



I-35 REDEVELOPMENT OPPORTUNITY

19000-19010 S. Gardner Road, Gardner, Kansas



SALE PRICE: \$2,350,000 | 5.39 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,816	22,768	29,516
Avg. Household Income	\$128,119	\$107,464	\$118,348

- Located on the corner of I-35 and Gardner Road with over 46,000 vehicles per day in rapidly growing Gardner, Kansas
- Redevelopment opportunity - lot is paved with all utilities to site
- Zoned C-3 (Heavy Commercial) which allows for retail, drive-thru, health care, hospitality, storage, outdoor sales, and more
- Located near Quiktrip, Olathe Urgent Care, Bomgaars, Olathe Ford EV Center, and Logistics Park Kansas City (LPKC)

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

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Exclusive Agents





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DRONE PHOTOS



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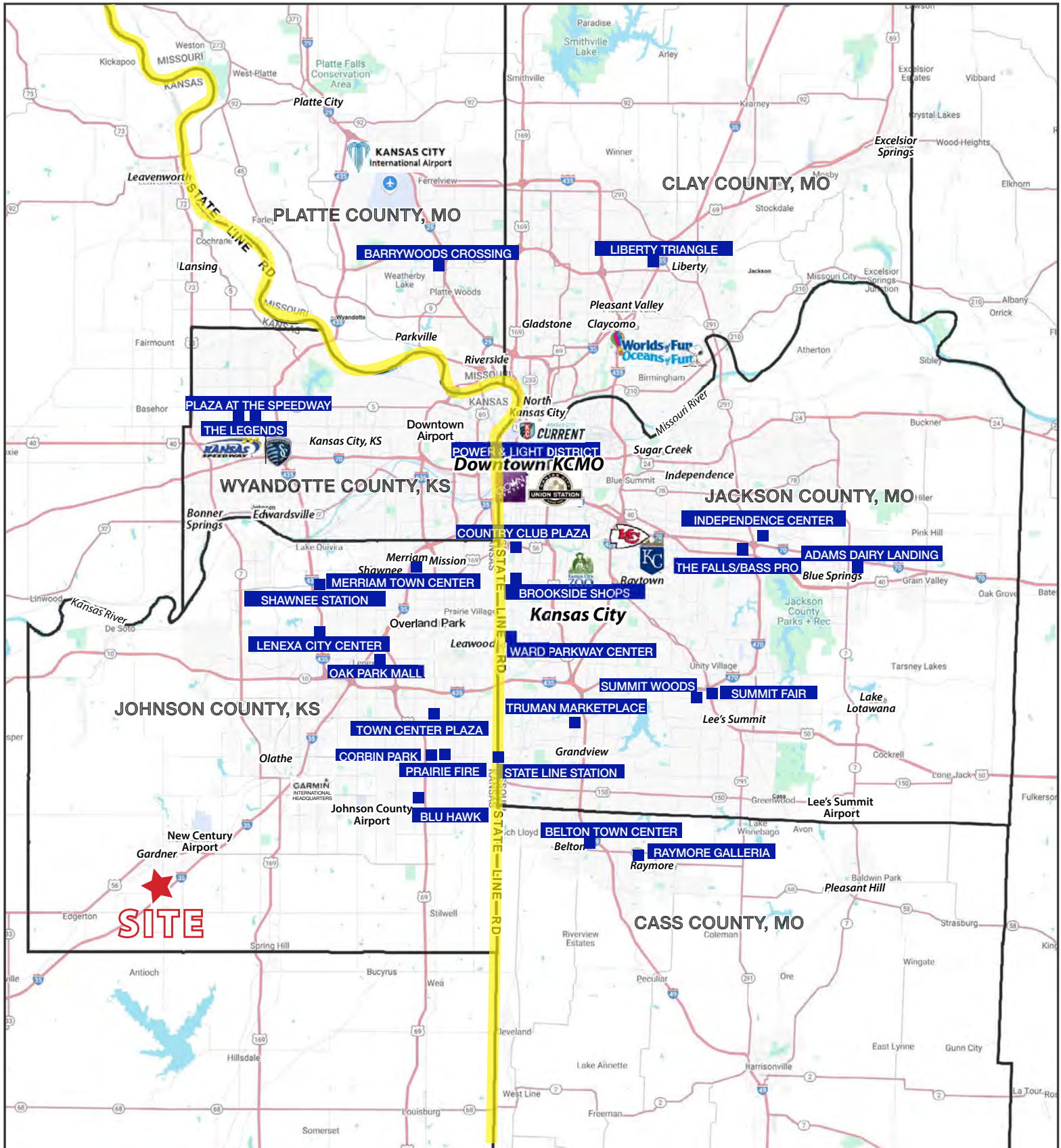
AERIAL





