

# 12708 SOUTH BLACK BOB ROAD

OLATHE, KS 66062



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in a strong retail corridor in Olathe, Kansas, this 0.9-acre site offers a prime build-to-suit (7,649 SF) or ground lease opportunity on a hard corner. With traffic counts exceeding 21,000 vehicles per day, the property provides excellent visibility and easy access. The surrounding area features average household incomes above \$123K and a population of 95,000+ within three miles. Surrounded by national retailers like Target, Aldi, and Whole Foods, this site is well-positioned for success in a highly active retail market.

### PROPERTY HIGHLIGHTS

- 0.9-acre site offering build-to-suit (7,649 SF) or ground lease opportunity
- Positioned on a hard corner with 21,000+ vehicles per day providing strong visibility and access
- \$123K+ average household income and 95,000+ population within 3 miles
- National retailers nearby include Target, Aldi, Whole Foods, Dutch Bros, and more

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,649 SF
Lot Size:	0.9 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	37,118	89,007	225,676
Total Population	95,429	232,443	569,657
Average HH Income	\$123,070	\$129,567	\$132,770

### TRAFFIC COUNTS

21,660 Vehicles Per Day



**Shawn Krisher**

Regional Vice President

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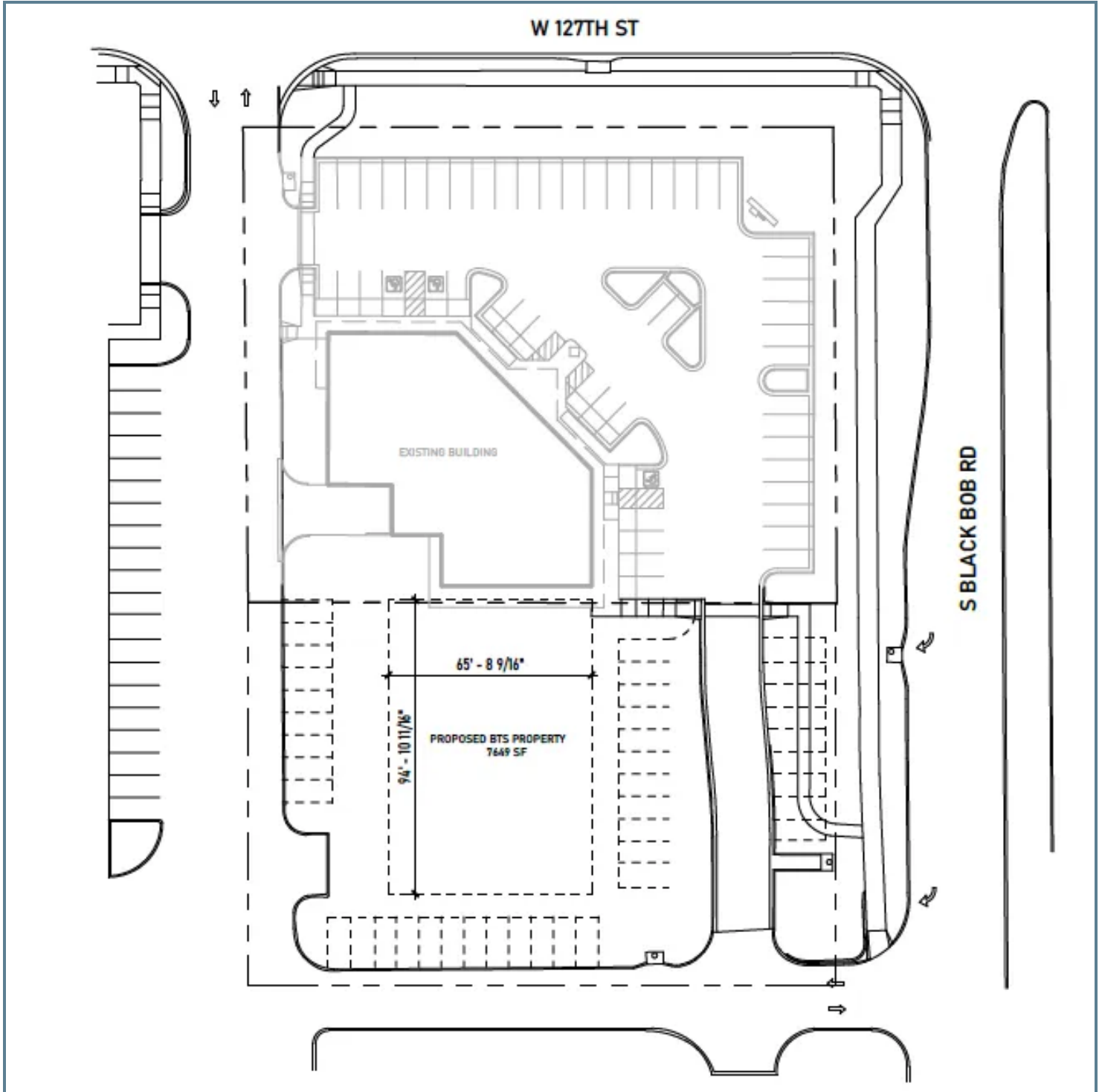
209 Powell Place, Brentwood, TN 37027

