

## NEW RETAIL SPACE COMING TO LENEXA CITY CENTER



### SPACE HIGHLIGHTS

- **4,074 SF Retail/Restaurant Space**
- Rare opportunity for 87th St frontage in the heart of Lenexa City Center
- Bustling intersection adjacent to Lenexa City Hall, Lenexa Public Market, SMSD Aquatic Center, and more!
- Adjoins premier 260- room, 2-hotel complex including AC Hotel and Residence Inn
- Spring 2026 delivery

### LEASING CONTACTS

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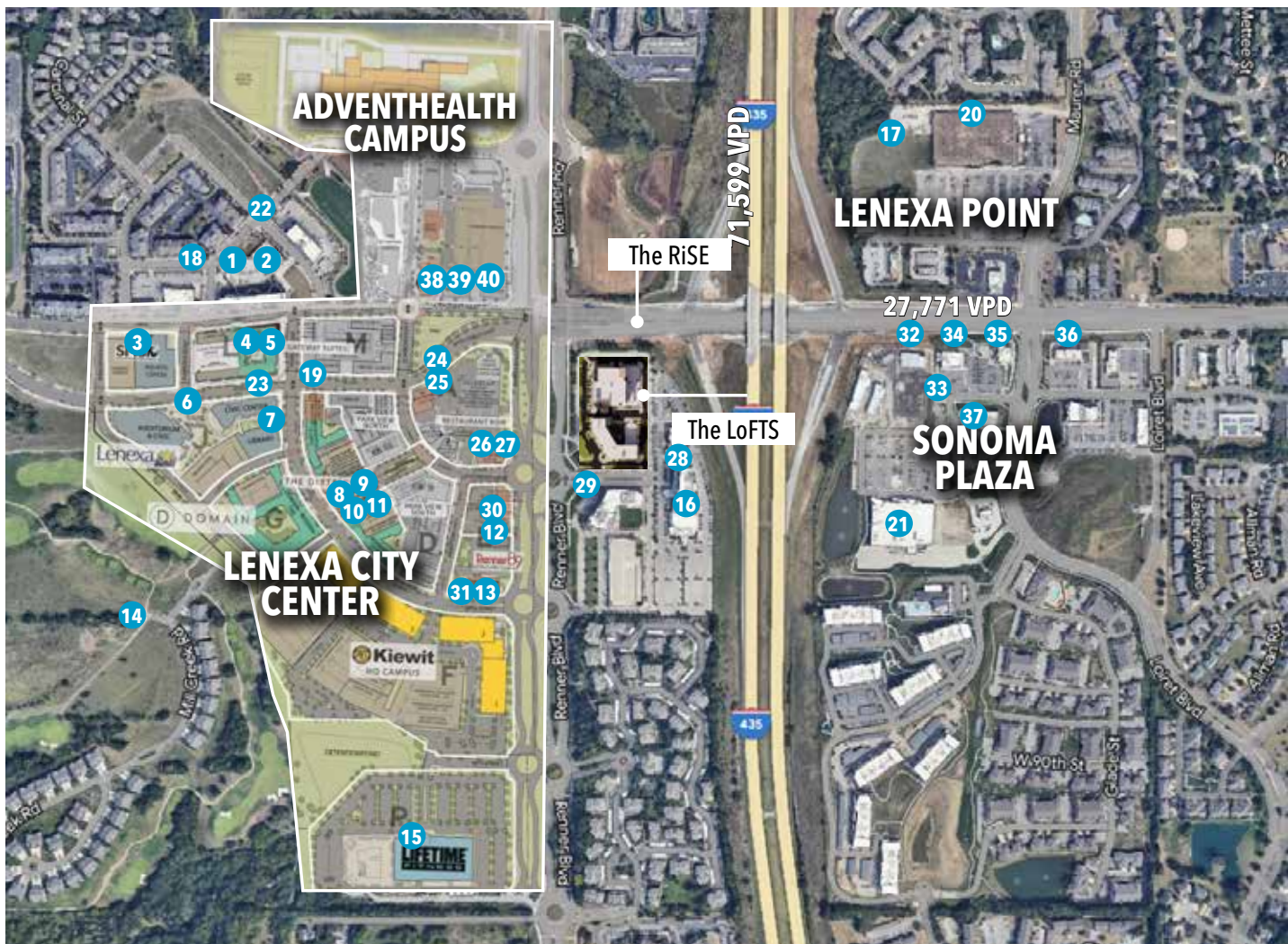


# SITE PLAN





# LOCATION



## AMENITIES

- 1 Spring Hill Suites
- 2 Orangetheory Fitness
- 3 Shawnee Mission School District Aquatic Center
- 4 AC Hotels by Marriott
- 5 Residence Inn by Marriott
- 6 Lenexa Recreation Center
- 7 Johnson County Library
- 8 Pure Barre
- 9 Chiro One Wellness Center
- 10 Topcoat Nail Bar
- 11 District Eyecare
- 12 Academy Bank
- 13 Massage Heights
- 14 Canyon Farms Golf Club
- 15 Lifetime Fitness
- 16 Hyatt Place
- 17 Smart Storage

## SHOPPING

- 18 Gomer's of Kansas Fine Wine & Spirits
- 19 Made In Kansas City Marketplace
- 20 Sprouts Farmer's Market
- 21 McKeever's Market & Eatery

## FOOD

- 22 Sierra Grill
- 23 Lenexa Public Market
- 24 Cactus Grill
- 25 Enjoy Food + Drink
- 26 Zhoug Mediterranean
- 27 Tupelo Honey Southern Kitchen & Bar
- 28 Jack Stack BBQ
- 29 Grand Street Cafe
- 30 Martin City Brewery
- 31 Saints Bar & Grill
- 32 Panera Bread
- 33 The Big Biscuit
- 34 Starbucks
- 35 Chipotle
- 36 Chick-Fil-A
- 37 Red Door Grill
- 38 Five Four - Coming Soon
- 39 Stoney River - Coming Soon
- 40 Urban Egg - Coming Soon

Ideally positioned at the intersection of I-435 and 87th Street, Lenexa City Center stands at the nexus of dramatic economic growth in western Johnson County. This progressive, technologically advanced area offers:

**REGIONAL DRAW**

- LifeTime Fitness (55,000 visits/month)
- Civic Center, City Hall
- Aquatic Center (1,200 seats)
- Public Market (avg 450/day)
- Public Library (100,000 visitors in first 4 months of operations)
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

**VIBRANT AREA**

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+

Johnson County, Kansas is ranked in the nation's top 2% for income, is among the Midwest's top 10 counties for growth, and is home to some of the nation's top brands and Fortune 500 companies.

**Largest employers in Lenexa**



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.

**TOTAL POPULATION**

1 mile: 7,699  
 3 mile: 43,709  
 5 mile: 160,275

**AVERAGE HOUSEHOLD INCOME**

1 mile: \$89,223  
 3 mile: \$104,282  
 5 mile: \$ 93,559

**DAYTIME POPULATION**

1 mile: 9,624  
 3 mile: 48,369  
 5 mile: 122,375

**EASY ACCESS TO**

Interstate 435 & 35  
 K-10  
 KCI Airport



Retail A



Retail A



Retail B



Retail C-D



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