



Freestanding Industrial/Office Building FOR LEASE | 19950 W. 161st Street, Olathe, Kansas



LEASE RATE: \$9.25-\$10/SF NNN | 3,200-8,200 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,193	41,934	116,599
Avg. Household Income	\$147,529	\$139,237	\$134,237

- 8,200 SF Freestanding light industrial building (M-2)
- 2,500 SF office and 1,500 SF bonus mezzanine
- Two drive-in doors and one dock door
- Can be demised to 3,200 SF with 700 SF office
- Easy access to I-35

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com





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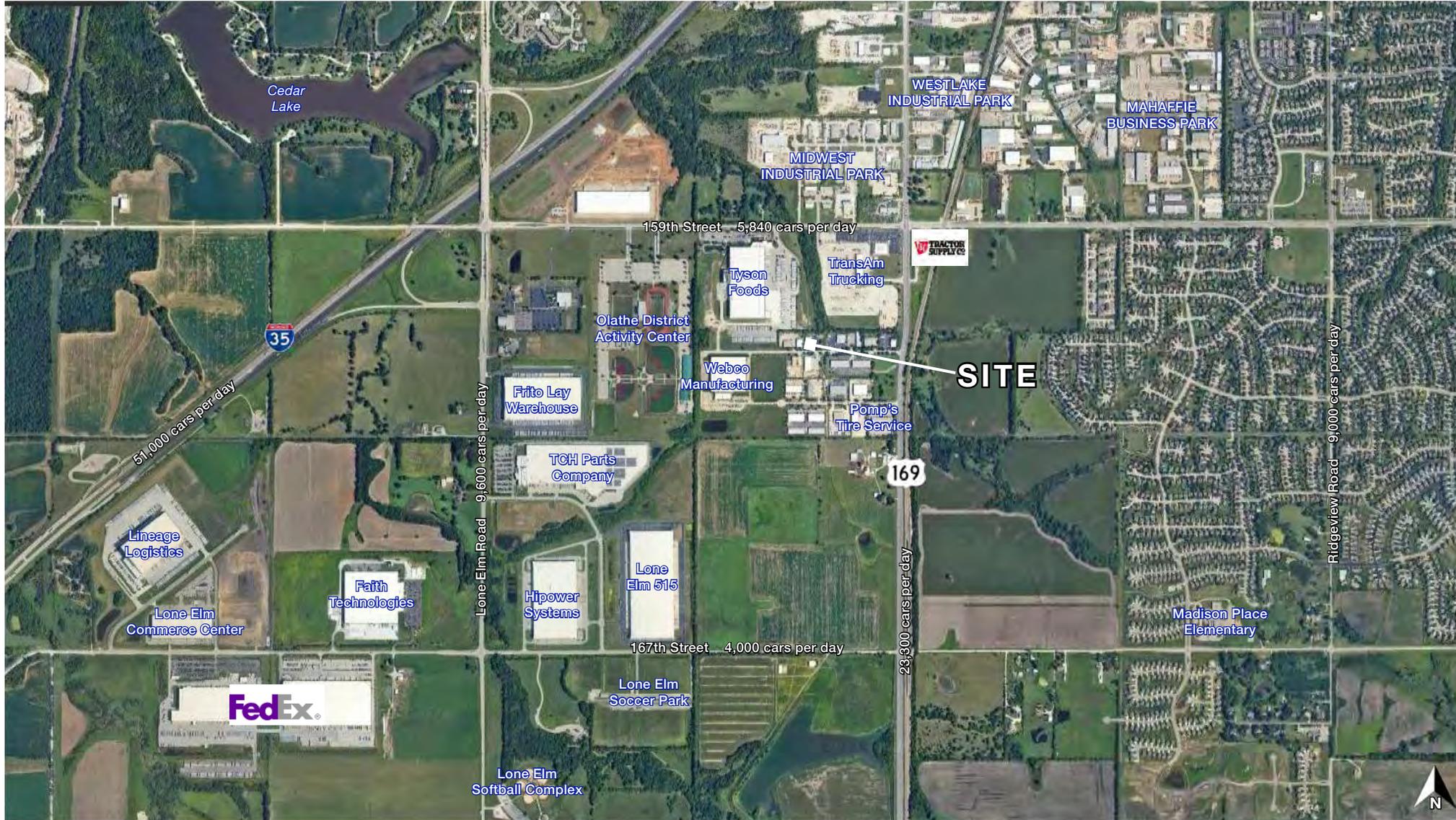
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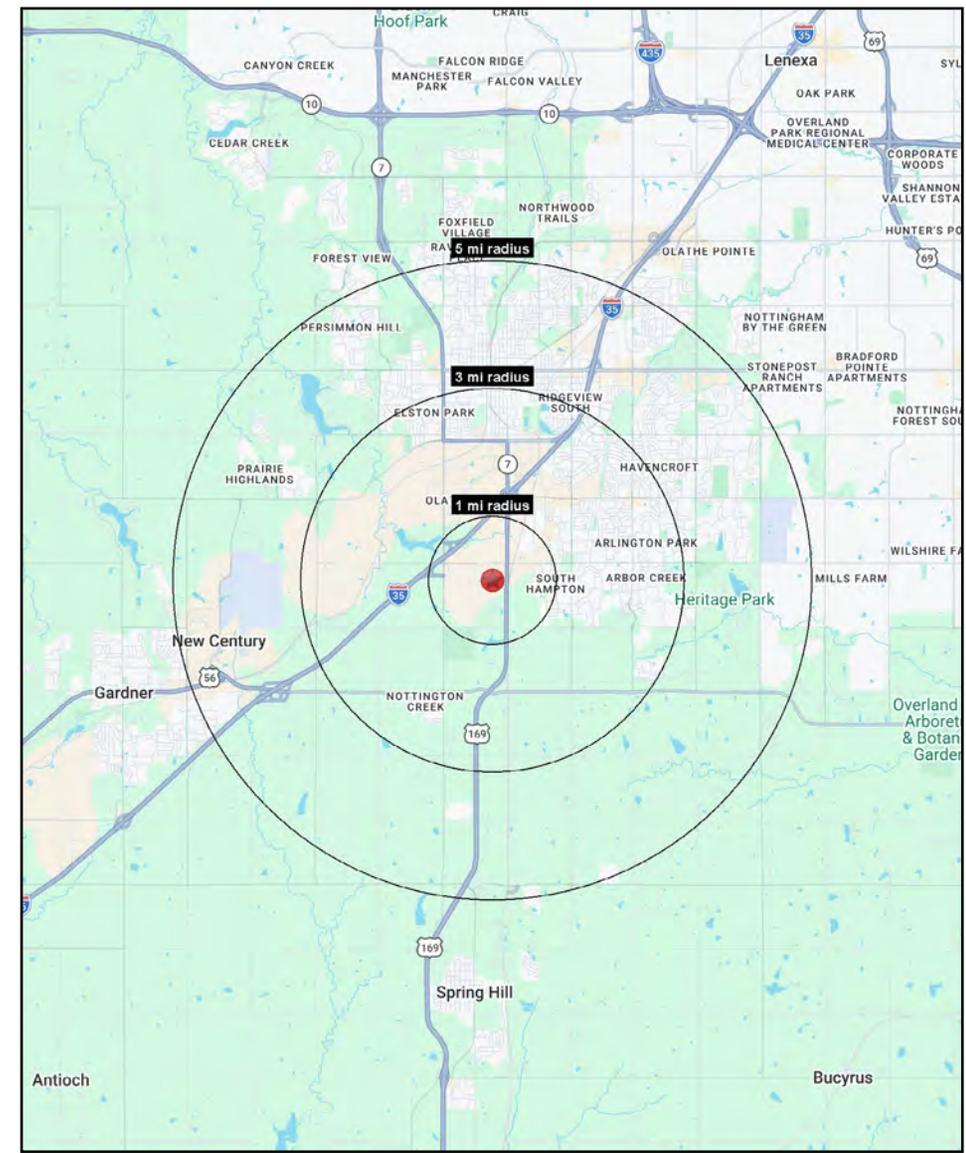
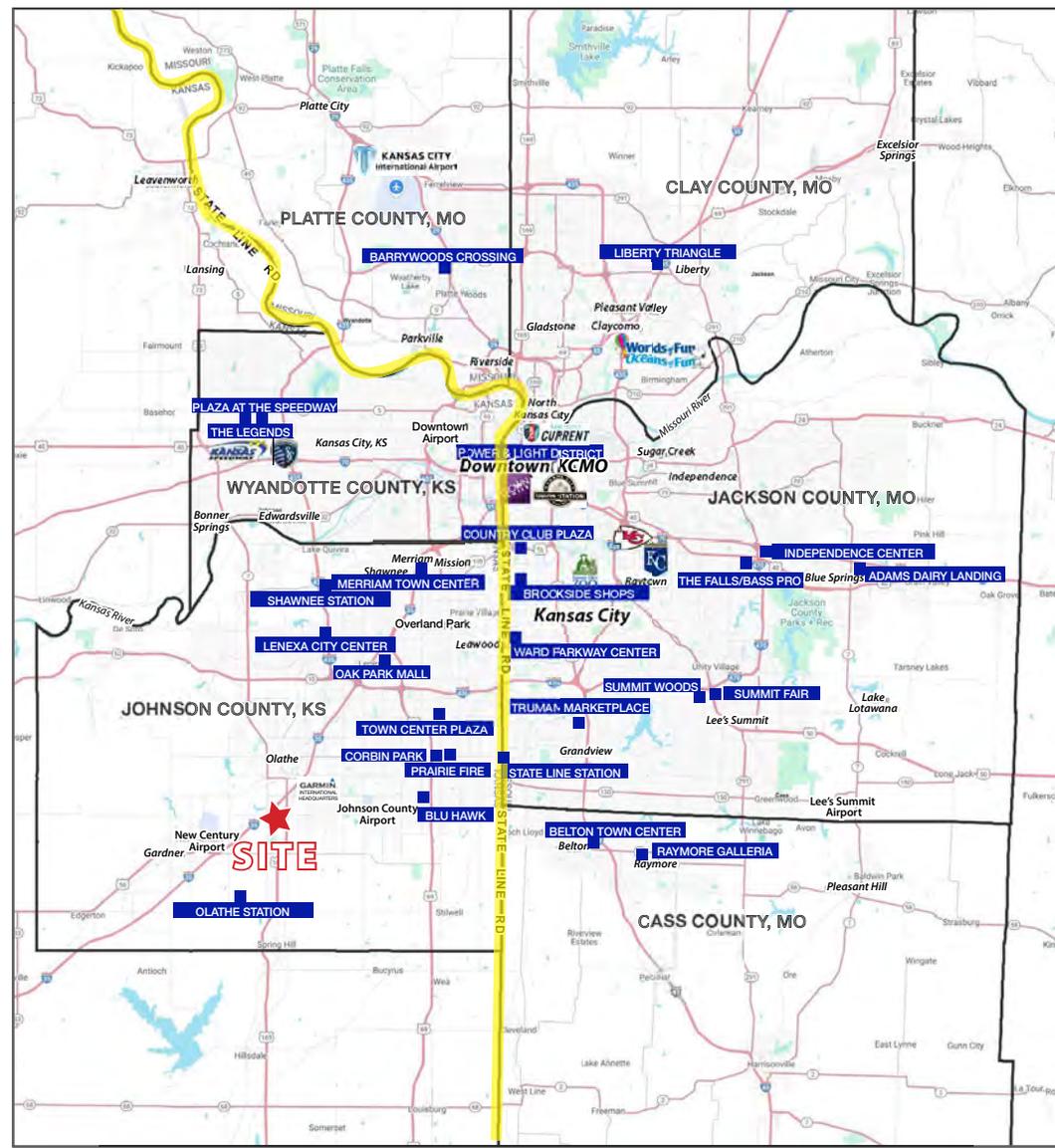
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AERIAL





