



LEAWOOD VILLAGE

RETAIL

OFFICE

LUXURY APARTMENTS

HIGH-END TOWNHOMES



Retail/Restaurant/Office Pad Sites Available



86th Street & State Line Road | Leawood, Kansas

Property Overview

Nestled in the heart of old Leawood, Kansas, Leawood Village is a premiere mixed-use development featuring luxury apartments, high-end townhomes, retail shops, restaurants, and office space.

Development Highlights

- Join newly signed tenants: FS8 Pilates Studio and Plunge House Fitness Recovery
- Pad site under contract with CAVA
- 852 SF in-line retail/restaurant/office space available
- One retail/restaurant pad site available
- One office/medical pad site available
- 182 luxury apartment units over 90% occupied
- 24 high-end townhomes, first phase to be completed in February 2026
- Across the street from more than 300,000 SF of retail including; Trader Joe's, AMC Theatres, Target, Charleston's Restaurant and multiple other retail concepts
- More than 500,000 SF of office space in the immediate area
- Affluent surrounding population - average household income \$149,000+ within 1 mile
- Visibility to 20,000+ vehicles per day on State Line Road



restaurants
within minutes



retail concepts
across the street



surrounded by
lush neighborhoods



easy highway
access

Surrounding Area



Total Population
1-mile: 8,904
3-mile: 93,714
5-mile: 233,028



Median Age
1-mile: 43.4
3-mile: 42.8
5-mile: 41.6

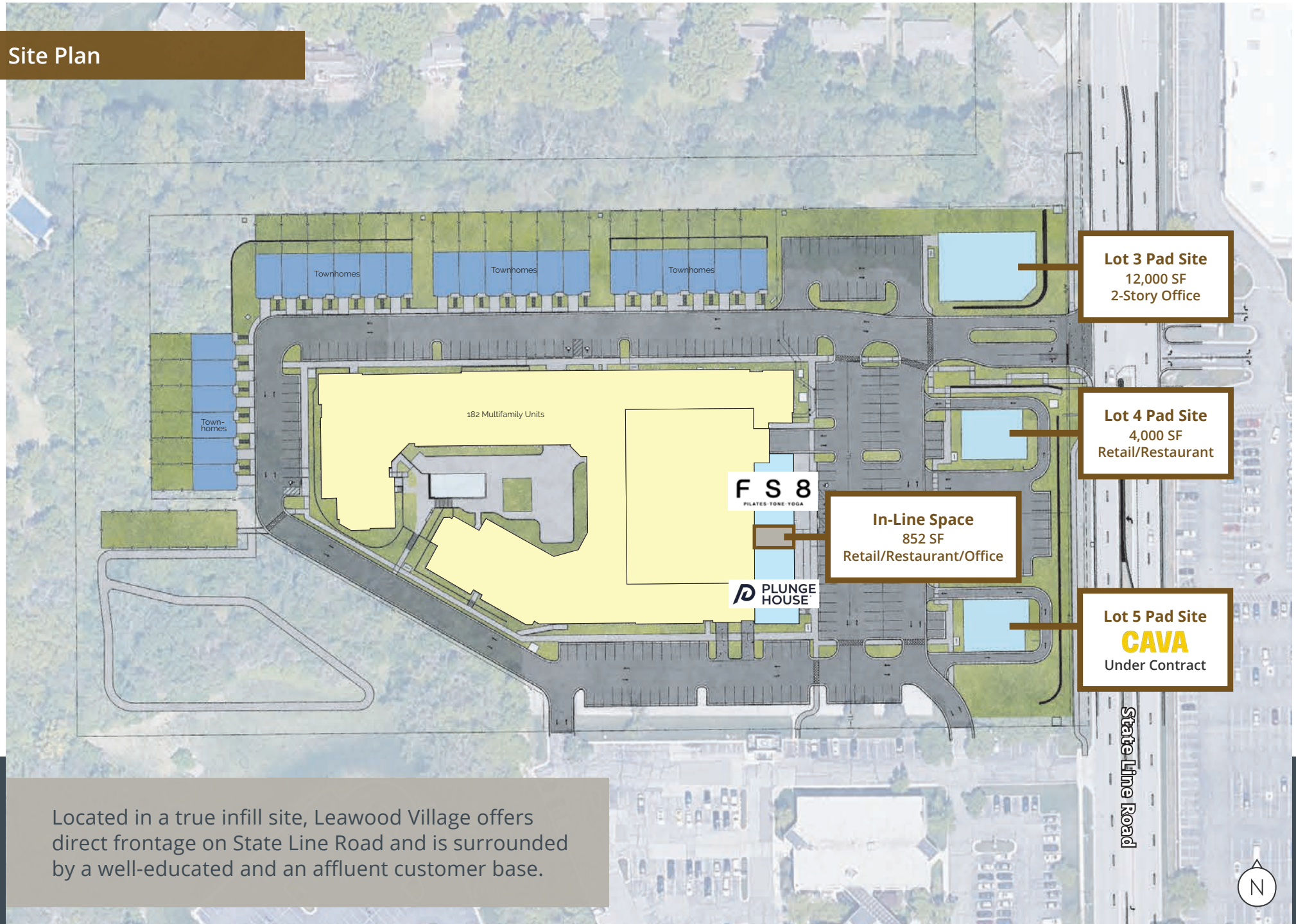


Household Income (Avg.)
1-mile: \$149,968
3-mile: \$130,760
5-mile: \$120,824



Median Home Value
1-mile: \$372,615
3-mile: \$341,727
5-mile: \$323,520

Site Plan



Located in a true infill site, Leawood Village offers direct frontage on State Line Road and is surrounded by a well-educated and an affluent customer base.

East Elevation



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