



FIRST TIME ON THE MARKET INVESTMENT PROPERTY FOR SALE

119th & Blackbob Rd. (NEC), Olathe, KS | Greater KC Suburb



SITE

BLACKBOB CORNERS SHOPPING CENTER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,814	82,166	237,535
Avg. Household Income	\$94,987	\$105,774	\$112,359

- 16,034 SF retail center
- Attractive 7% CAP rate
- Across from Super Target, AMC Theaters, Dick's Sporting Goods, Whole Foods, Ross Dress For Less, Petsmart and over 1 million SF of retail
- Great visibility to 119th Street with monument signage
- One of the best intersections in one of the fastest growing areas in Greater Kansas City
- Tenants include Sleep Outfitters, Leslie's Pool, Pride Cleaners, Drip Energy, Aoyama Ramen, and more
- Located between Olive Garden, and Red Lobster
- Intersection carries over 46,000 cars per day
- Prime investment opportunity in sought after Johnson County

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

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AERIAL





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ANCHOR TENANTS



ABOUT LESLIE'S POOL

Leslie's, Inc., operating as Leslie's Swimming Pool Supplies, is the largest retailer of swimming pool supplies and related products. The company is headquartered in Phoenix, Arizona, and has a particularly strong retail presence in Arizona, California, Florida, Georgia and Texas. The company operates over 936 stores in 37 states throughout the U.S. According to a company representative, Leslie's employs 3,500 people year-round and adds hundreds of seasonal employees, bringing its workforce to above 5,000 during its peak summer season. Leslie's stocks essential pool maintenance and cleaning supplies, in addition to pool accessories and pool toys, and has more than 30,000 items available through the company's other distribution channels, such as its website and special order processes. Leslie's also sells its own brand of pool supplies, which accounted for a large portion of the company's total sales in 2009. In addition to pool and spa supplies, Leslie's is one of the largest retailers of pool services and repairs in the U.S.



SLEEP OUTFITTERS
ESTABLISHED 1983

ABOUT SLEEP OUTFITTERS

Sleep Outfitters opened in 1983 in West Virginia. Today, there are approximately 100 Sleep Outfitters in Alabama, Indiana, Kentucky, Ohio, Tennessee, Kansas, Missouri, and West Virginia. Until recently, they also operated stores called Mattress King and Mattress Warehouse that have since become Sleep Outfitters. Sleep Outfitters offer America's most iconic bedding brands: Sealy, Stearns & Foster, and Tempur-Pedic. Their inventory includes mattresses, foundations, pillows, protectors, and even sheets.

Sources: <https://www.tempur-sealy-hospitality.com/about-us/> & <https://finance.yahoo.com/quote/TPX/profile?p=TPX>

