

Shops of Sunnybrook

College Blvd. & Lone Elm Road, Olathe, KS 66062

**RETAIL SPACE & GROUND
LEASE/BUILD-TO-SUIT OPPORTUNITY IN
AFFLUENT AREA**

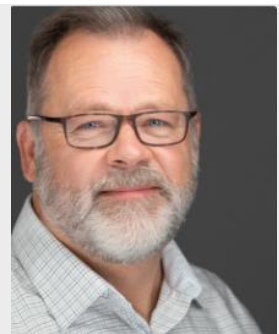


FOR LEASE BY OWNER

CONTACT INFORMATION

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LOCATION

Visibility & Access on College Boulevard corridor at a signalized intersection

Directly adjacent to three schools for the Olathe School District (just under 4,000 students)

Meadow Lane Elementary School
430+ Students

Prairie Trail Middle School
930+ Students

Olathe Northwest High School
1,900+ Students

Downtown Kansas City
25-Min from Property
Part of the Kansas City MSA, the 31st largest MSA in the US with a total population of 2.2M

24,164 VPD at intersection

18,635 VPD - College Blvd

5,529 VPD - S Lone Elm Road

Shell

Subway

Austins Bar & Grill

Pour Coffeehouse

PR Performance Rehab
KANSAS CITY ORTHOPAEDIC INSTITUTE

prairie LIQUORS

Bella
Nails & Spa

Edward Jones
INVESTMENTS

Belmore Schools

KO MA

SUNNYBROOK

FRY

Hokulua

Located in Olathe, Kansas
Olathe is the county seat of Johnson County and has become a prime destination for families relocating within the metro or from out of state. One of the fastest growing communities in the country, Olathe has some of the highest ranked schools in Kansas.

