



# 1.5 ACRE PAD SITE AVAILABLE

Village of Seville Shopping Center

State Line Road at 133rd Street, Leawood, Kansas



## PAD SITES FOR SALE/LEASE/BUILD TO SUIT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,296	47,058	153,724
Avg. HH Income	\$198,340	\$212,987	\$157,046

- 1.5 acre Pad Site Available for ground lease or build to suit. The lot can be split
- Join existing tenants Anytime Fitness, St. Luke's Community Hospital, Windy City Pub, The Breakfast Spot, Rendezvous Climbing Gym, and New Apostolic Church
- Located at the major intersection of 133rd & State Line Road in Leawood, KS. (most affluent suburb of Greater Kansas City)
- Other nearby tenants include: Super Target, Marshalls, Pier 1 Imports, Starbucks, Chipotle, Beauty Brands, Taco Bell, CVS, Capital Federal Bank, McDonald's and many more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)

Exclusive Agent



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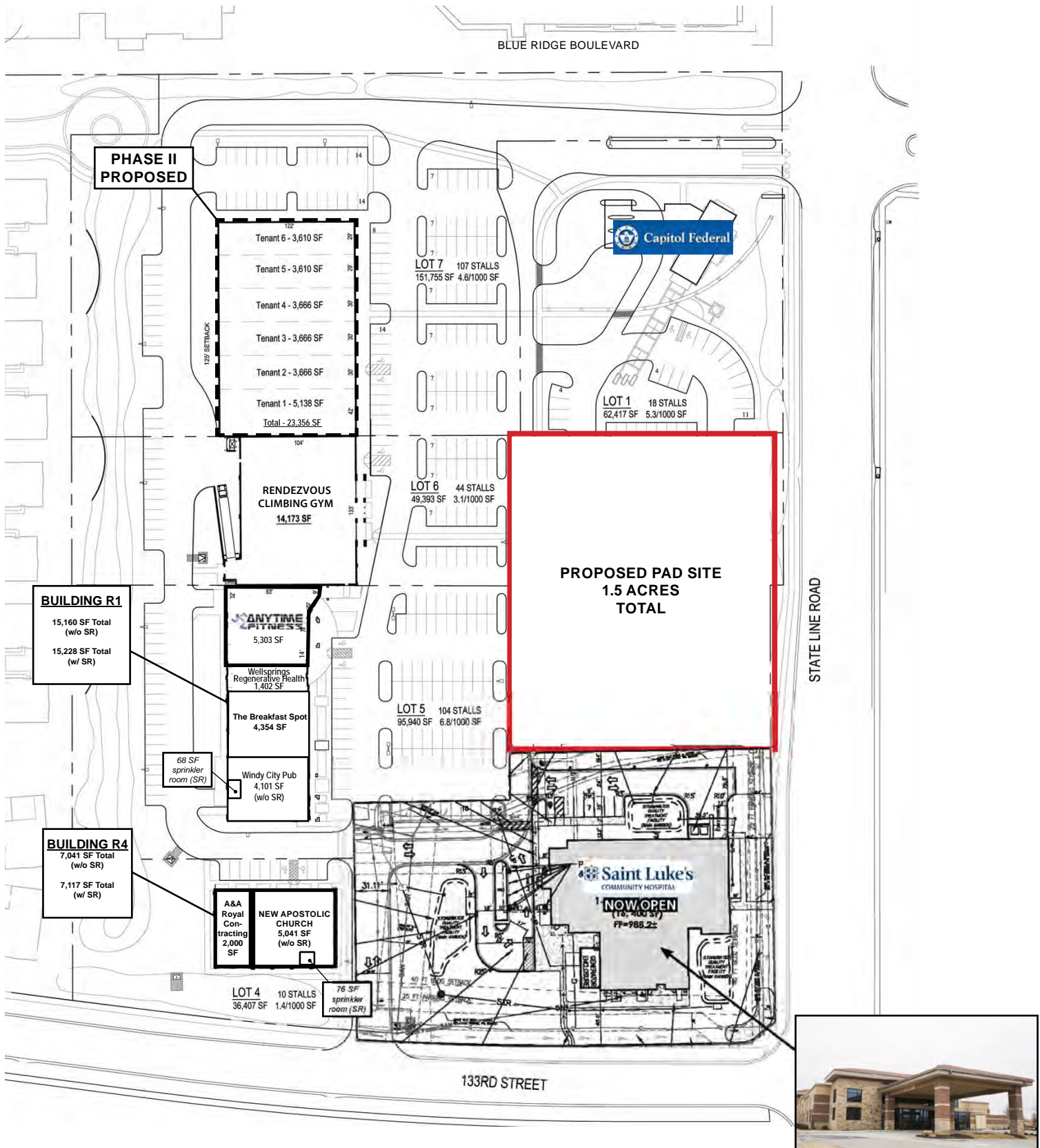
## AERIAL



