



# Village of Seville Shopping Center

Shadow Anchored by Walmart Supercenter & Lowe's  
State Line Road at 133rd Street, Leawood, Kansas



## Existing Retail Buildings and Pad Sites For Sale/Lease/Build To Suit

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,474	49,442	154,371
Avg. HH Income	\$194,702	\$212,996	\$161,925

- 1,402 SF available for lease in Building R1, general retail space in great condition with existing bathrooms, open retail area, offices, and store room. Located next door to Breakfast Spot and Anytime Fitness. The space is listed at \$18/SF NNN
- 1.5 acre Pad Site (Lot 2) Available for ground lease or build to suit. The lot can be split and is a proposed restaurant/retail with drive-thru buildings
- Join existing tenants Anytime Fitness, St. Luke's Community Hospital, Windy City Pub, The Breakfast Spot, Rendezvous Climbing Gym, and New Apostolic Church
- Located at the major intersection of 133rd & State Line Road in Leawood, KS. (most affluent suburb of Greater Kansas City)
- Other nearby tenants include: Super Target, Marshalls, Pier 1 Imports, Starbucks, Chipotle, Beauty Brands, Taco Bell, CVS, Capital Federal Bank, McDonald's and many more



CLICK HERE TO VIEW MORE LISTING INFORMATION

### For More Information Contact:

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### Exclusive Agents





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## AERIAL





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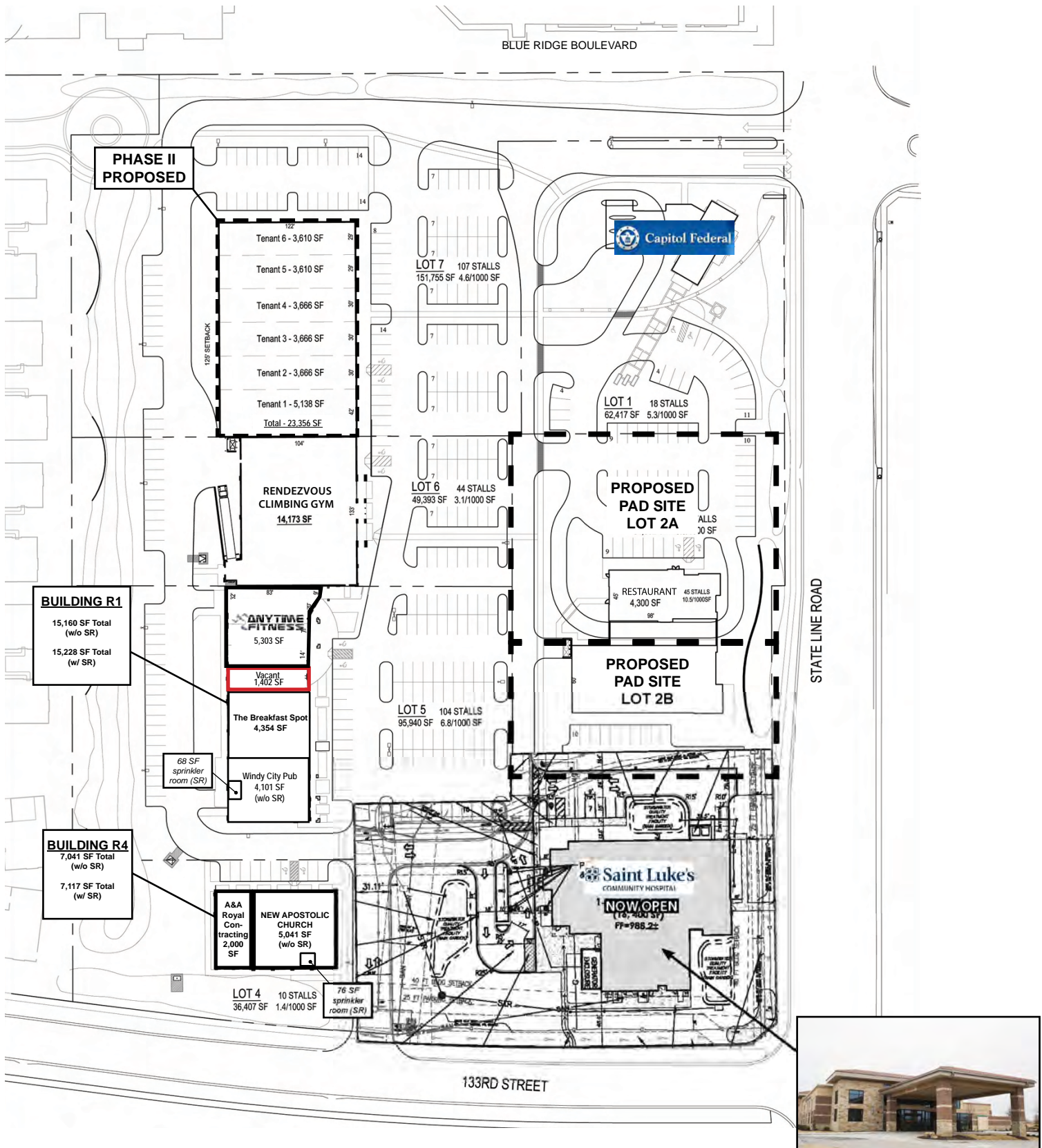
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## PAD SITES AVAILABLE





