

# For Lease | Heritage Crossing

784 N. Ridgeview Road, Olathe KS

**BYRAM**  
REAL ESTATE



- 1,600 SF Available
- High Traffic Intersection of Ridgeview & Kansas City Road
- Join Johnson County DMV, Goodcents, Hahn Vision, Upcare Dentistry, and more
- Pad Sites For Sale

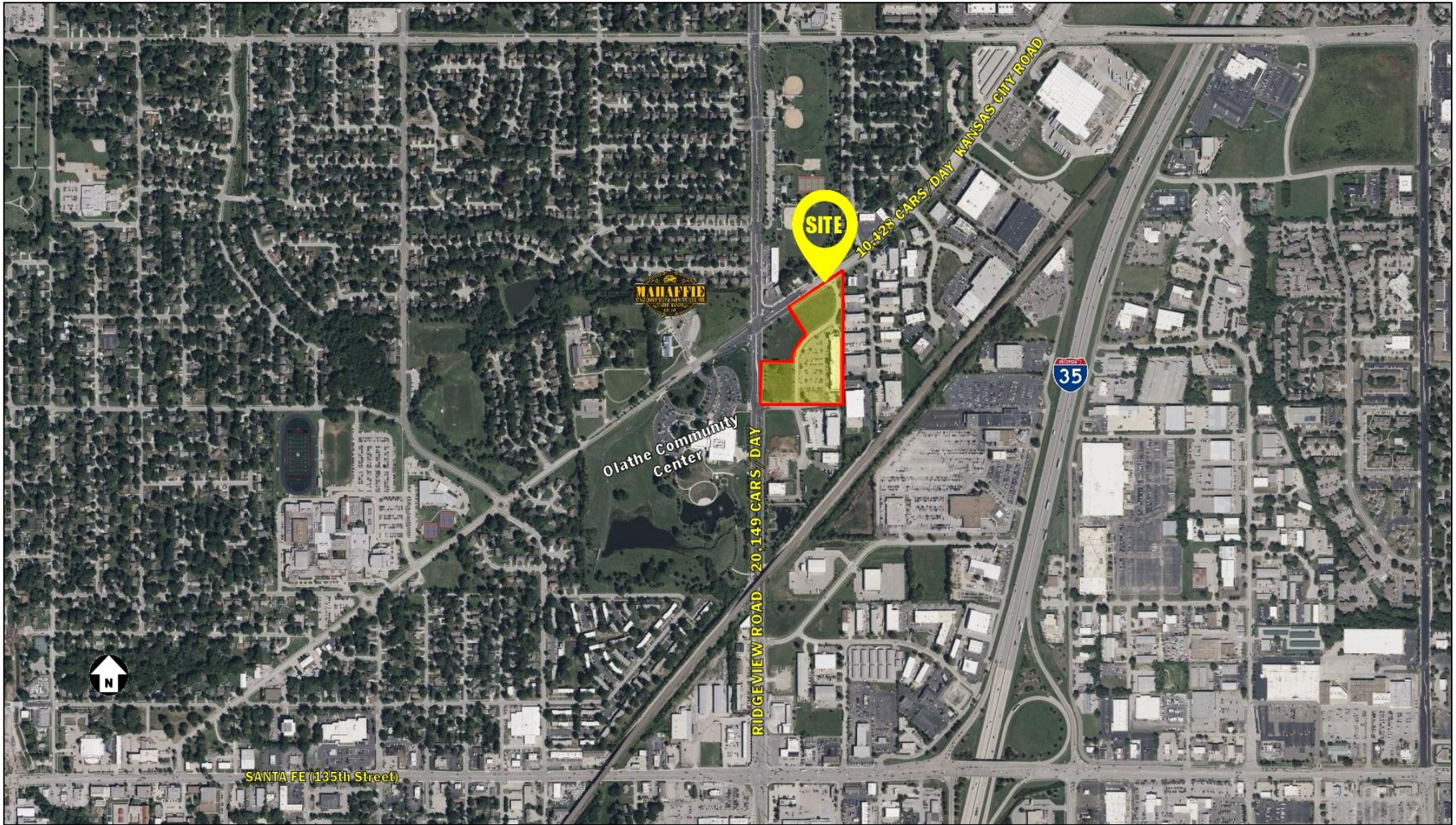
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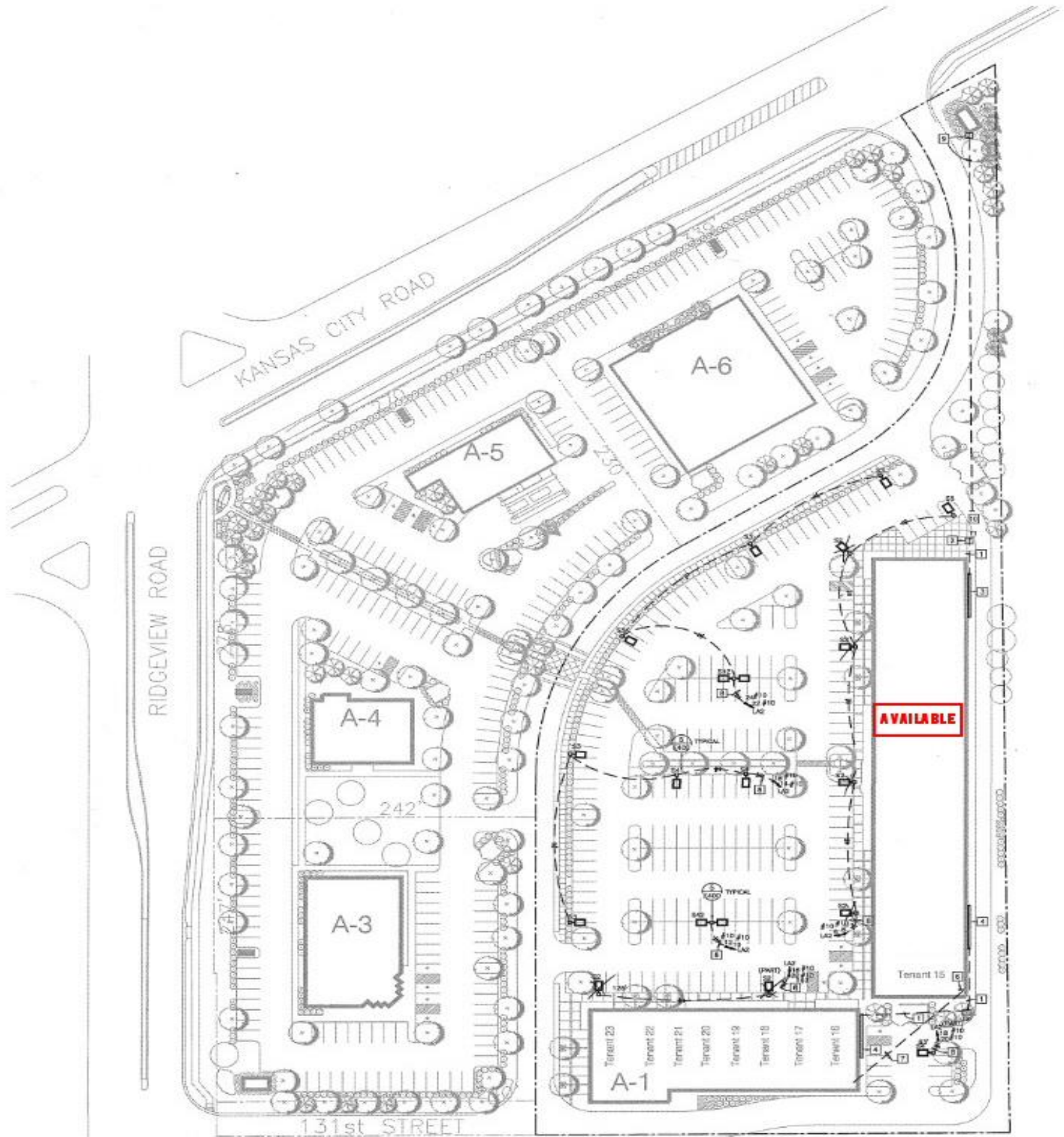
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1 SITE PLAN  
1"=40'-0"