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## SITE PLAN



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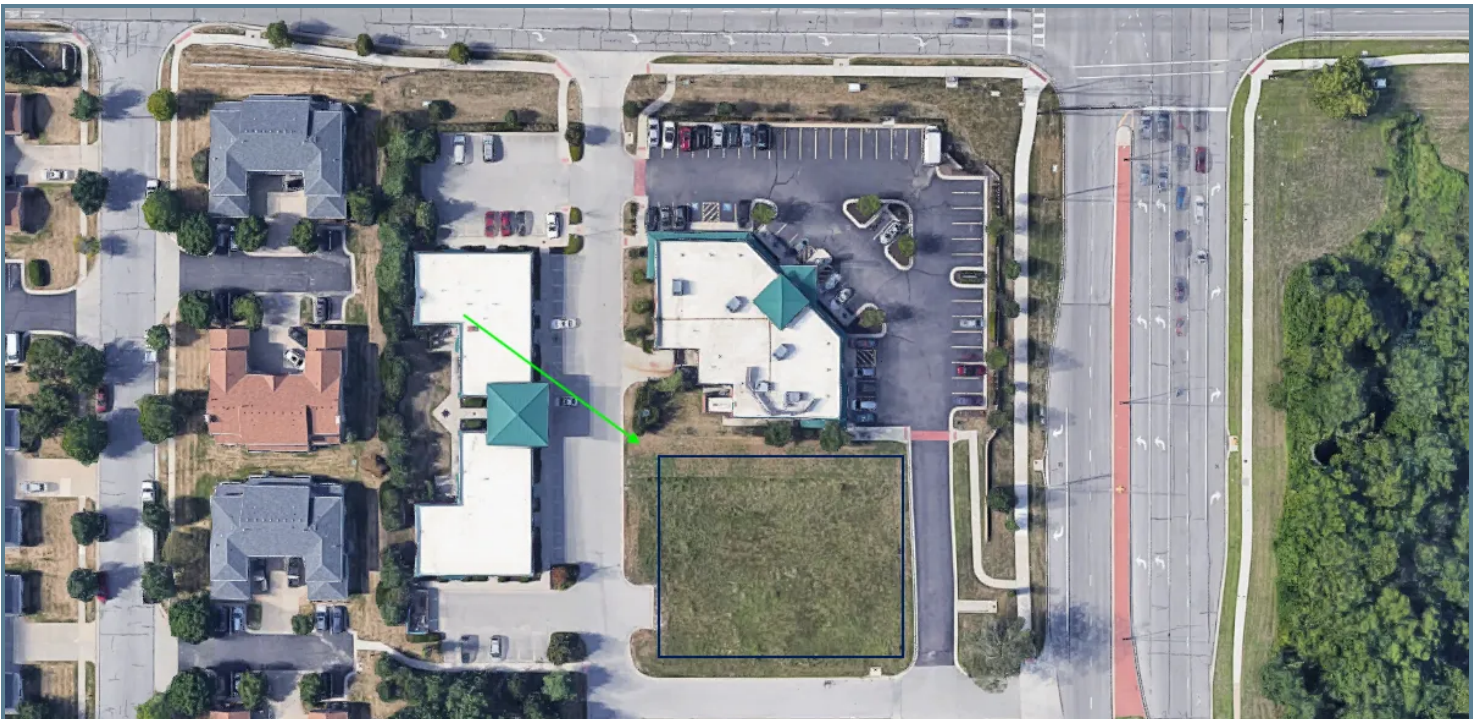
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ADDITIONAL PHOTOS