## OVERALL SITE PLAN





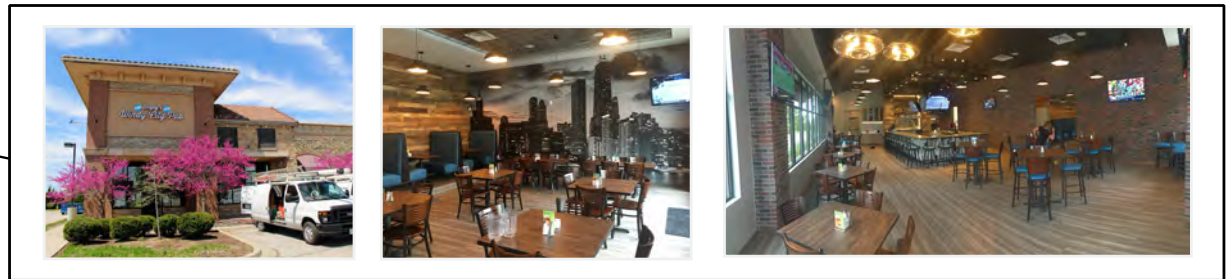
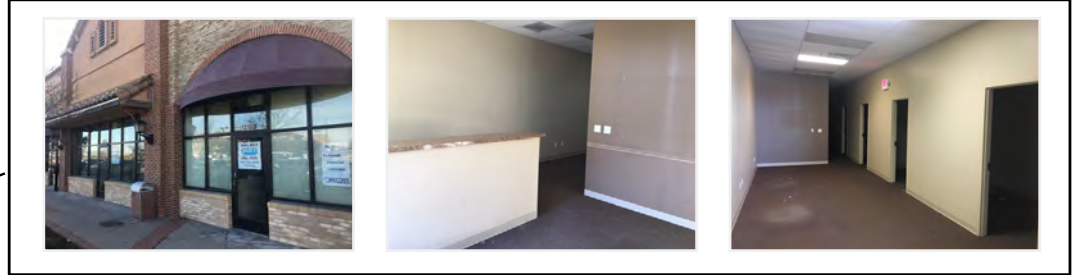
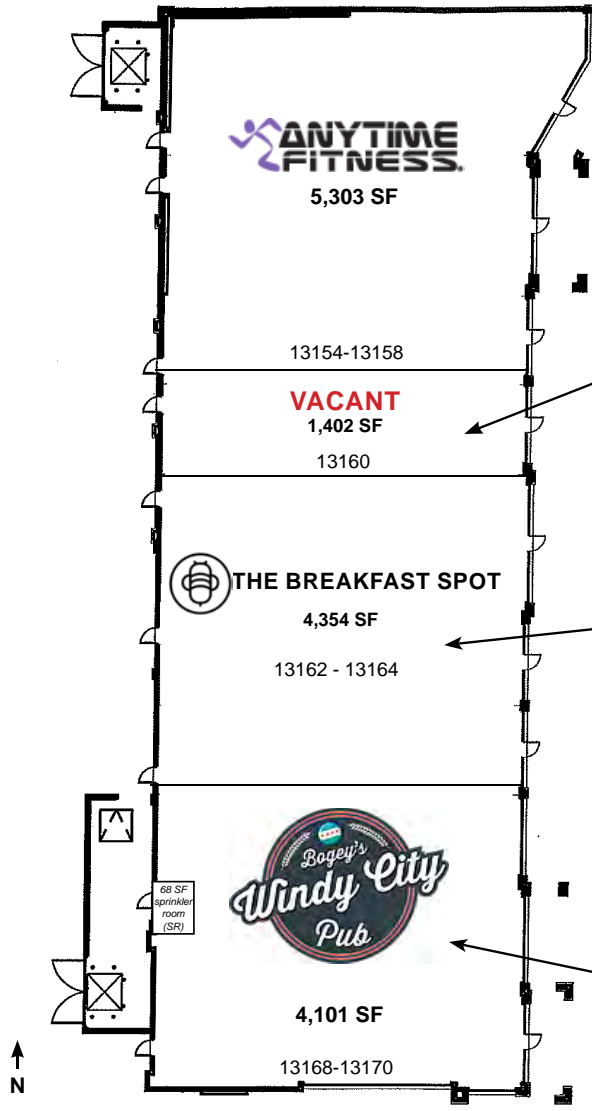
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**MULTI-TENANT  
RETAIL SPACE  
FOR LEASE**