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## OVERALL SITE PLAN

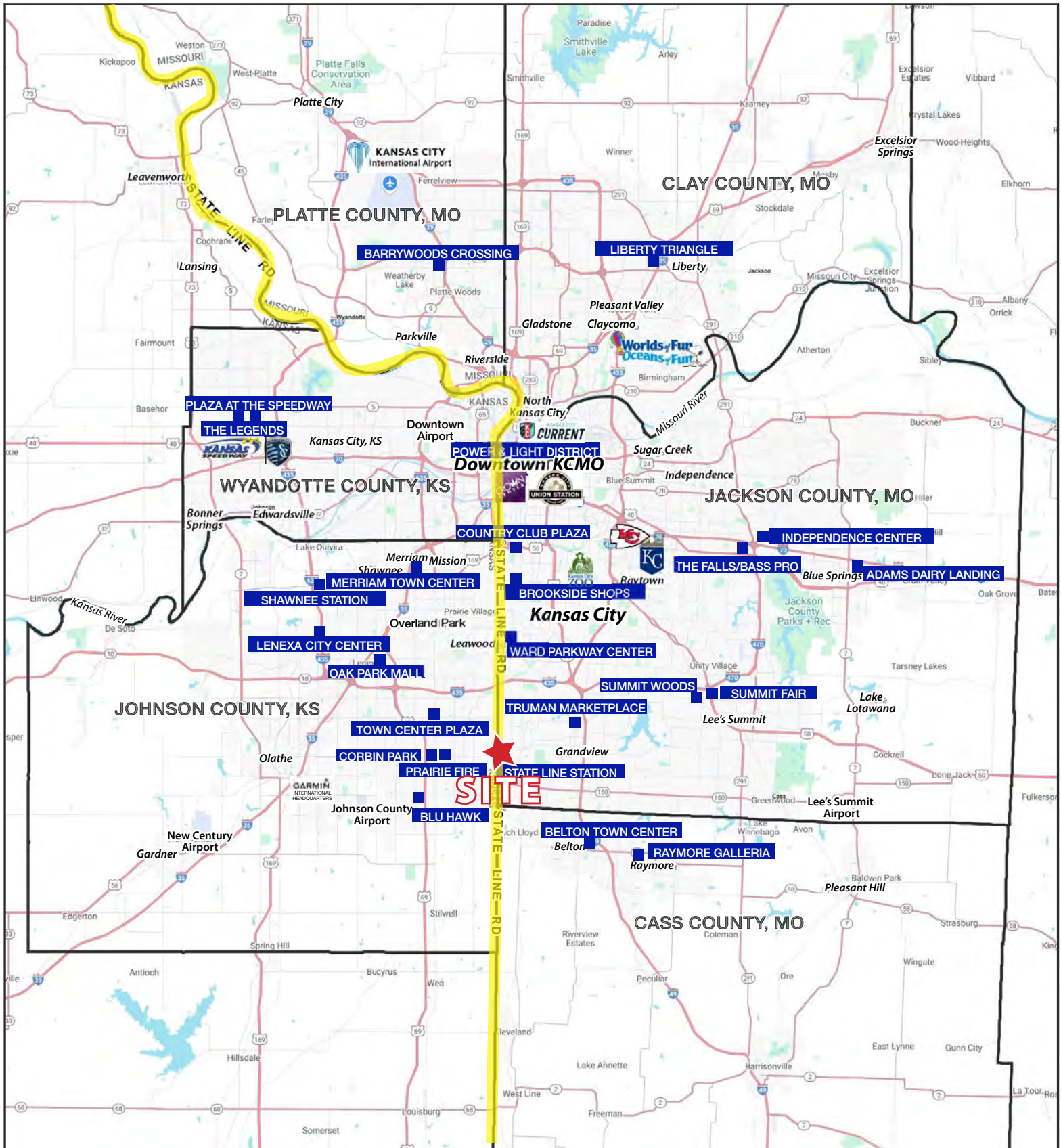




