



# FIRST TIME ON THE MARKET INVESTMENT PROPERTY FOR SALE

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



## BLACKBOB CORNERS SHOPPING CENTER

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,446	80,918	237,936
Avg. Household Income	\$118,488	\$132,595	\$137,349

- 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, KC Smokz Vape N Smoke, 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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Exclusive Agents

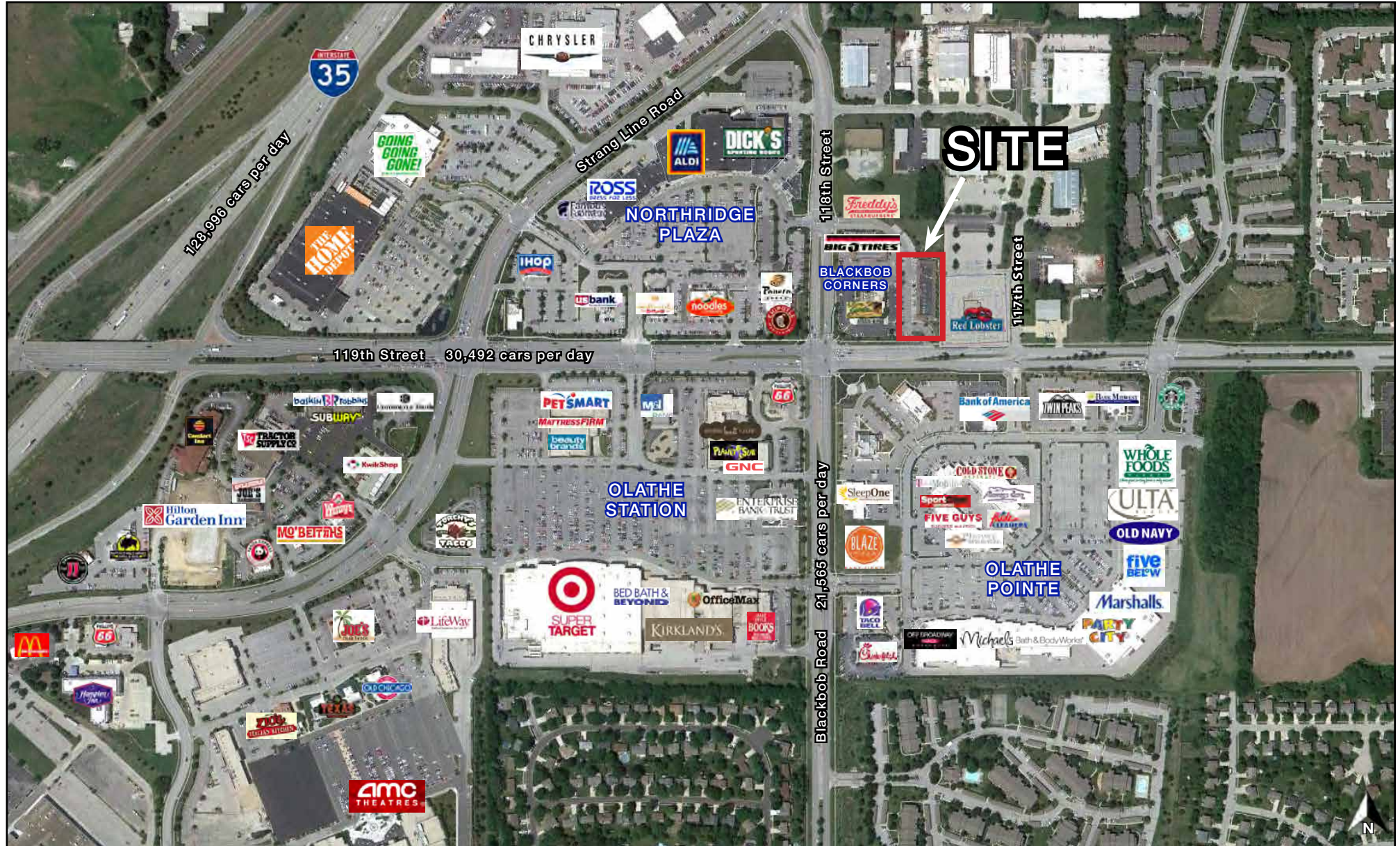




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AERIAL



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | [www.blockandco.com](http://www.blockandco.com)







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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.