## BUILDING R1 SITE PLAN

13154-13170 State Line Road, Leawood, KS | 15,160 SF Total (w/o SR) - 15,228 SF Total (w/SR)





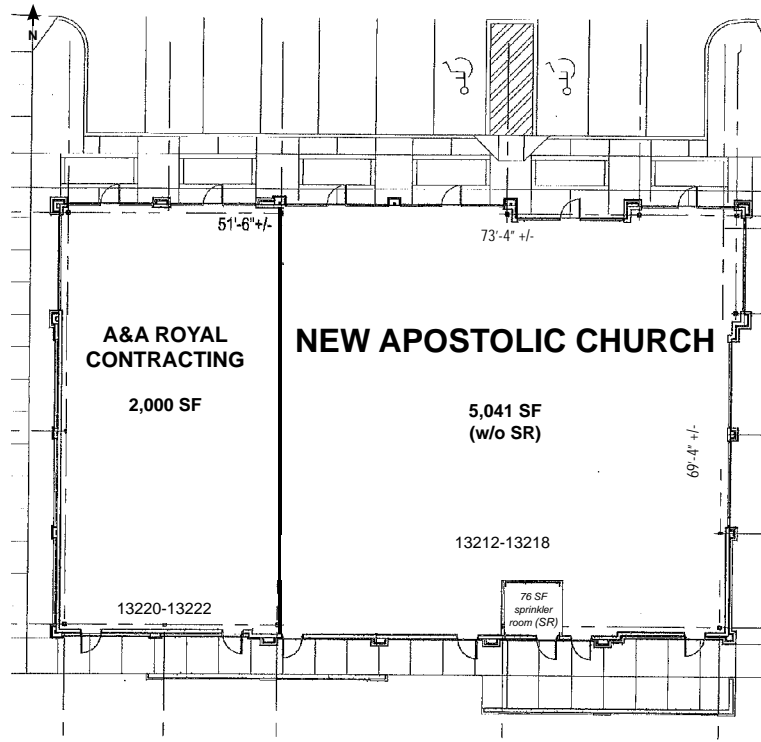


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## BUILDING R4 SITE PLAN

13212-13222 State Line Road, Leawood, KS | 7,041 SF Total (w/o SR) - 7,117 SF Total (w/SR)





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**ST. LUKE'S COMMUNITY HOSPITAL - NOW OPEN**









## ABOUT LEAWOOD, KANSAS

Leawood offers a mix of location and amenities that create the perfect working and living environment for growing businesses.