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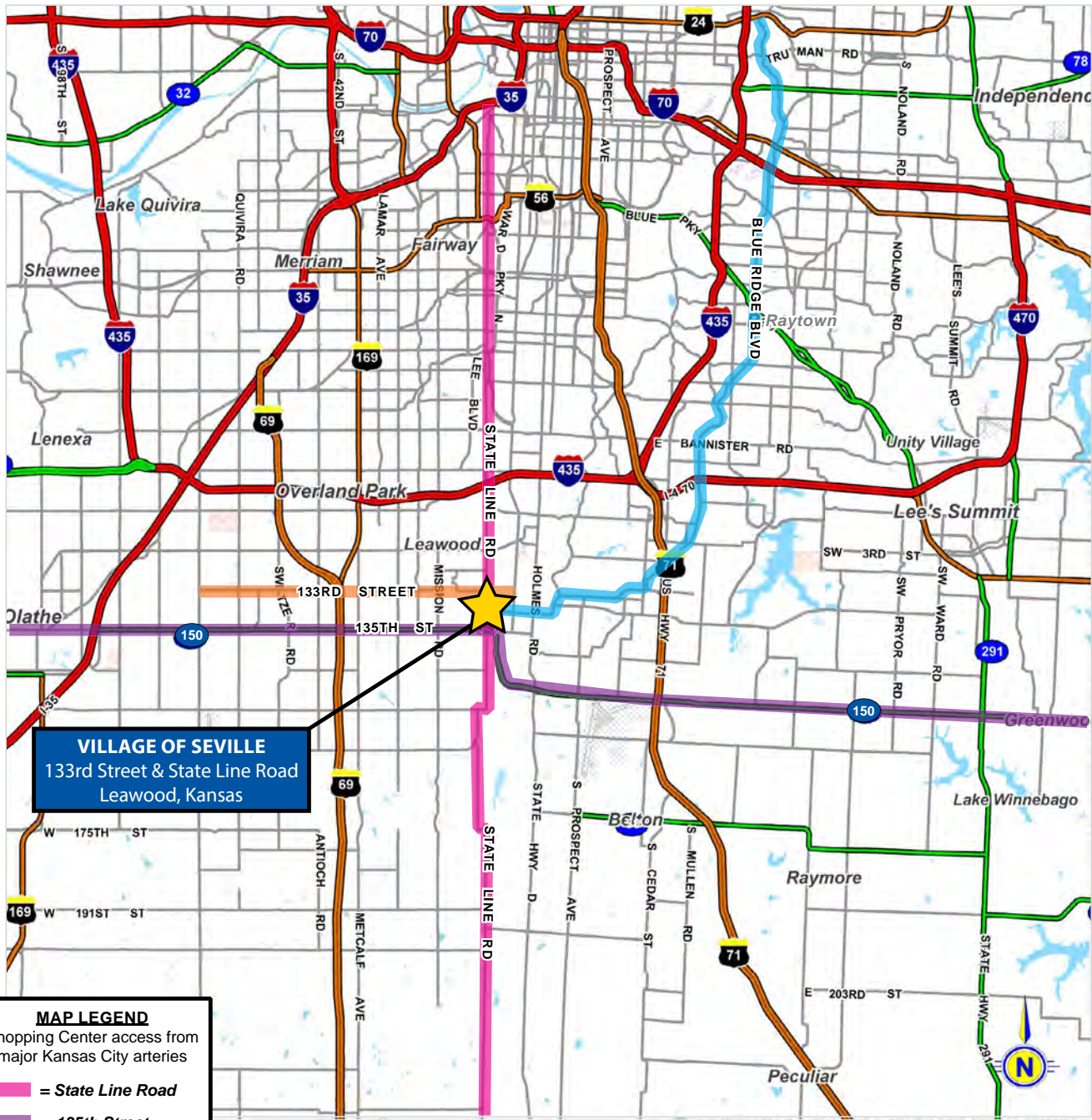


