



# MENARDS PAD SITE GROUND LEASE

13825 W. 135th Street, Olathe, Kansas



## CONTACT AGENT FOR DETAILS | 25,844 SF LOT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,900	96,622	231,586
Avg. Household Income	\$194,445	\$153,846	\$147,789

- Centrally located between I-35 and US 69 Highway
- Great visibility/signage opportunity on 135th Street
- Pre concept plan for QSR up to 2,850 SF
- Drive thru available
- Join Whataburger, Dutch Bros, Andy's, Lion's Choice, and many others
- Utilities on site



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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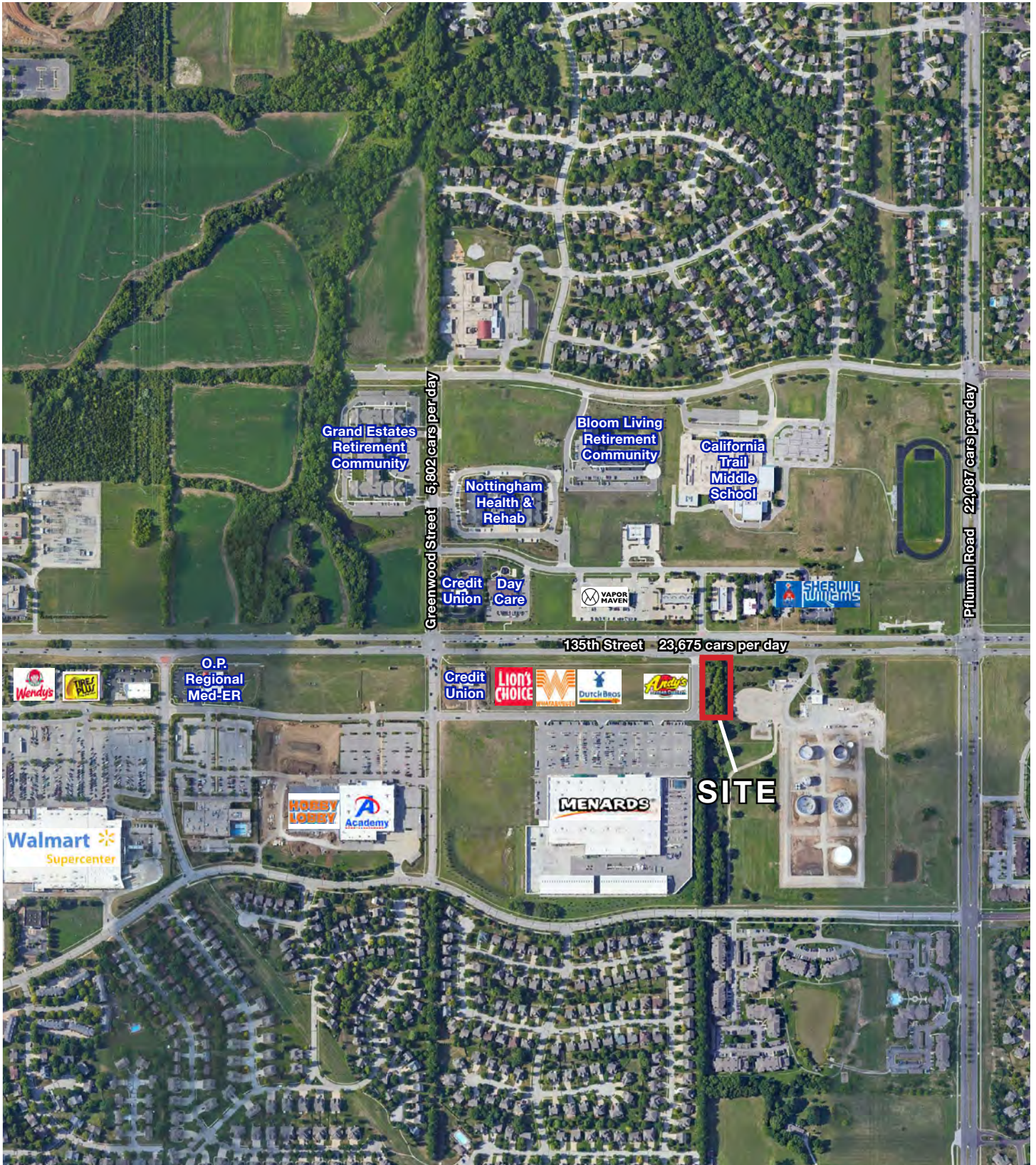
Exclusive Agents