DEMOGRAPHICS

50K resident population w/in 3 miles

\$158K Average Household Income



4,245

Residents in 1-Mi

49,630

Residents in 3-Mi

117,759

Residents in 5-Mi



1,563

Households in 1-Mi

17,519

Households in 3-Mi

44,200

Households in 5-Mi



\$157,637

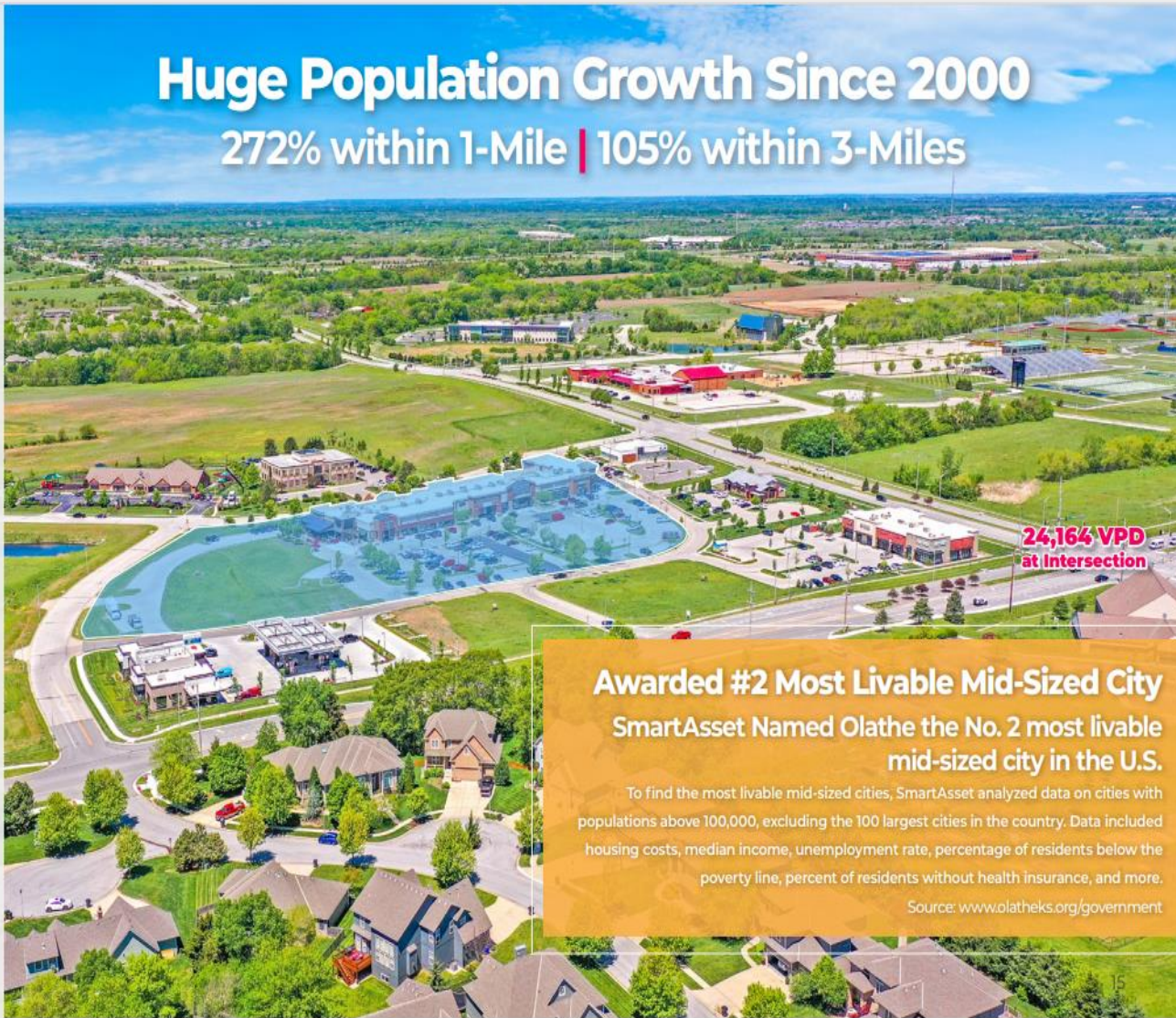
AHHI in 1-Mi

\$129,983

AHHI in 3-Mi

\$111,581

AHHI in 5-Mi



Huge Population Growth Since 2000

272% within 1-Mile | 105% within 3-Miles

**24,164 VPD
at Intersection**

Awarded #2 Most Livable Mid-Sized City

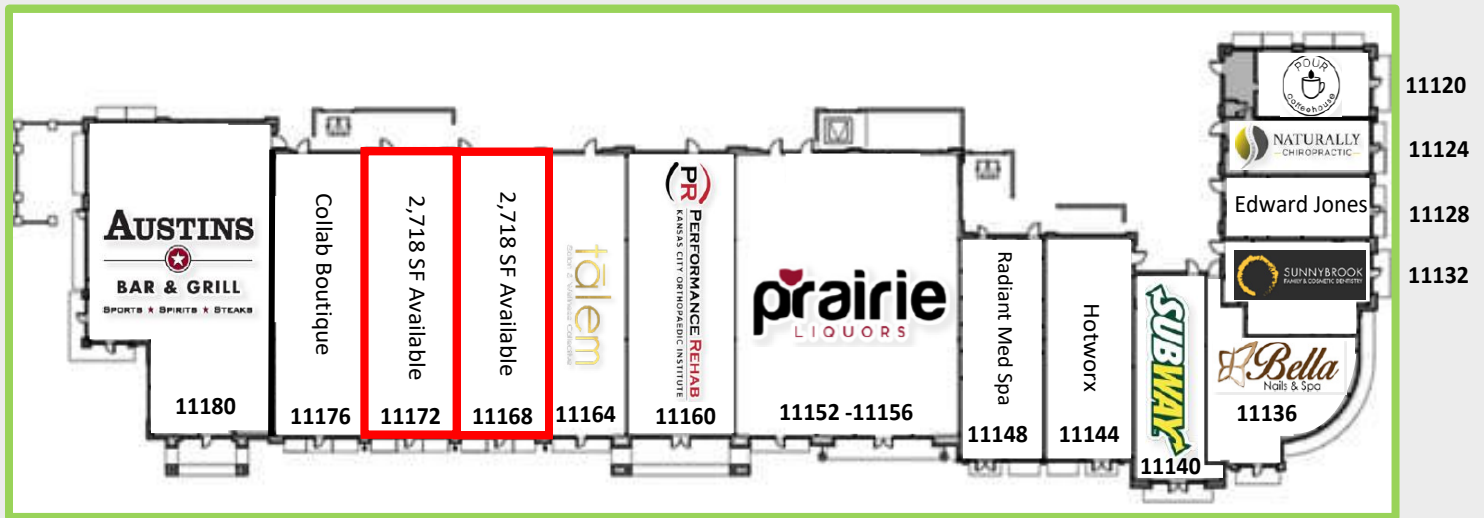
SmartAsset Named Olathe the No. 2 most livable mid-sized city in the U.S.