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19950 W. 161st Street Olathe, KS 66062	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,193	41,934	116,599
2030 Projected Population	2,342	42,861	119,169
2020 Census Population	1,942	39,928	109,978
2010 Census Population	1,415	35,442	100,294
Projected Annual Growth 2025 to 2030	1.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	3.7%	1.2%	1.1%
2025 Median Age	36.6	36.3	35.9
Households			
2025 Estimated Households	747	14,451	41,133
2030 Projected Households	817	15,057	42,930
2020 Census Households	682	13,495	38,011
2010 Census Households	475	11,992	34,504
Projected Annual Growth 2025 to 2030	1.9%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	3.8%	1.4%	1.3%
Race and Ethnicity			
2025 Estimated White	77.6%	76.6%	75.3%
2025 Estimated Black or African American	6.5%	5.7%	6.8%
2025 Estimated Asian or Pacific Islander	5.9%	4.4%	5.0%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	9.7%	12.9%	12.5%
2025 Estimated Hispanic	9.2%	13.4%	13.1%
Income			
2025 Estimated Average Household Income	\$147,529	\$139,237	\$134,237
2025 Estimated Median Household Income	\$117,444	\$116,826	\$113,306
2025 Estimated Per Capita Income	\$50,665	\$48,088	\$47,441
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.2%	2.2%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.9%	3.8%
2025 Estimated High School Graduate	13.0%	16.2%	16.8%
2025 Estimated Some College	16.5%	19.6%	20.5%
2025 Estimated Associates Degree Only	11.0%	9.3%	9.0%
2025 Estimated Bachelors Degree Only	35.0%	29.6%	29.6%
2025 Estimated Graduate Degree	21.5%	19.3%	17.9%
Business			
2025 Estimated Total Businesses	120	1,091	3,056
2025 Estimated Total Employees	2,894	17,515	38,927
2025 Estimated Employee Population per Business	24.2	16.1	12.7
2025 Estimated Residential Population per Business	18.3	38.4	38.2

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