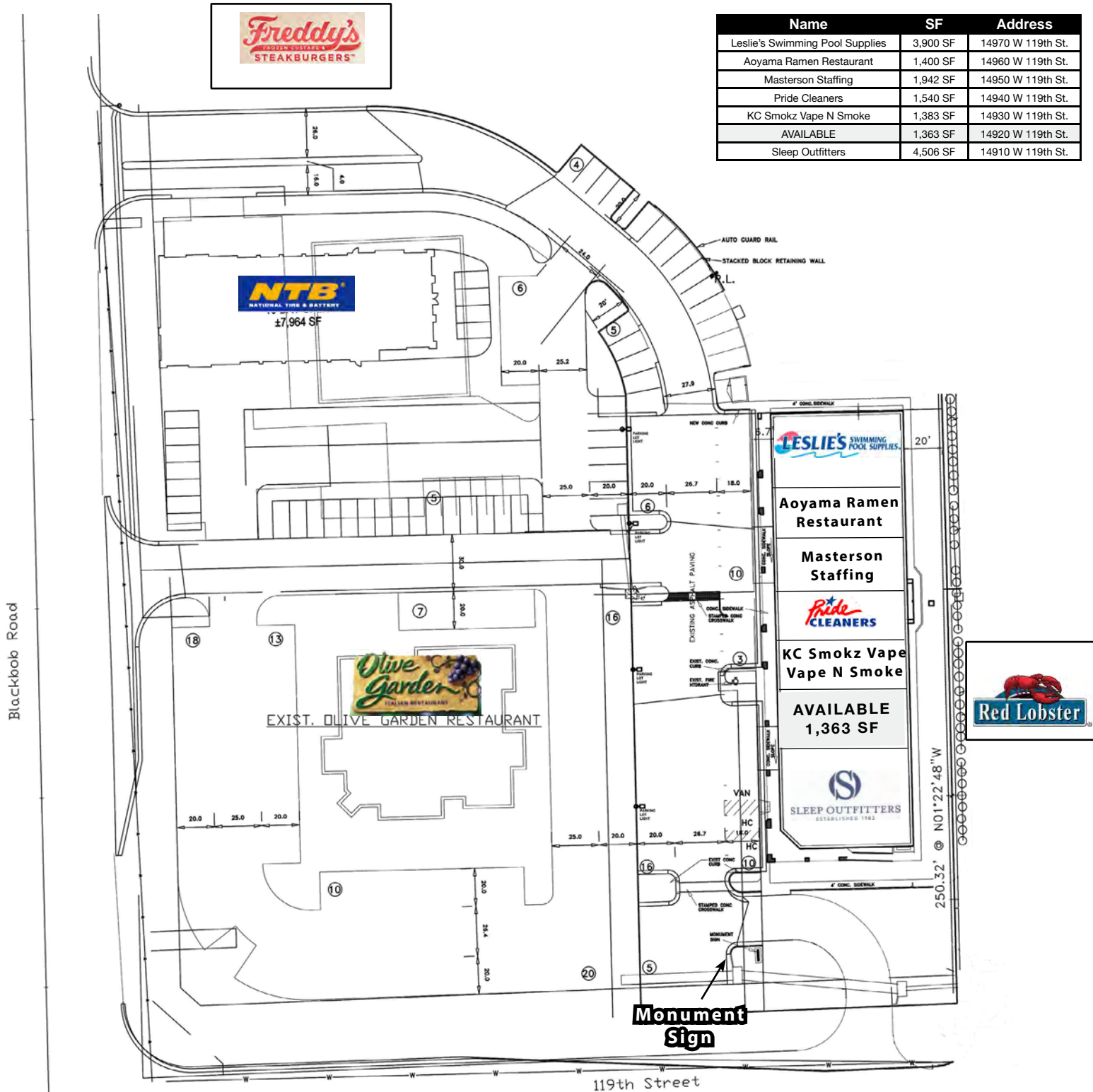


### ABOUT SLEEP OUTFITTERS

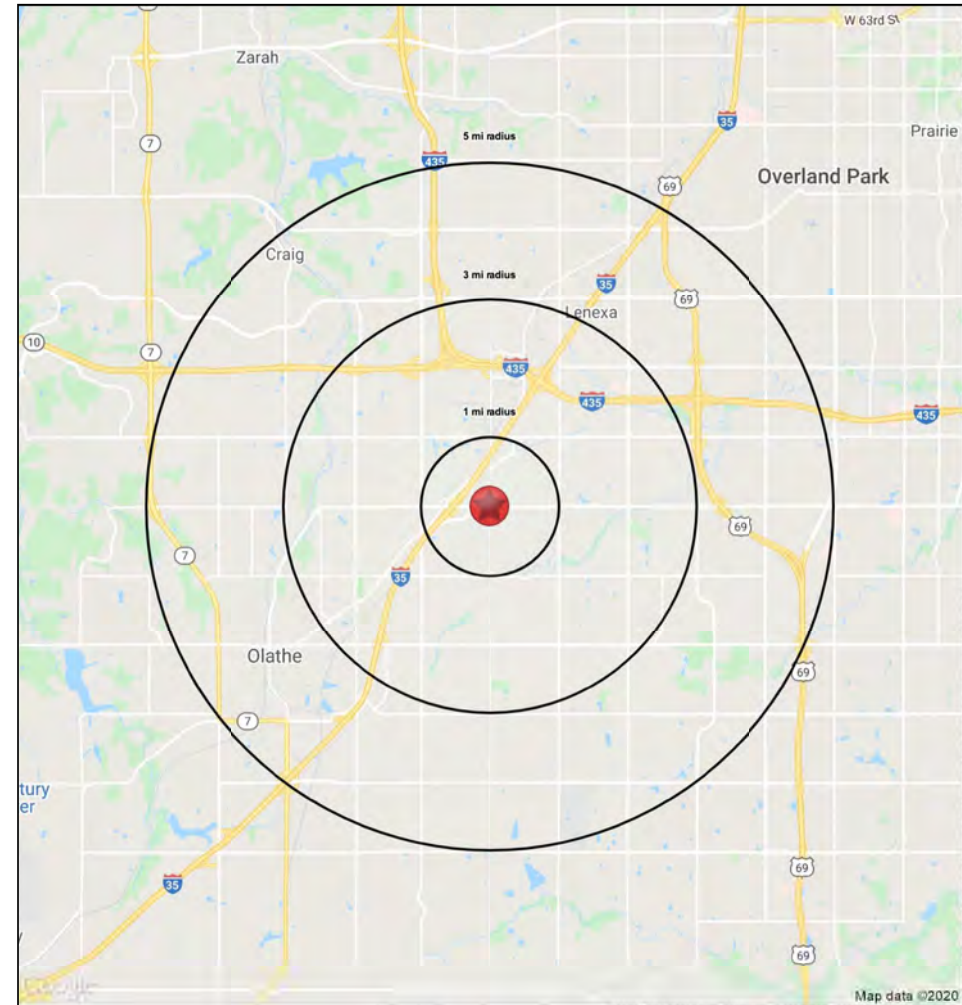
Sleep Outfitters opened in 1983 in West Virginia. Today, there are approximately 100 Sleep Outfitters in Alabama, Indiana, Kentucky, Ohio, Tennessee, Kansas, Missouri, and West Virginia. Until recently, they also operated stores called Mattress King and Mattress Warehouse that have since become Sleep 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>

### SITE PLAN







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119th & Black Bob Road	1 mi	3 mi	5 mi
Olathe, KS 66062	radius	radius	radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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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