To find the most livable mid-sized cities, SmartAsset analyzed data on cities with populations above 100,000, excluding the 100 largest cities in the country. Data included housing costs, median income, unemployment rate, percentage of residents below the poverty line, percent of residents without health insurance, and more.

Source: www.olatheks.org/government

AVAILABLE SUITES

Two inline retail spaces available to join an exceptional tenant mix of 13 national, regional, and local tenants



Available Retail Spaces

AVAILABLE PAD SITE

Opportunity for multiple retail pad sites or up to 29K sf office/healthcare



Ground Lease/Build to Suit: 3 Acres



PROPERTY FEATURES

Key Attributes

2 Inline Vacancy Opportunities

3 Acre Pad Site for Ground Lease/Build-to-Suit

Affluent residential area

Located just off K-7

Adjacent to Meadow Lane Elementary, Prairie Trail Middle, Olathe Northwest Highschool, & Kansas State University - Olathe Campus

Great exposure and access on College Blvd at signalized intersection

Built in 2007

Retail & Service Tenant Mix

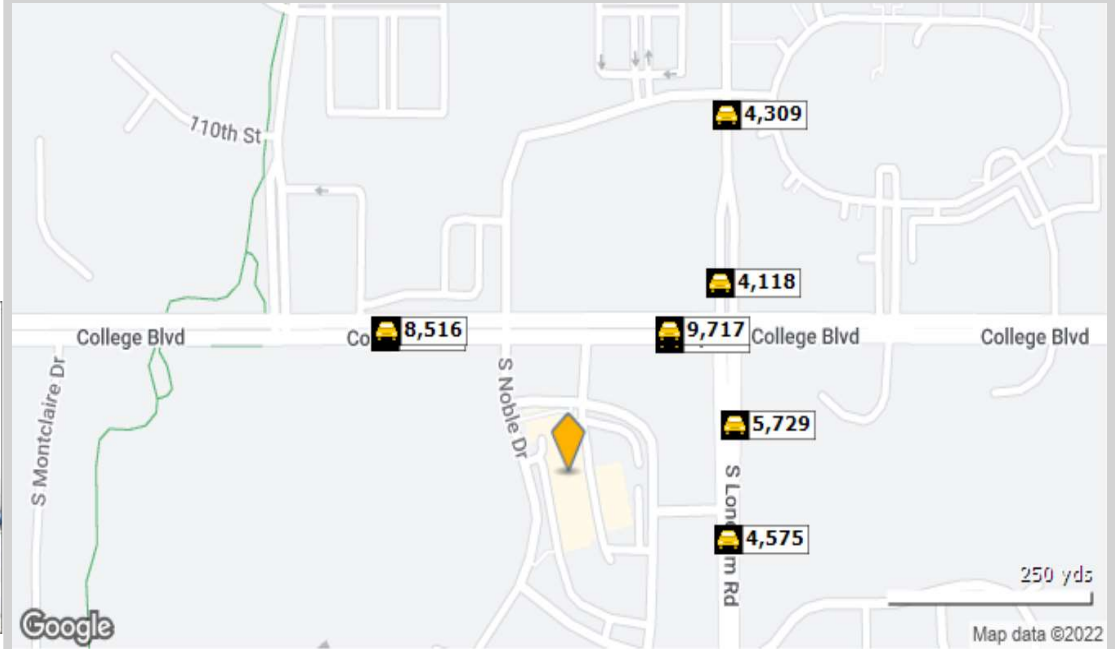


Traffic Count Report

Shops of Sunnybrook

11120-11176 S Lone Elm Rd, Olathe, KS 66061

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **38,273 SF**
 Year Built: **2007**
 Total Available: **5,436 SF**
 % Leased: **85.8%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 111th St	S Lone Elm Rd	0.04 E	2022	9,185	MPSI	.11
2	W 111th St	S Lone Elm Rd	0.04 E	2020	9,717	MPSI	.12
3	S Lone Elm Rd	W 111th Pl	0.02 N	2016	6,065	ADT	.12
4	S Lone Elm Rd	W 111th Pl	0.02 N	2022	4,575	MPSI	.12
5	South Lone Elm Road	W 111th Pl	0.05 S	2022	5,729	MPSI	.12
6	W 111th St	S Valley Rd	0.08 W	2022	6,541	MPSI	.16
7	W 111th St	S Valley Rd	0.08 W	2018	7,974	MPSI	.16
8	W 111th St	S Valley Rd	0.08 W	2020	8,516	MPSI	.16
9	South Lone Elm Road	College Blvd	0.03 S	2022	4,118	MPSI	.16
10	S Lone Elm Rd	W 110th St	0.01 N	2018	4,309	MPSI	.25