## Demographic Summary

784 N Ridgeview Rd, Olathe, Kansas, 66061  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.89193  
Longitude: -94.79524

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	11,815	87,920	164,501
2020 Population	11,581	91,722	183,506
2025 Population	11,483	94,372	191,356
2030 Population	11,520	96,132	197,087
2010-2020 Annual Rate	-0.20%	0.42%	1.10%
2020-2025 Annual Rate	-0.16%	0.54%	0.80%
2025-2030 Annual Rate	0.06%	0.37%	0.59%
2025 Male Population	50.4%	50.1%	49.9%
2025 Female Population	49.6%	49.9%	50.1%
2025 Median Age	35.1	36.7	37.8
<b>Average Household Income</b>			
2025 Average Household Income	\$85,264	\$116,488	\$141,608
2030 Average Household Income	\$92,943	\$126,877	\$153,833
2025-2030 Annual Rate	1.74%	1.72%	1.67%
<b>Housing</b>			
2025 Housing Affordability Index	102	101	103
2010 Total Housing Units	4,813	33,789	62,531
2010 Owner Occupied Housing Units	2,257	20,922	42,637
2010 Renter Occupied Housing Units	2,234	11,111	16,941
2010 Vacant Housing Units	323	1,756	2,953
2020 Total Housing Units	4,586	35,033	70,097
2020 Owner Occupied Housing Units	2,185	21,091	45,892
2020 Renter Occupied Housing Units	2,204	12,722	21,693
2020 Vacant Housing Units	173	1,221	2,542
2025 Total Housing Units	4,635	36,906	74,524
2025 Owner Occupied Housing Units	2,228	21,527	47,931
2025 Renter Occupied Housing Units	2,218	14,024	23,808
2025 Vacant Housing Units	189	1,355	2,785
2030 Total Housing Units	4,697	37,889	77,325
2030 Owner Occupied Housing Units	2,304	22,329	49,960
2030 Renter Occupied Housing Units	2,192	14,227	24,659
2030 Vacant Housing Units	201	1,332	2,707

Currently, 64.3% of the 74,524 housing units in the area are owner occupied; 31.9%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 70,097 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.17%. Median home value in the area is \$383,010, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.63% annually to \$436,079.

<b>Race and Ethnicity</b>			
2025 White Alone	61.1%	68.6%	73.3%
2025 Black Alone	10.6%	7.5%	6.1%
2025 American Indian/Alaska Native Alone	0.9%	0.6%	0.5%
2025 Asian Alone	3.1%	4.0%	5.5%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	8.7%	6.8%	4.4%
2025 Two or More Races	15.4%	12.2%	10.2%
2025 Hispanic Origin (Any Race)	22.6%	16.7%	11.6%

**Median Age**  
The median age in this area is 37.8, compared to U.S. median age of 39.6.

<b>Data for all businesses in area</b>			
	1 mile	3 miles	5 miles
Total Businesses:	819	3,673	7,088
Total Employees:	8,439	52,049	103,443
Total Population:	11,483	94,372	191,356
Employee/Population Ratio (per 100 Residents)	73.5	55.2	54.1

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

May 05, 2026