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### State Line Road at 133rd Street, Leawood, Kansas

Lat: 38.8987 Lon: -94.5901 Zoom: 34.75 mi. Logos are for identification purposes only and may be trademarks of their respective companies.



**VILLAGE OF SEVILLE**  
133rd Street & State Line Road  
Leawood, Kansas

**MAP LEGEND**  
Shopping Center access from major Kansas City arteries

- = State Line Road
- = 135th Street
- = Blue Ridge Blvd.
- = New 133rd Street

### VILLAGE OF SEVILLE

#### 133rd Street & State Line Road

#### Leawood, Kansas

This map shows that Village of Seville Shopping Center is one of the few sites in the Kansas City metro area with multiple direct access points into both Kansas & Missouri.

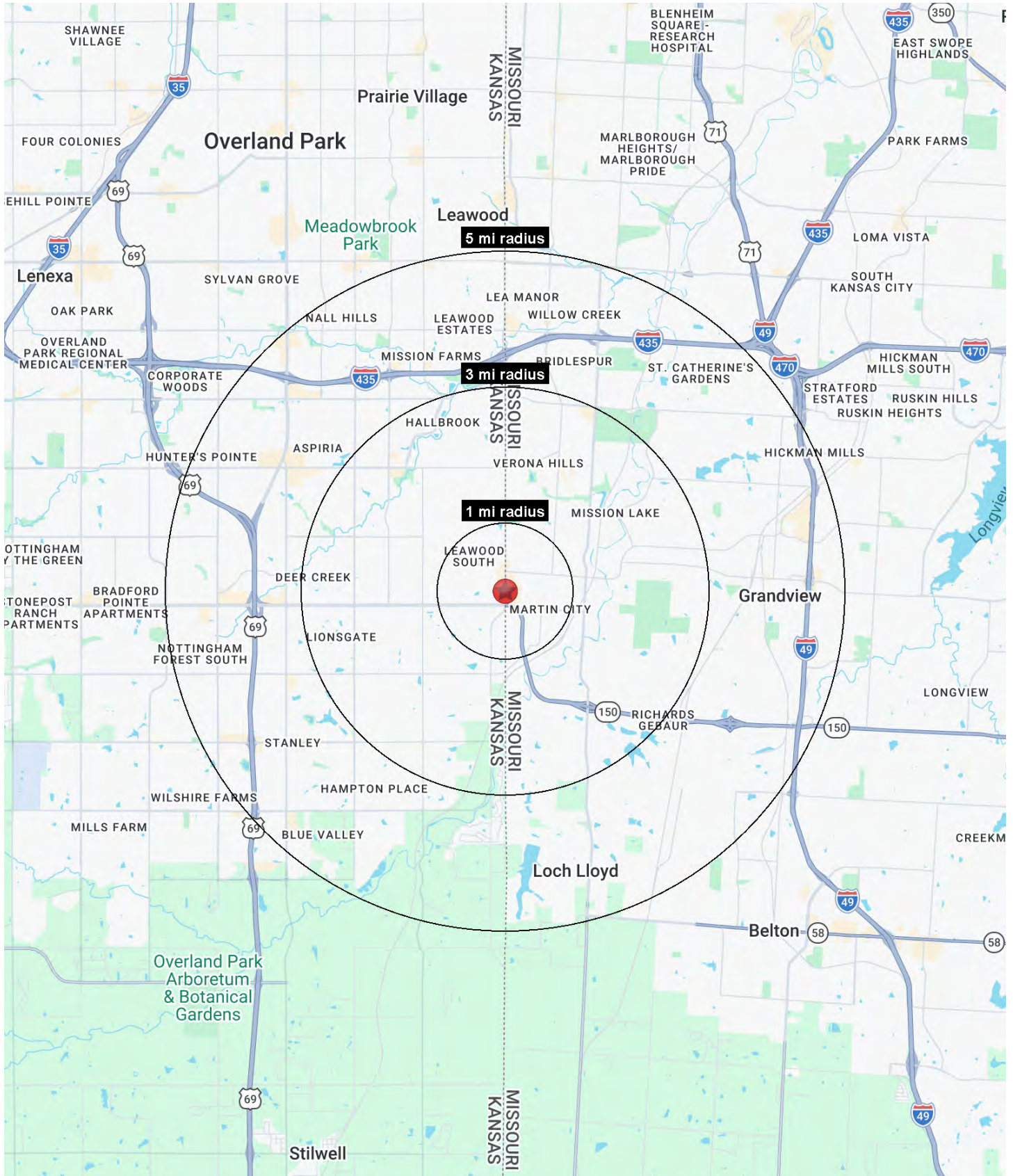
*Roads highlighted on map above show direct access opportunities (see map legend for details)*