Demographic Detail Report

Shops of Sunnybrook

11120-11176 S Lone Elm Rd, Olathe, KS 66061

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	4,709		52,287		121,736	
Real Estate & Finance	283	6.01%	2,609	4.99%	6,017	4.94%
Professional & Management	1,871	39.73%	18,635	35.64%	40,981	33.66%
Public Administration	83	1.76%	1,091	2.09%	2,227	1.83%
Education & Health	554	11.76%	6,074	11.62%	14,780	12.14%
Services	251	5.33%	3,734	7.14%	9,120	7.49%
Information	72	1.53%	903	1.73%	1,893	1.56%
Sales	580	12.32%	6,303	12.05%	14,602	11.99%
Transportation	0	0.00%	43	0.08%	93	0.08%
Retail	185	3.93%	2,729	5.22%	7,339	6.03%
Wholesale	121	2.57%	933	1.78%	2,034	1.67%
Manufacturing	284	6.03%	2,562	4.90%	5,522	4.54%
Production	178	3.78%	2,526	4.83%	6,450	5.30%
Construction	78	1.66%	1,555	2.97%	4,330	3.56%
Utilities	95	2.02%	1,271	2.43%	3,259	2.68%
Agriculture & Mining	0	0.00%	139	0.27%	306	0.25%
Farming, Fishing, Forestry	0	0.00%	4	0.01%	111	0.09%
Other Services	74	1.57%	1,176	2.25%	2,672	2.19%
2022 Worker Travel Time to Job	2,256		25,792		61,426	
<30 Minutes	1,557	69.02%	18,480	71.65%	45,564	74.18%
30-60 Minutes	577	25.58%	6,529	25.31%	14,075	22.91%
60+ Minutes	122	5.41%	783	3.04%	1,787	2.91%
2010 Households by HH Size	983		14,069		36,991	
1-Person Households	166	16.89%	2,417	17.18%	8,633	23.34%
2-Person Households	359	36.52%	4,516	32.10%	11,924	32.23%
3-Person Households	168	17.09%	2,588	18.40%	6,342	17.14%
4-Person Households	184	18.72%	2,719	19.33%	6,055	16.37%
5-Person Households	63	6.41%	1,201	8.54%	2,595	7.02%
6-Person Households	29	2.95%	414	2.94%	937	2.53%
7 or more Person Households	14	1.42%	214	1.52%	505	1.37%
2022 Average Household Size	2.70		2.80		2.60	
Households						
2027 Projection	1,790		19,166		47,893	
2022 Estimate	1,621		17,863		44,897	
2010 Census	983		14,070		36,991	
Growth 2022 - 2027	10.43%		7.29%		6.67%	
Growth 2010 - 2022	64.90%		26.96%		21.37%	

