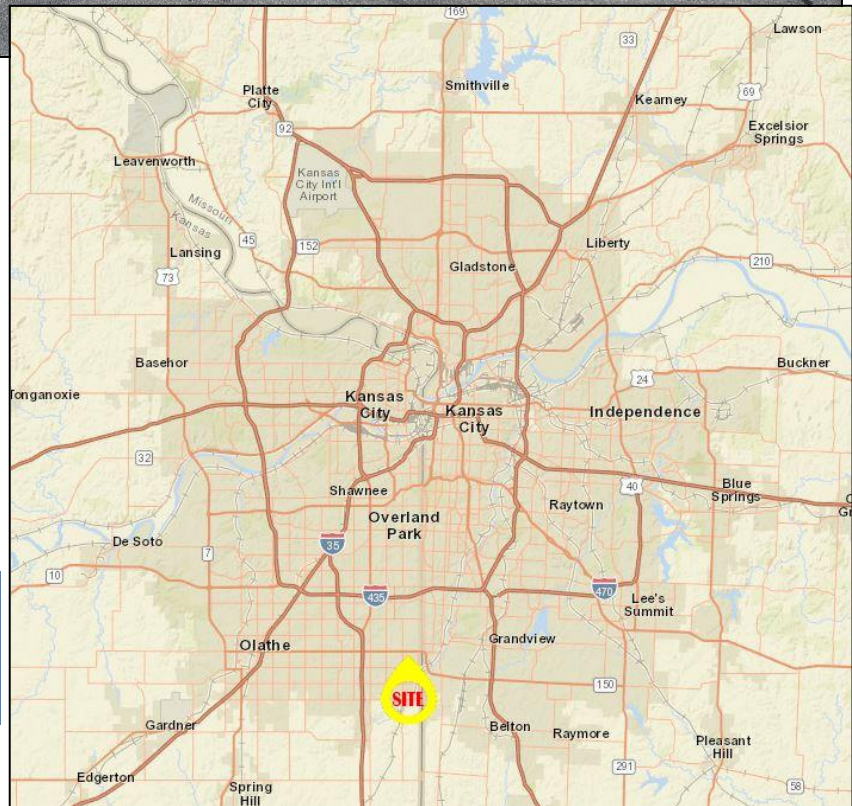
- 1,390 +/- SF Available
- 27,200 Cars/Day on 135th Street
- Dominant Retail Corridor
- High Growth Area
- \$188,849 Average Household Income within One Mile

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	9,629	77,094	175,266
Avg. HH Income	\$188,849	\$168,692	\$157,762

2023 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.



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## Demographic Summary

4837 W 135th St, Overland Park, Kansas, 66224  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.88289  
Longitude: -94.64256

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	8,285	67,170	149,576
2020 Population	9,392	73,598	167,672
2023 Population	9,629	77,094	175,266
2028 Population	10,002	81,097	181,387
2010-2020 Annual Rate	1.26%	0.92%	1.15%
2020-2023 Annual Rate	0.77%	1.44%	1.37%
2023-2028 Annual Rate	0.76%	1.02%	0.69%
2023 Male Population	48.9%	48.7%	48.8%
2023 Female Population	51.1%	51.3%	51.2%
2023 Median Age	39.2	42.1	41.8

In the identified area, the current year population is 9,629. In 2020, the Census count in the area was 9,392. The rate of change since 2020 was 0.77% annually. The five-year projection for the population in the area is 10,002 representing a change of 0.76% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

<b>Average Household Income</b>			
2023 Average Household Income	\$188,849	\$168,692	\$157,762
2028 Average Household Income	\$205,158	\$184,477	\$173,248
2023-2028 Annual Rate	1.67%	1.81%	1.89%

<b>Median Household Income</b>			
2023 Median Household Income	\$143,213	\$118,495	\$108,902
2028 Median Household Income	\$156,284	\$132,930	\$120,521
2023-2028 Annual Rate	1.76%	2.33%	2.05%

<b>Households</b>			
2023 Wealth Index	214	199	181
2010 Households	3,031	25,792	59,097
2020 Households	3,854	29,599	67,937
2023 Households	3,933	31,119	71,163
2028 Households	4,109	33,097	74,383
2010-2020 Annual Rate	2.43%	1.39%	1.40%
2020-2023 Annual Rate	0.63%	1.55%	1.44%
2023-2028 Annual Rate	0.88%	1.24%	0.89%
2023 Average Household Size	2.45	2.46	2.44

<b>Housing</b>			
2023 Housing Affordability Index	98	104	103
2010 Total Housing Units	3,174	27,329	63,083
2010 Owner Occupied Housing Units	2,399	18,843	41,789
2010 Renter Occupied Housing Units	630	6,949	17,309
2010 Vacant Housing Units	143	1,537	3,986
2020 Total Housing Units	4,091	31,414	72,064
2020 Vacant Housing Units	220	1,821	4,119
2023 Total Housing Units	4,172	33,008	75,409
2023 Owner Occupied Housing Units	2,238	21,460	48,303
2023 Renter Occupied Housing Units	1,695	9,659	22,860
2023 Vacant Housing Units	239	1,889	4,246
2028 Total Housing Units	4,361	34,931	78,525
2028 Owner Occupied Housing Units	2,303	22,126	49,827
2028 Renter Occupied Housing Units	1,806	10,970	24,556
2028 Vacant Housing Units	252	1,834	4,142

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	402	4,129	9,683
Total Employees:	4,367	55,903	135,834
Total Residential Population:	9,629	77,094	175,266