Leawood is the Kansas City area's premier suburb for:

-  dining
-  shopping
-  living
-  working



Leawood is a built environment with sophisticated character, a well-maintained network of streets, parks, and public art. Leawood is also known for being one of the safest suburbs in the metro, and has a nationally ranked public school system.

The city features walkable, mixed-use communities, more than 50 restaurants and brand-name or boutique shopping to please every taste and price-point. Leawood is also surrounded by an easily accessible highway system, linking residents and visitors to every corner of the Kansas City metro area.

Its compact size (approximately 15 square miles), is home to 34,000 people, with a median household income of \$117,000. Surrounding Leawood are developing KC metro cities of all types, and price ranges suiting most any home buyer or renter. A qualified, well-educated citizenry provide a solid foundation for thriving businesses.

Bounded on the east by State Line Road, a major north-south metropolitan connector along the Kansas-Missouri border, Leawood is also in close proximity to the Kansas City metro's extensive system of major interstates and highways. The southern portion of the I-435 loop transects Leawood's east and west borders and conveniently links commuters and travelers to I-35, I-70, I-29 and all connecting U.S. highways in the area.

Located within 250 miles of the geographic, population and production centers of the U.S., and within the central time zone, Leawood businesses are assured more hours each day to conduct business on either coast and in between. Leawood's location along the Kansas-Missouri state border also provides a scenic link to Country Club Plaza, the Power & Light District and downtown Kansas City, Missouri.



The city of Leawood is a part of Johnson County, Kansas, a leading local economy and one of the premier business locations in the nation. Johnson County's population is expected to grow from 574,000 to 1.1 million by 2064, according to a study published in 2016 by Wichita State University's Center for Economic Development and Business Research.