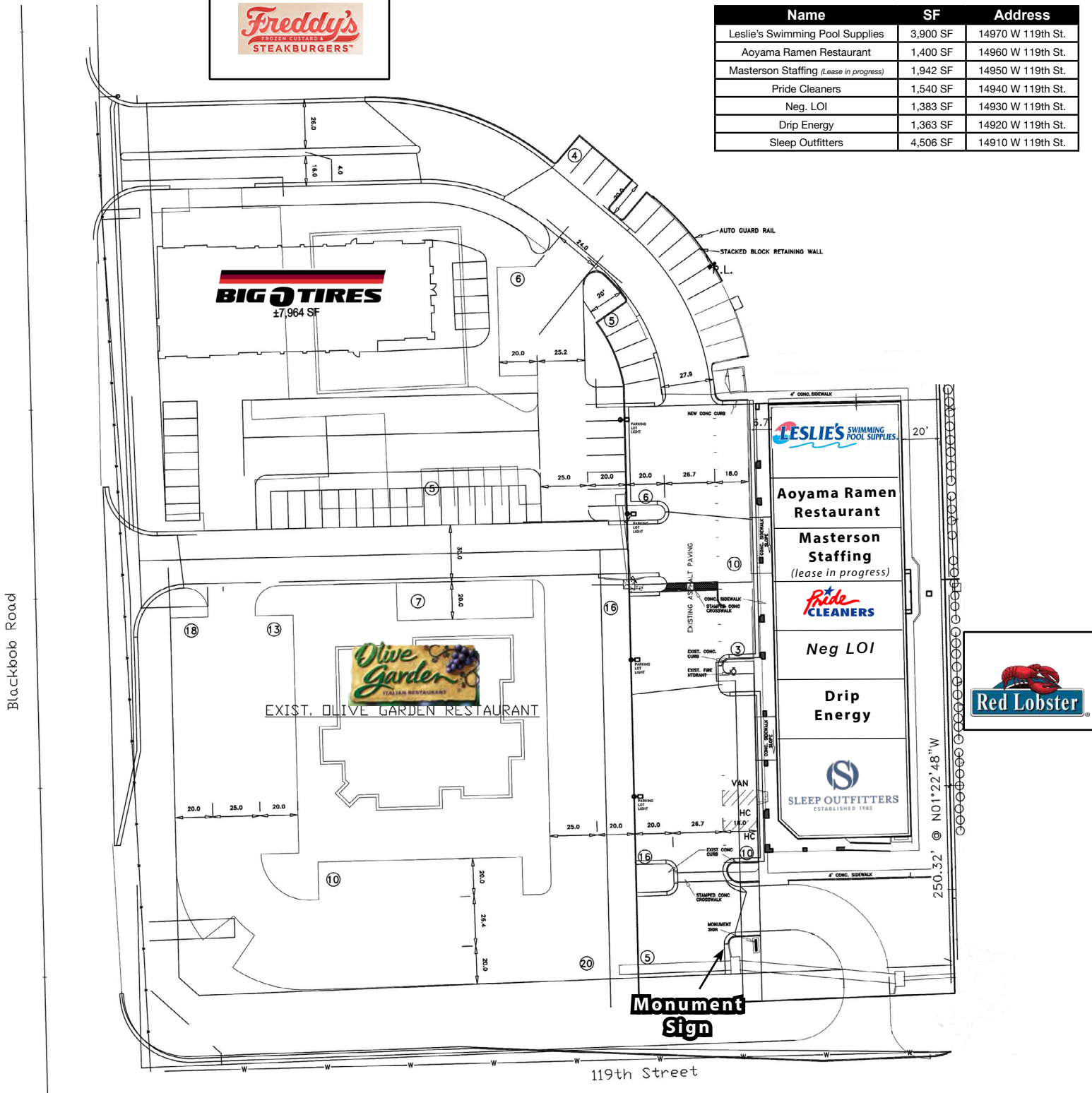
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SITE PLAN