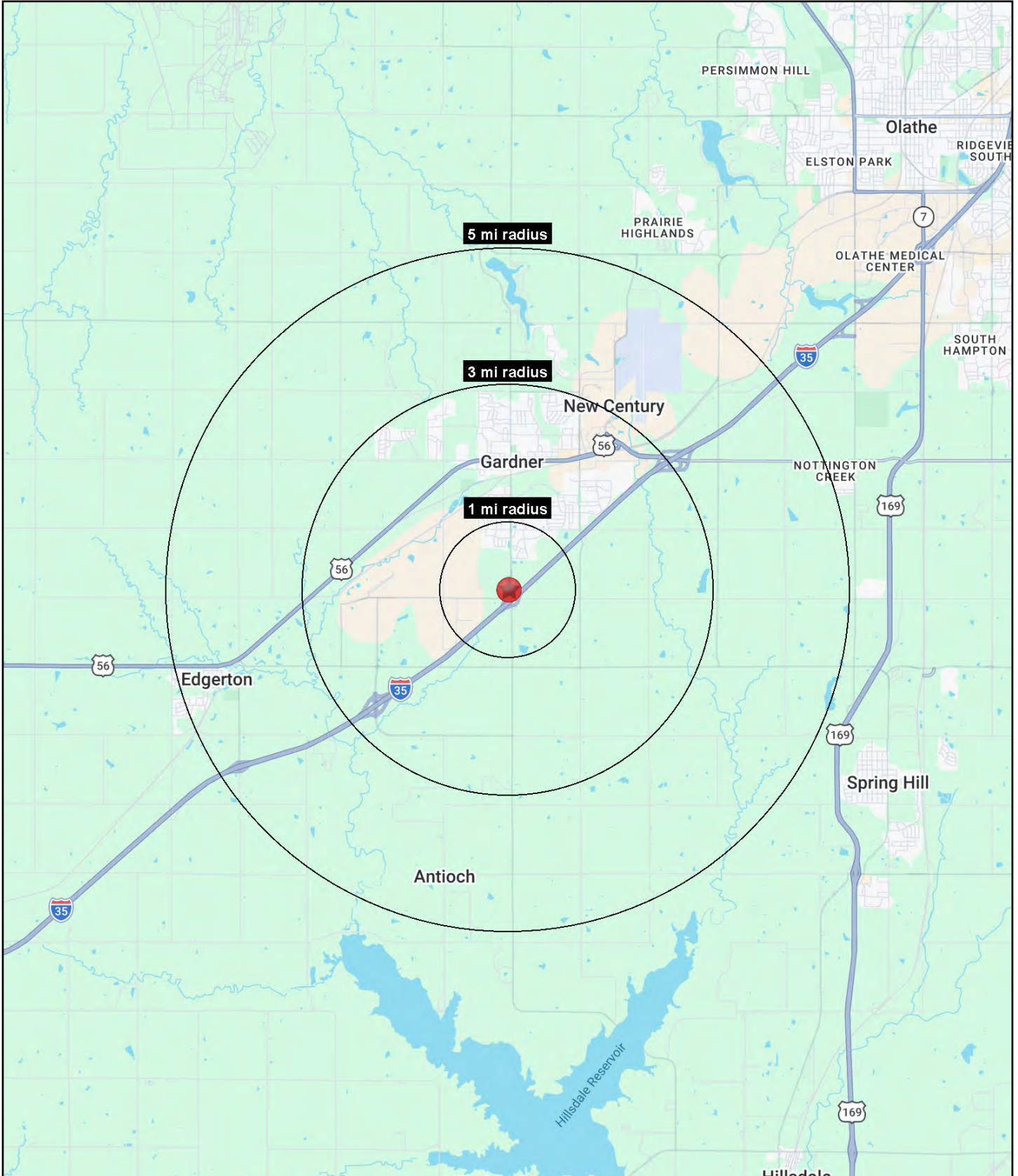
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19000-19010 S. Gardner Road Gardner, KS 66030	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,816	22,768	29,516
2030 Projected Population	2,851	22,512	29,851
2020 Census Population	2,737	22,769	28,410
2010 Census Population	2,061	19,562	24,498
Projected Annual Growth 2025 to 2030	0.2%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	2.4%	1.1%	1.4%
2025 Median Age	34.4	33.6	34.9
Households			
2025 Estimated Households	965	8,050	10,186
2030 Projected Households	993	8,113	10,495
2020 Census Households	889	7,861	9,645
2010 Census Households	679	6,718	8,258
Projected Annual Growth 2025 to 2030	0.6%	0.2%	0.6%
Historical Annual Growth 2010 to 2025	2.8%	1.3%	1.6%
Race and Ethnicity			
2025 Estimated White	84.2%	80.9%	82.1%
2025 Estimated Black or African American	5.2%	4.8%	4.9%
2025 Estimated Asian or Pacific Islander	2.8%	2.8%	2.4%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	7.4%	11.1%	10.2%
2025 Estimated Hispanic	7.1%	11.2%	10.3%
Income			
2025 Estimated Average Household Income	\$128,119	\$107,464	\$118,348
2025 Estimated Median Household Income	\$110,505	\$96,036	\$99,173
2025 Estimated Per Capita Income	\$43,878	\$38,086	\$40,917
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.1%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.9%	3.2%
2025 Estimated High School Graduate	23.5%	28.4%	27.9%
2025 Estimated Some College	22.0%	24.4%	22.8%
2025 Estimated Associates Degree Only	14.9%	9.8%	9.9%
2025 Estimated Bachelors Degree Only	28.6%	23.4%	23.3%
2025 Estimated Graduate Degree	9.2%	9.9%	10.9%
Business			
2025 Estimated Total Businesses	46	467	599
2025 Estimated Total Employees	914	5,327	7,533
2025 Estimated Employee Population per Business	19.7	11.4	12.6
2025 Estimated Residential Population per Business	60.7	48.8	49.3

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