

For Lease

4835 W. 135th Street, Leawood, KS 66224



- 1,372 +/- SF Available
- High Growth Area
- Dominant Retail Corridor
- 28,700 Cars/Day on 135th Street
- \$245,317 Average Household Income within One Mile.

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Demographic Summary (Esri 2026)

4837 W 135th St, Overland Park, Kansas, 66224
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.88289
Longitude: -94.64256

	1 mile	3 miles	5 miles
Population			
2010 Population	8,140	67,192	149,400
2020 Population	9,392	73,598	167,531
2026 Population	9,557	77,604	175,215
2031 Population	9,770	79,900	179,319
2010-2020 Annual Rate	1.44%	0.91%	1.15%
2020-2026 Annual Rate	0.28%	0.85%	0.72%
2026-2031 Annual Rate	0.44%	0.58%	0.46%
2026 Male Population	49.6%	48.7%	49.1%
2026 Female Population	50.4%	51.3%	50.9%
2026 Median Age	41.3	43.1	41.9
Average Household Income			
2026 Average Household Income	\$245,317	\$207,610	\$186,803
2031 Average Household Income	\$271,595	\$233,185	\$211,481
2026-2031 Annual Rate	2.06%	2.35%	2.51%
Housing			
2026 Housing Affordability Index	95	103	100
2010 Total Housing Units	3,086	27,341	63,001
2010 Owner Occupied Housing Units	2,399	18,843	41,750
2010 Renter Occupied Housing Units	550	6,960	17,278
2010 Vacant Housing Units	137	1,538	3,973
2020 Total Housing Units	4,091	31,414	71,993
2020 Owner Occupied Housing Units	2,454	19,657	44,688
2020 Renter Occupied Housing Units	1,400	9,942	23,190
2020 Vacant Housing Units	220	1,821	4,106
2026 Total Housing Units	4,154	33,771	76,198
2026 Owner Occupied Housing Units	2,580	20,760	47,045
2026 Renter Occupied Housing Units	1,376	11,233	25,191
2026 Vacant Housing Units	198	1,778	3,962
2031 Total Housing Units	4,322	35,007	78,698
2031 Owner Occupied Housing Units	2,651	21,496	48,759
2031 Renter Occupied Housing Units	1,446	11,814	25,884
2031 Vacant Housing Units	226	1,698	4,055

Currently, 61.7% of the 76,198 housing units in the area are owner occupied; 33.1%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.6% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 10.0% are vacant. In 2020, there were 71,993 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.91%. Median home value in the area is \$486,498, compared to a median home value of \$376,272 for the U.S. In five years, median value is projected to change by 2.94% annually to \$562,367.

Race and Ethnicity			
2026 White Alone	77.6%	73.8%	74.3%
2026 Black Alone	3.1%	4.2%	5.3%
2026 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2026 Asian Alone	12.1%	13.5%	10.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Other Race	0.8%	1.2%	1.6%
2026 Two or More Races	6.1%	6.9%	7.5%
2026 Hispanic Origin (Any Race)	4.2%	5.0%	5.8%
Median Age			

The median age in this area is 41.9, compared to U.S. median age of 39.6.

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	402	4,150	9,623
Total Employees:	3,834	53,340	123,535
Total Population:	9,557	77,604	175,215
Employee/Population Ratio (per 100 Residents)	40.1	68.7	70.5

Source: U.S. Census, Esri, Esri-Data Axle

July 15, 2026