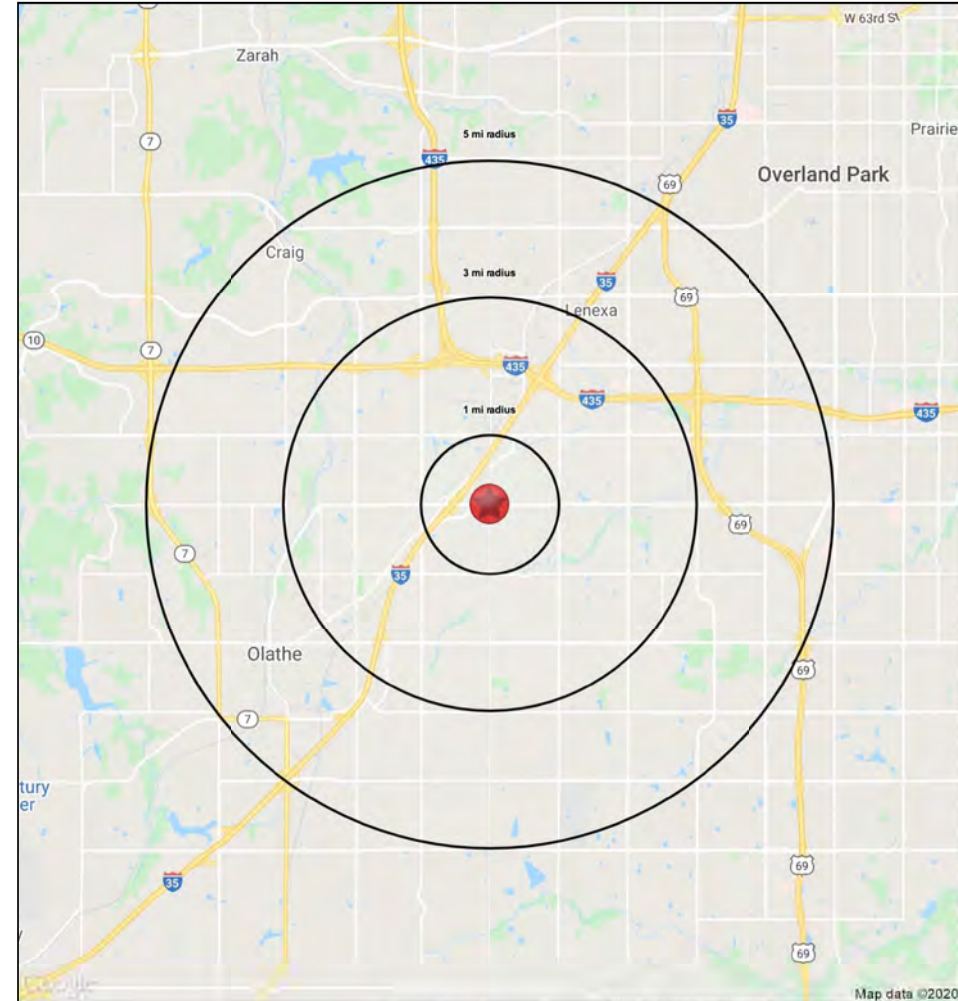
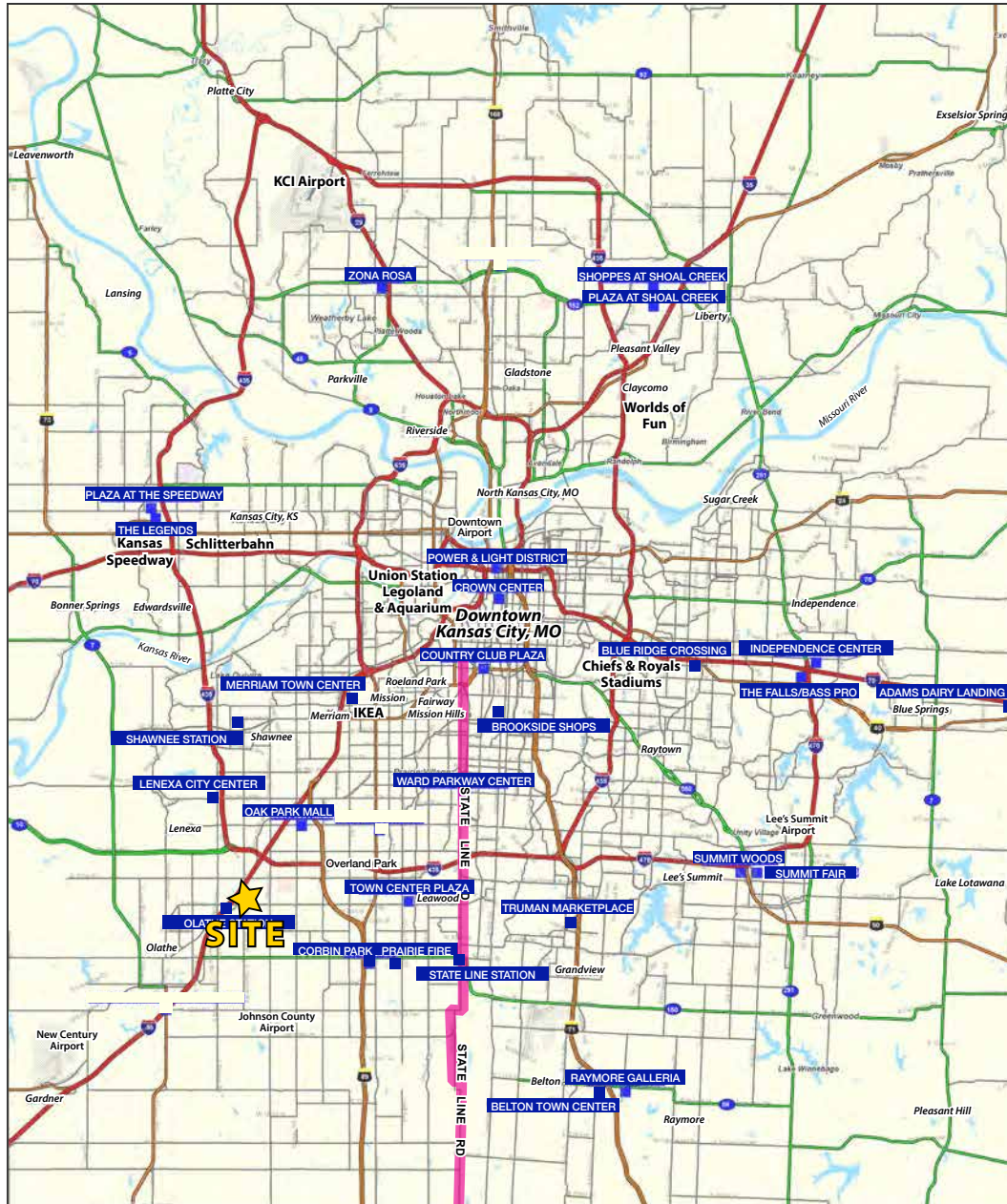
Name	SF	Address
Leslie's Swimming Pool Supplies	3,900 SF	14970 W 119th St.
Aoyama Ramen Restaurant	1,400 SF	14960 W 119th St.
Masterson Staffing (Lease in progress)	1,942 SF	14950 W 119th St.
Pride Cleaners	1,540 SF	14940 W 119th St.
Neg. LOI	1,383 SF	14930 W 119th St.
Drip Energy	1,363 SF	14920 W 119th St.
Sleep Outfitters	4,506 SF	14910 W 119th St.