**Shawn Krisher**

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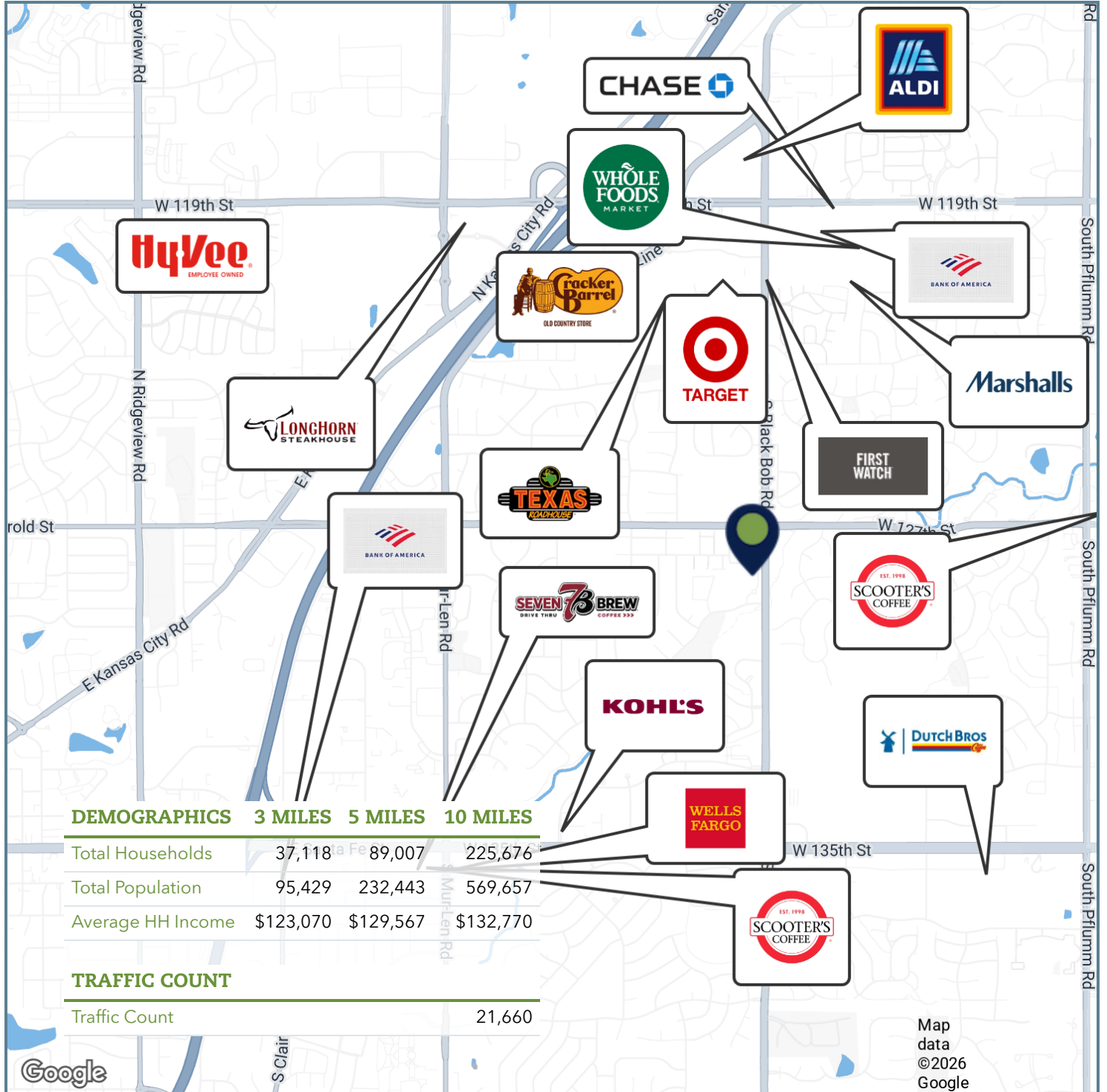
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## RETAILER MAP