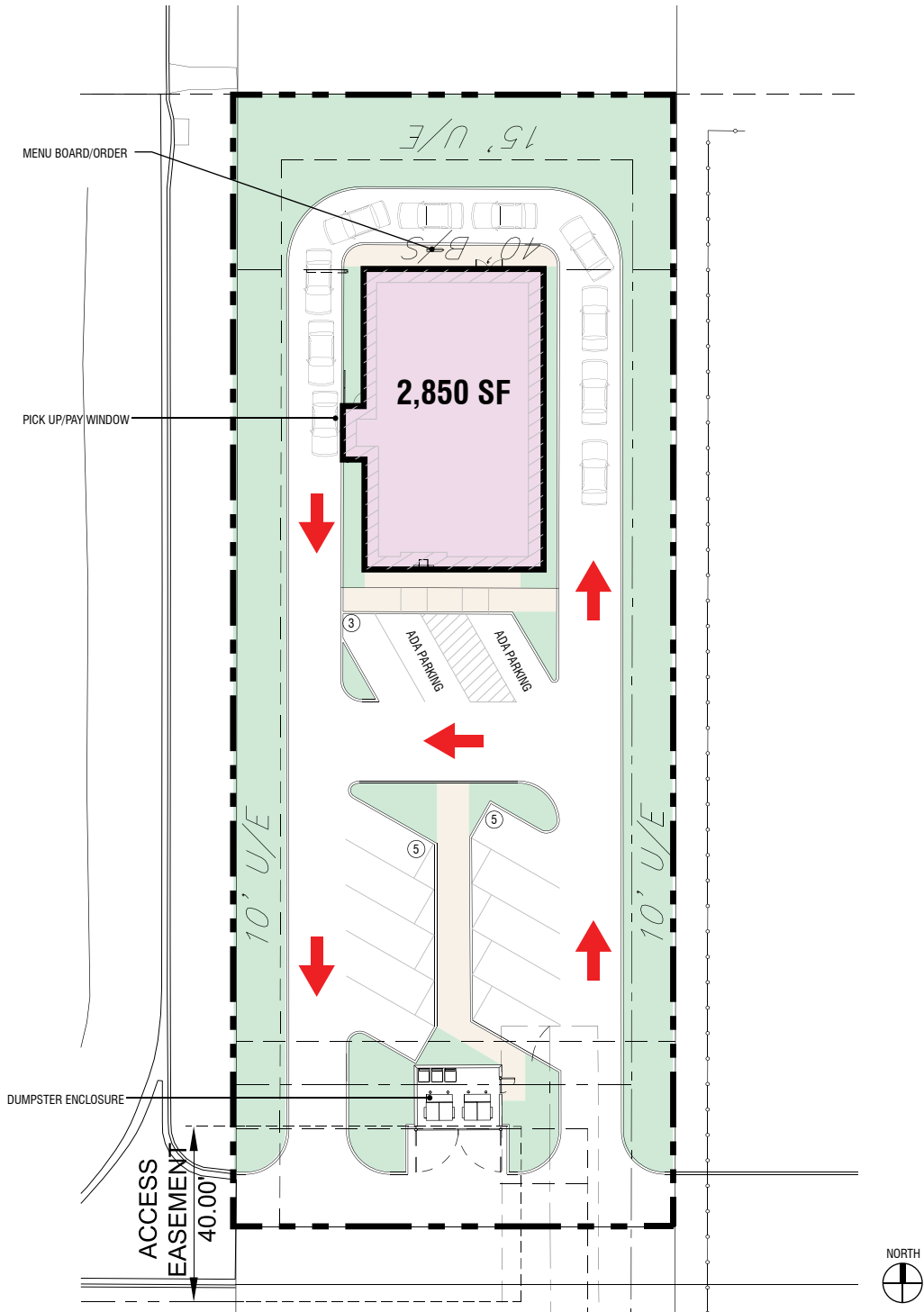
## DRONE PHOTOS



## AERIAL



## PRE CONCEPT PLAN



OLATHE, KS RETAIL

CONCEPT SITE PLAN  
SCALE: 1/20



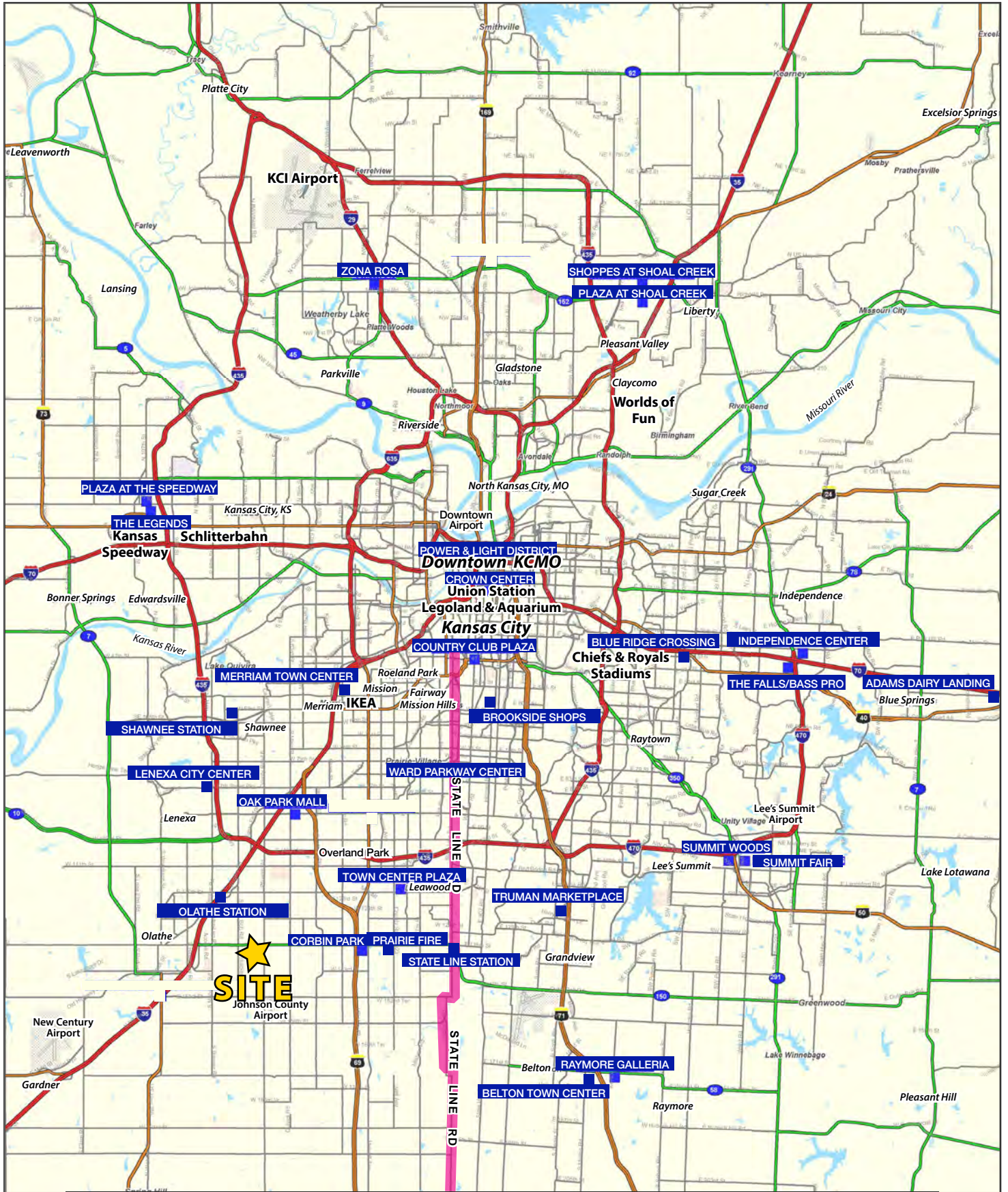
Bowen<sup>+</sup>

03.16.2020



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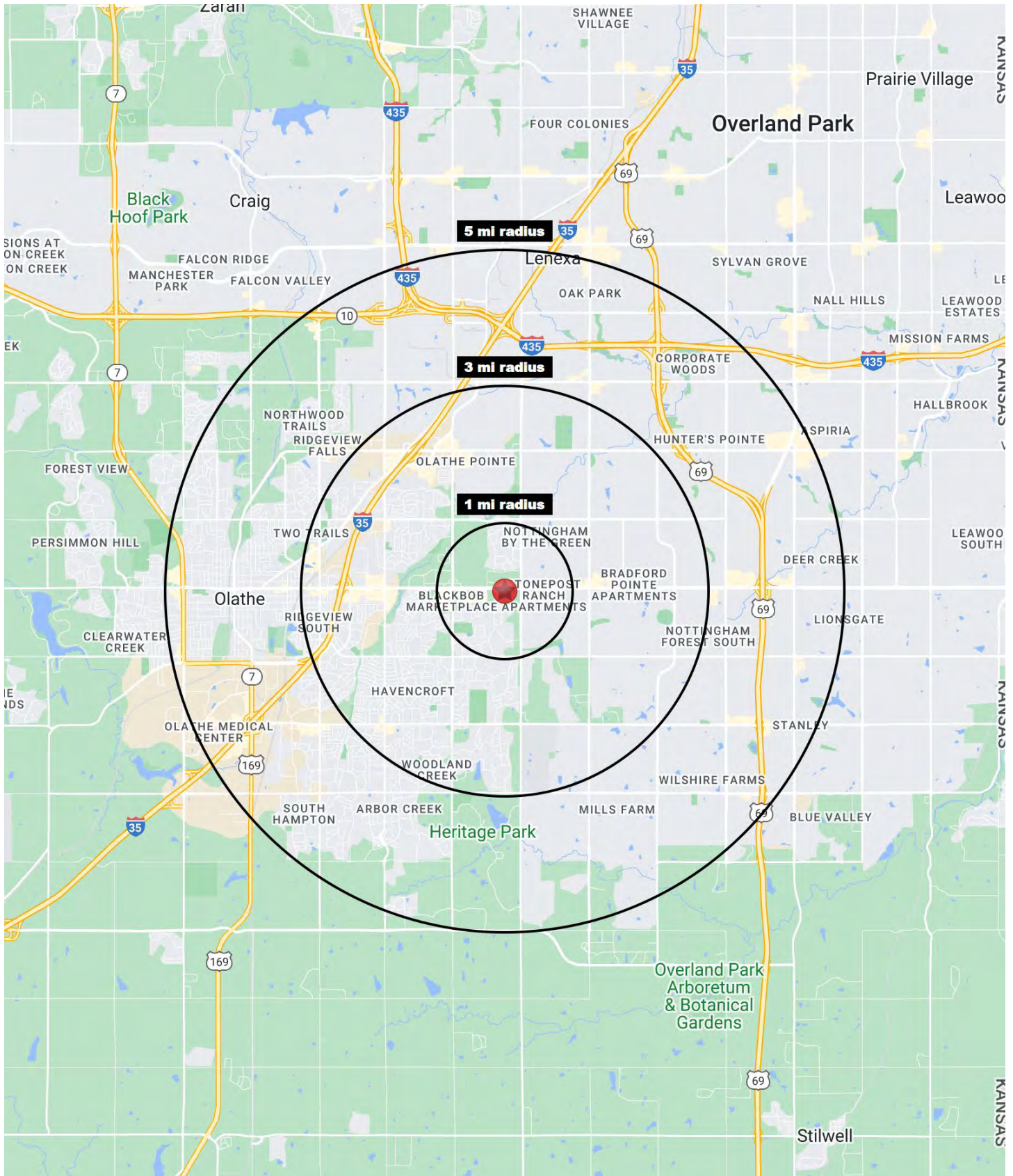
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## 13825 W. 135th Street, Olathe, Kansas

13825 W. 135th Street Olathe, KS 66062	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	11,900	96,622	231,586
2029 Projected Population	11,953	97,182	237,990
2020 Census Population	13,998	99,483	227,028
2010 Census Population	10,426	92,064	202,466
Projected Annual Growth 2024 to 2029	-	0.1%	0.6%
Historical Annual Growth 2010 to 2024	1.0%	0.4%	1.0%