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119th & Black Bob Road	1 mi radius	3 mi radius	5 mi radius
Olathe, KS 66062			
Population			
2022 Estimated Population	9,814	82,166	237,535
2027 Projected Population	10,031	85,042	244,314
2020 Census Population	9,955	81,762	236,109
2010 Census Population	9,528	74,651	217,916
Projected Annual Growth 2022 to 2027	0.4%	0.7%	0.6%
Historical Annual Growth 2010 to 2022	0.2%	0.8%	0.8%
2022 Median Age	34.7	36.1	36.7
Households			
2022 Estimated Households	4,320	32,406	92,907
2027 Projected Households	4,490	34,073	97,019
2020 Census Households	4,372	32,206	92,299
2010 Census Households	4,075	29,218	83,808
Projected Annual Growth 2022 to 2027	0.8%	1.0%	0.9%
Historical Annual Growth 2010 to 2022	0.5%	0.9%	0.9%
Race and Ethnicity			
2022 Estimated White	74.9%	73.2%	74.1%
2022 Estimated Black or African American	6.8%	6.4%	5.9%
2022 Estimated Asian or Pacific Islander	5.2%	6.5%	6.5%
2022 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2022 Estimated Other Races	12.7%	13.4%	13.0%
2022 Estimated Hispanic	10.5%	11.1%	10.5%
Income			
2022 Estimated Average Household Income	\$94,987	\$105,774	\$112,359
2022 Estimated Median Household Income	\$83,010	\$92,064	\$95,602
2022 Estimated Per Capita Income	\$41,910	\$41,820	\$44,034
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.0%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.7%	2.7%
2022 Estimated High School Graduate	15.3%	16.1%	14.8%
2022 Estimated Some College	18.8%	20.1%	18.9%
2022 Estimated Associates Degree Only	10.6%	7.2%	7.6%
2022 Estimated Bachelors Degree Only	33.5%	33.6%	34.2%
2022 Estimated Graduate Degree	16.3%	18.4%	19.8%
Business			
2022 Estimated Total Businesses	595	3,730	9,454
2022 Estimated Total Employees	11,213	74,076	173,654
2022 Estimated Employee Population per Business	18.9	19.9	18.4
2022 Estimated Residential Population per Business	16.5	22.0	25.1

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