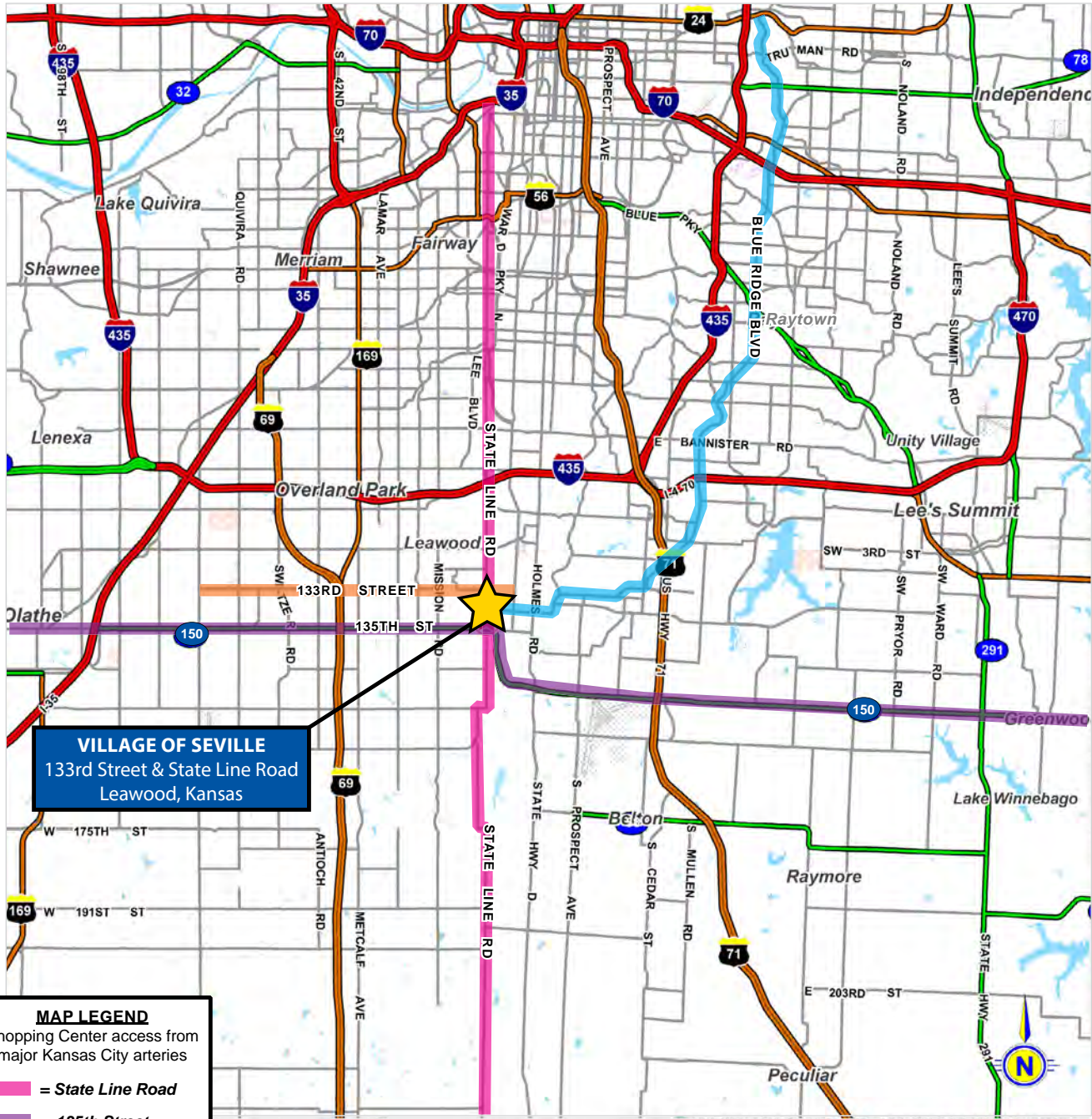
### Major Employers in Leawood

- 801 Restaurant Group
- AMC Theatres
- American Academy of Family Physicians
- Aratana
- Ascend Learning
- Creative Planning Benefits, LLC
- CrossFirst Bank
- DEMDACO
- Discover Vision Centers
- Euronet Worldwide
- Ericsson
- Houlihan's Restaurants, INC.
- IBM
- iMODULES
- Mariner Wealth Advisors
- Northwestern Mutual/RPS
- Nueterra Capital
- Reece & Nichols
- Root Dental
- SCOR
- SelectQuote
- Weight Watchers



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Lat: 38.8987 Lon: -94.5901 Zoom: 34.75 mi. Logos are for identification purposes only and may be trademarks of their respective companies.

**VILLAGE OF SEVILLE**  
133rd Street & State Line Road  
Leawood, Kansas

**MAP LEGEND**  
Shopping Center access from major Kansas City arteries

- = State Line Road
- = 135th Street
- = Blue Ridge Blvd.
- = New 133rd Street

**VILLAGE OF SEVILLE**  
**133rd Street & State Line Road**  
Leawood, Kansas

This map shows that Village of Seville Shopping Center is one of the few sites in the Kansas City metro area with multiple direct access points into both Kansas & Missouri.

*Roads highlighted on map above show direct access opportunities (see map legend for details)*