Demographic Detail Report

Shops of Sunnybrook

11120-11176 S Lone Elm Rd, Olathe, KS 66061

Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	1,622		17,862		44,899	
<\$25,000	79	4.87%	1,069	5.98%	4,347	9.68%
\$25,000 - \$50,000	30	1.85%	1,703	9.53%	6,454	14.37%
\$50,000 - \$75,000	131	8.08%	2,581	14.45%	7,480	16.66%
\$75,000 - \$100,000	356	21.95%	3,282	18.37%	7,453	16.60%
\$100,000 - \$125,000	183	11.28%	2,242	12.55%	5,218	11.62%
\$125,000 - \$150,000	240	14.80%	1,799	10.07%	3,941	8.78%
\$150,000 - \$200,000	254	15.66%	2,466	13.81%	4,944	11.01%
\$200,000+	349	21.52%	2,720	15.23%	5,062	11.27%
2022 Avg Household Income	\$152,887		\$129,091		\$111,243	
2022 Med Household Income	\$128,333		\$103,300		\$88,982	
2022 Occupied Housing	1,621		17,864		44,897	
Owner Occupied	1,503	92.72%	14,556	81.48%	30,138	67.13%
Renter Occupied	118	7.28%	3,308	18.52%	14,759	32.87%
2010 Housing Units	1,694		18,101		46,696	
1 Unit	1,656	97.76%	16,048	88.66%	34,277	73.40%
2 - 4 Units	11	0.65%	455	2.51%	2,124	4.55%
5 - 19 Units	22	1.30%	715	3.95%	5,258	11.26%
20+ Units	5	0.30%	883	4.88%	5,037	10.79%
2022 Housing Value	1,503		14,556		30,139	
<\$100,000	14	0.93%	619	4.25%	1,277	4.24%
\$100,000 - \$200,000	32	2.13%	1,931	13.27%	5,373	17.83%
\$200,000 - \$300,000	257	17.10%	4,671	32.09%	10,526	34.92%
\$300,000 - \$400,000	539	35.86%	3,122	21.45%	6,013	19.95%
\$400,000 - \$500,000	570	37.92%	2,596	17.83%	4,218	14.00%
\$500,000 - \$1,000,000	91	6.05%	1,529	10.50%	2,544	8.44%
\$1,000,000+	0	0.00%	88	0.60%	188	0.62%
2022 Median Home Value	\$383,209		\$301,826		\$279,987	
2022 Housing Units by Yr Built	1,695		18,603		47,285	
Built 2010+	643	37.94%	3,768	20.25%	7,697	16.28%
Built 2000 - 2010	843	49.73%	5,926	31.86%	12,239	25.88%
Built 1990 - 1999	131	7.73%	3,500	18.81%	8,515	18.01%
Built 1980 - 1989	39	2.30%	2,353	12.65%	8,069	17.06%
Built 1970 - 1979	8	0.47%	1,696	9.12%	5,568	11.78%
Built 1960 - 1969	4	0.24%	627	3.37%	2,227	4.71%
Built 1950 - 1959	4	0.24%	281	1.51%	1,353	2.86%
Built <1949	23	1.36%	452	2.43%	1,617	3.42%