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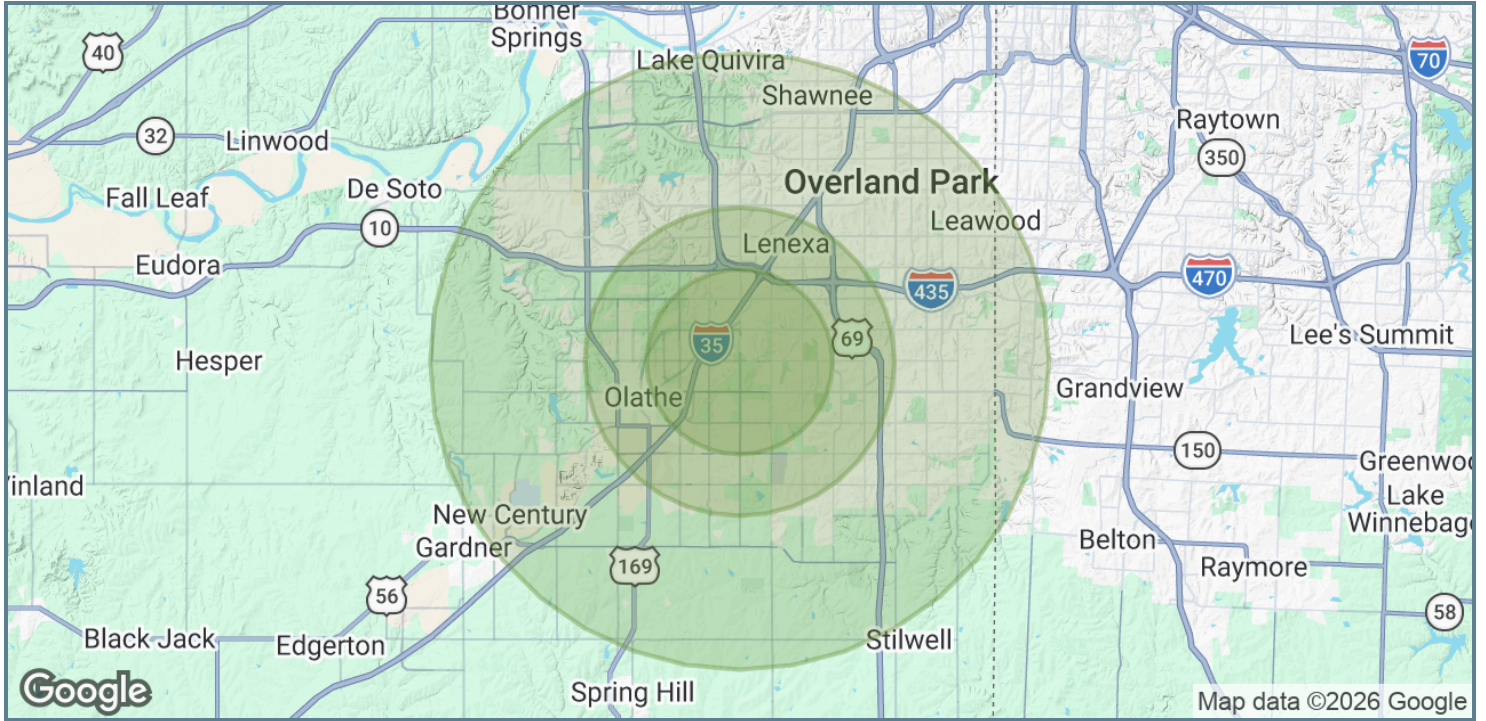
Map data ©2026 Google

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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	95,429	232,443	569,657
Average Age	40	39.2	37.5
Average Age (Male)	40.6	38.3	35.1
Average Age (Female)	40.8	40.8	39.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	37,118	89,007	225,676
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$123,070	\$129,567	\$132,770
Average House Value	\$315,193	\$336,326	\$345,549



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# SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.

# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