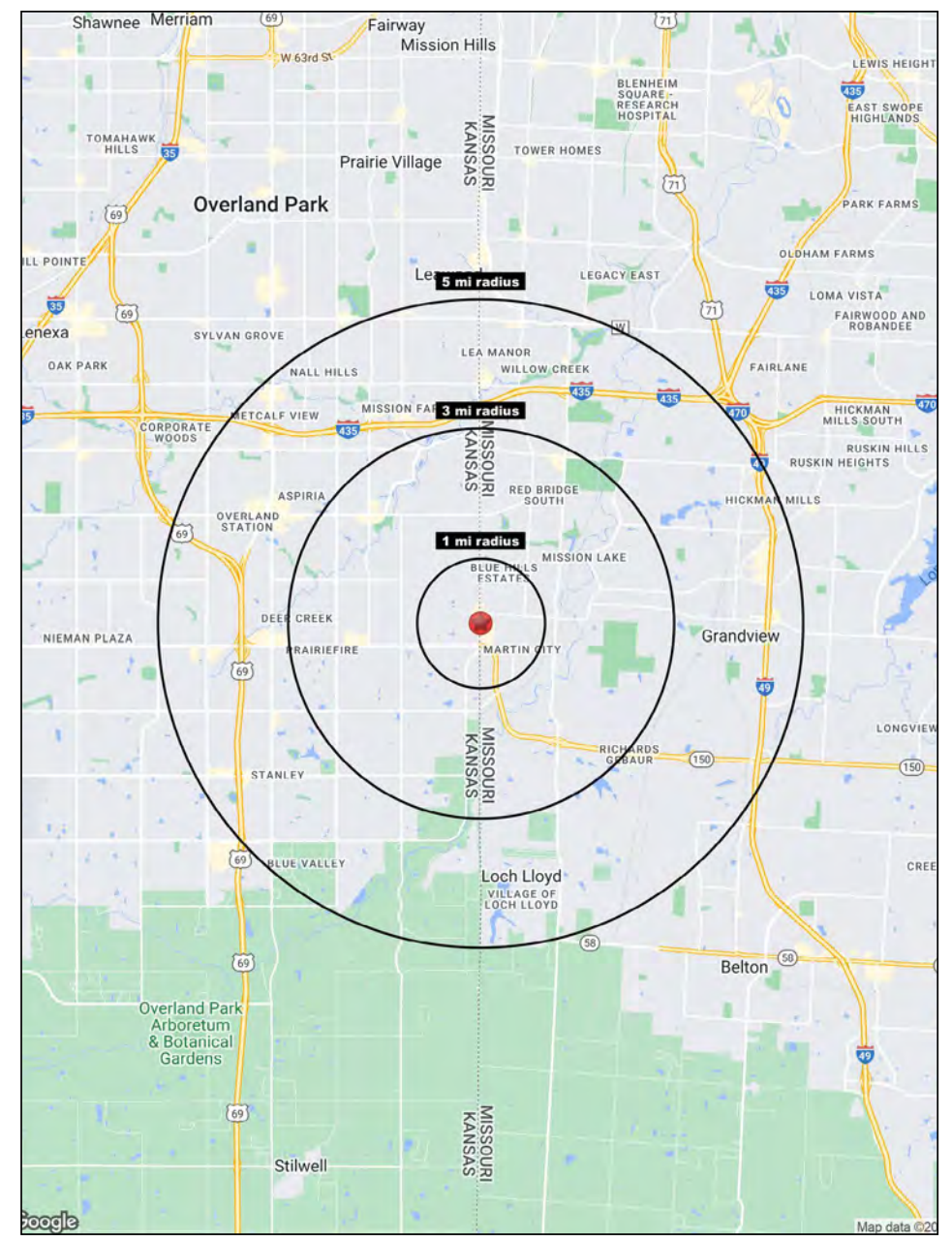
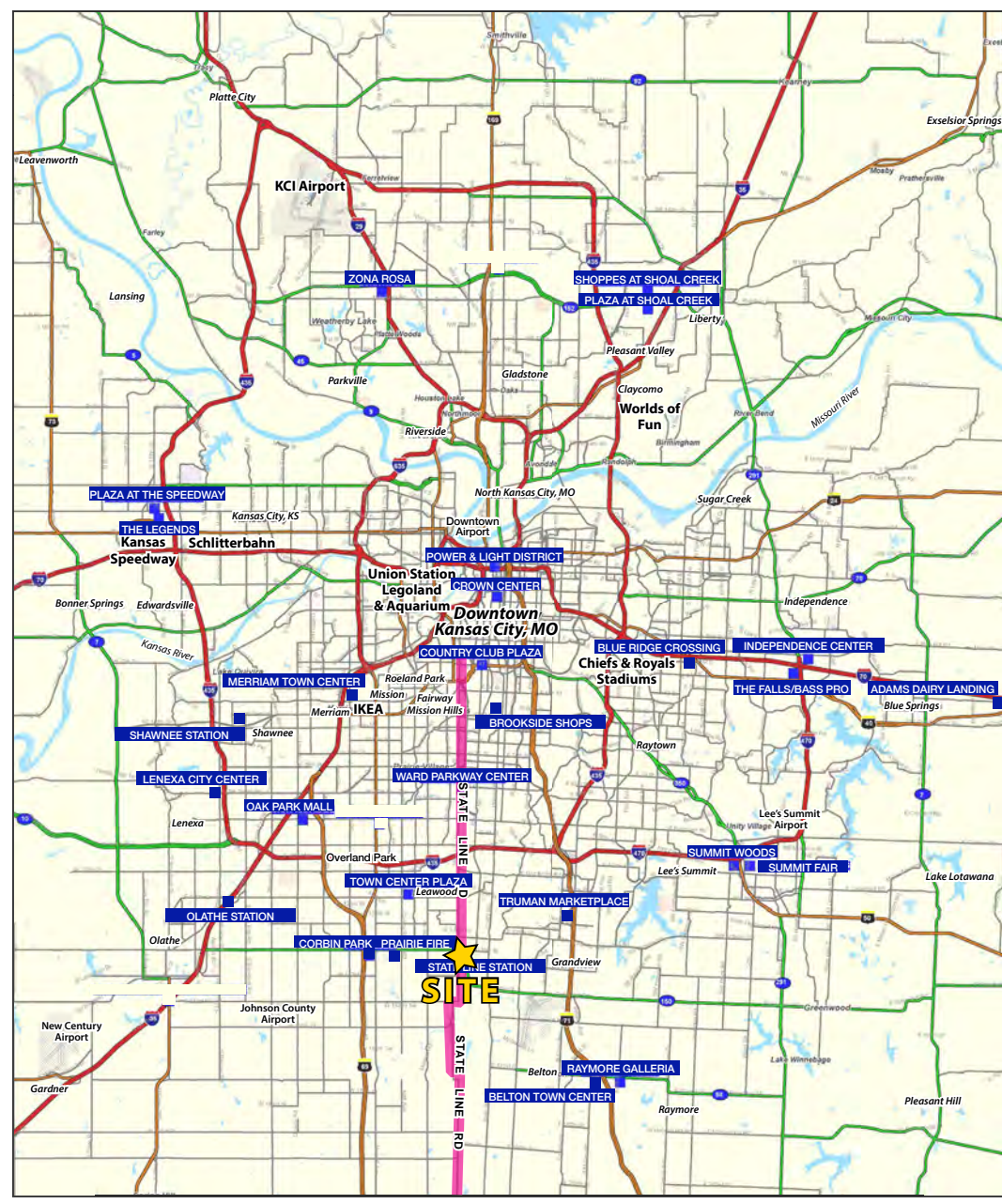