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## Village of Seville Shopping Center

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## Village of Seville Shopping Center

### State Line Road at 133rd Street, Leawood, Kansas

133rd Street & State Line Road Leawood, Kansas	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,296	47,058	153,724
2030 Projected Population	6,166	46,940	154,166
2020 Census Population	6,436	48,649	151,370
2010 Census Population	6,108	44,311	139,114
Projected Annual Growth 2025 to 2030	-0.4%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.7%
2025 Median Age	47.5	45.4	41.6
<b>Households</b>			
2025 Estimated Households	2,696	19,398	65,339
2030 Projected Households	2,684	19,702	66,734
2020 Census Households	2,706	19,200	62,322
2010 Census Households	2,408	17,515	56,164
Projected Annual Growth 2025 to 2030	-	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	81.1%	79.4%	72.8%
2025 Estimated Black or African American	8.3%	7.1%	10.9%
2025 Estimated Asian or Pacific Islander	4.6%	7.3%	8.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	5.8%	6.0%	7.5%
2025 Estimated Hispanic	5.4%	5.8%	7.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$198,340	\$212,987	\$157,046
2025 Estimated Median Household Income	\$130,166	\$140,349	\$115,337
2025 Estimated Per Capita Income	\$85,009	\$87,971	\$66,876
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.7%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.1%	1.8%
2025 Estimated High School Graduate	12.5%	11.1%	13.1%
2025 Estimated Some College	18.6%	15.8%	17.2%
2025 Estimated Associates Degree Only	5.5%	4.8%	5.6%
2025 Estimated Bachelors Degree Only	32.2%	36.5%	35.4%
2025 Estimated Graduate Degree	30.0%	30.0%	25.6%
<b>Business</b>			
2025 Estimated Total Businesses	328	2,065	8,665
2025 Estimated Total Employees	3,906	20,643	123,434
2025 Estimated Employee Population per Business	11.9	10.0	14.2
2025 Estimated Residential Population per Business	19.2	22.8	17.7

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