2024 Median Age	38.1	37.3	37.3
<b>Households</b>			
2024 Estimated Households	4,753	37,006	90,527
2029 Projected Households	4,820	37,586	94,400
2020 Census Households	4,685	36,246	85,752
2010 Census Households	3,505	33,222	75,823
Projected Annual Growth 2024 to 2029	0.3%	0.3%	0.9%
Historical Annual Growth 2010 to 2024	2.5%	0.8%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.0%	77.6%	76.3%
2024 Estimated Black or African American	4.8%	6.1%	6.0%
2024 Estimated Asian or Pacific Islander	10.9%	7.1%	8.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2024 Estimated Other Races	6.2%	8.9%	8.9%
2024 Estimated Hispanic	5.8%	8.7%	8.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$194,445	\$153,846	\$147,789
2024 Estimated Median Household Income	\$142,693	\$121,945	\$119,173
2024 Estimated Per Capita Income	\$77,714	\$59,008	\$57,847
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.1%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.5%	1.9%
2024 Estimated High School Graduate	10.0%	12.0%	13.3%
2024 Estimated Some College	14.9%	17.9%	16.9%
2024 Estimated Associates Degree Only	5.1%	7.2%	7.1%
2024 Estimated Bachelors Degree Only	42.8%	36.8%	35.4%
2024 Estimated Graduate Degree	25.9%	23.4%	24.0%
<b>Business</b>			
2024 Estimated Total Businesses	262	2,472	8,780
2024 Estimated Total Employees	2,075	24,892	139,970
2024 Estimated Employee Population per Business	7.9	10.1	15.9
2024 Estimated Residential Population per Business	45.4	39.1	26.4

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