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133rd Street & State Line Road Leawood, KS 66209	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	6,474	49,442	154,371
2028 Projected Population	6,563	50,030	157,466
2020 Census Population	6,581	49,066	152,547
2010 Census Population	6,275	45,075	140,487
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.7%	0.8%
2023 Median Age	48.3	45.5	41.6
<b>Households</b>			
2023 Estimated Households	2,709	20,144	64,445
2028 Projected Households	2,775	20,635	66,397
2020 Census Households	2,725	19,762	62,990
2010 Census Households	2,474	18,094	56,896
Projected Annual Growth 2023 to 2028	0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.7%	0.9%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	83.5%	80.3%	73.9%
2023 Estimated Black or African American	7.2%	6.6%	10.6%
2023 Estimated Asian or Pacific Islander	4.0%	7.7%	8.7%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.1%	5.2%	6.6%
2023 Estimated Hispanic	4.1%	4.4%	5.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$194,702	\$212,996	\$161,925
2023 Estimated Median Household Income	\$149,885	\$138,984	\$114,951
2023 Estimated Per Capita Income	\$81,580	\$86,934	\$67,710
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	0.7%	1.1%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.1%	1.8%
2023 Estimated High School Graduate	10.6%	9.6%	12.9%
2023 Estimated Some College	16.7%	16.2%	17.3%
2023 Estimated Associates Degree Only	5.0%	5.0%	5.9%
2023 Estimated Bachelors Degree Only	34.7%	36.2%	34.8%
2023 Estimated Graduate Degree	31.0%	31.2%	26.3%
<b>Business</b>			
2023 Estimated Total Businesses	302	2,027	8,389
2023 Estimated Total Employees	3,602	23,295	123,211
2023 Estimated Employee Population per Business	11.9	11.5	14.7
2023 Estimated Residential Population per Business	21.5	24.4	18.4

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