



1.3 ACRE MIXED USE PAD SITE

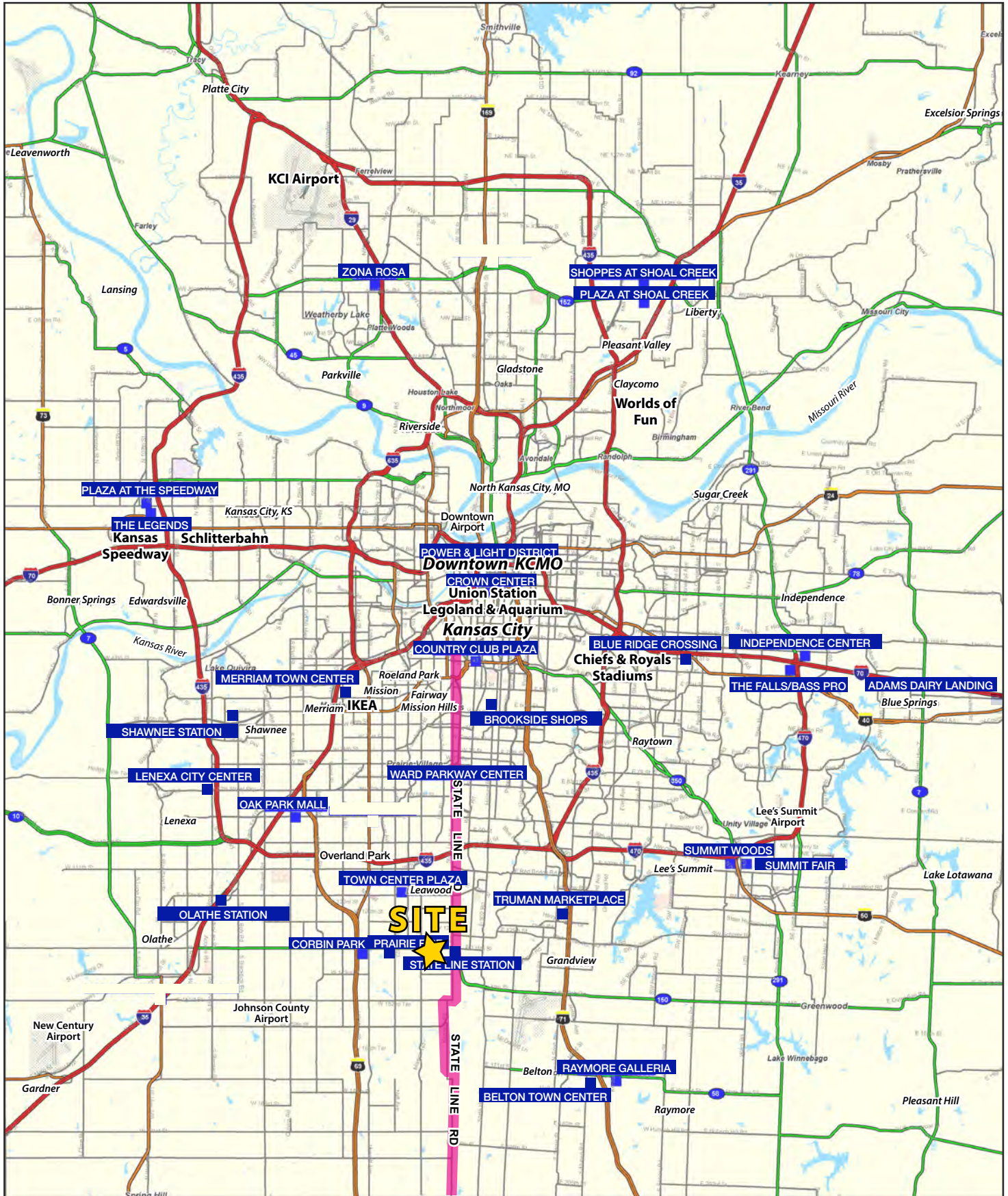
DEMOGRAPHICS

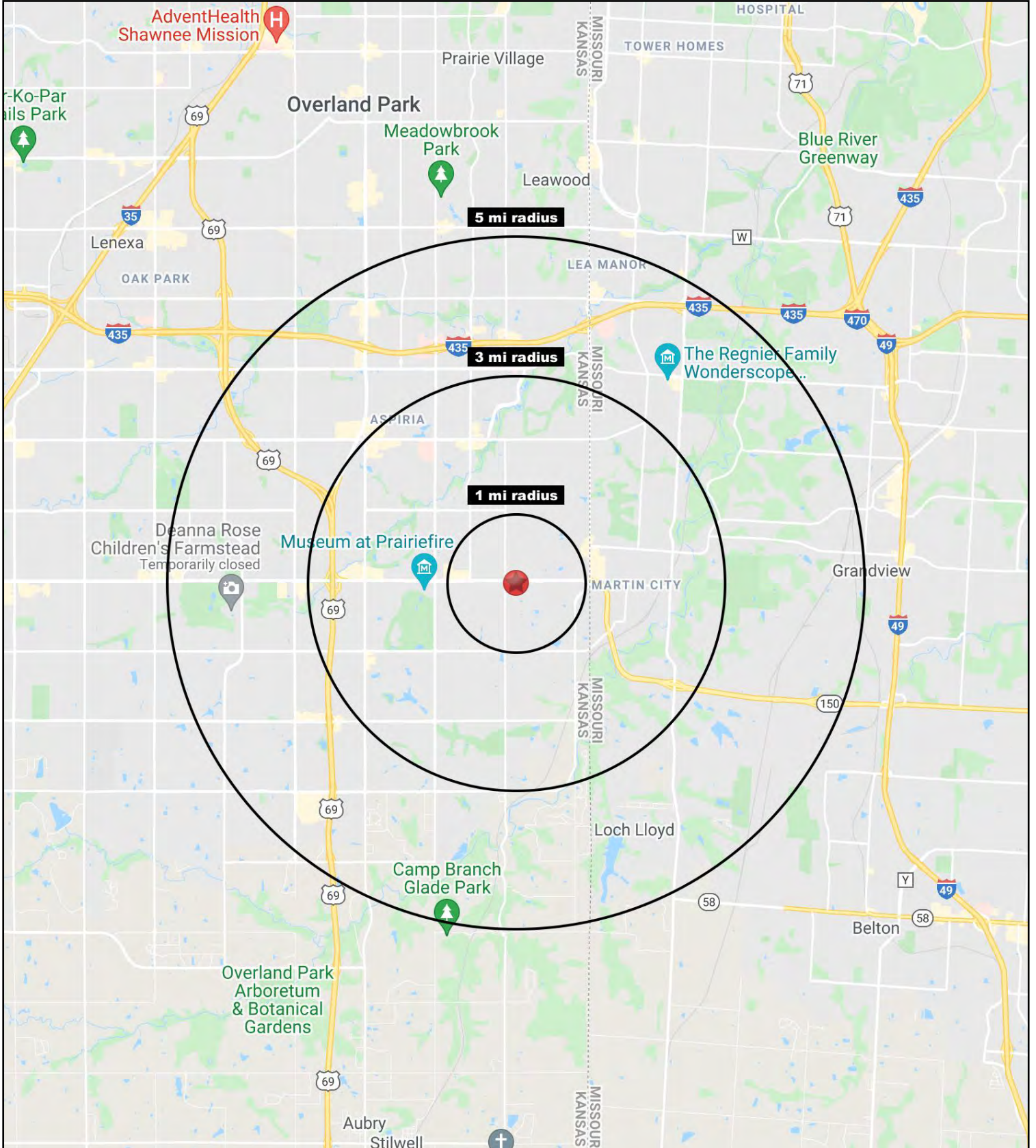
	1 mile	3 miles	5 miles
Estimated Population	7,351	64,294	157,033
Avg. Household Income	\$257,091	\$181,491	\$148,761

- Great 1.3 acre pad site for single or multi-tenant building
- MXD zoning
- Potential retail, restaurant, office, or medical use
- South of Price Chopper Grocery anchored shopping center
- Excellent visibility to 135th Street with traffic counts over 21,000 cars per day

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

For More Information Contact: *Exclusive Agent*
MITCH DICARLO | 816.412.7320 | mjdicarlo@blockandco.com







DEVELOPMENT LAND SITE

3691 W. 135th Street, Leawood, Kansas

**FOR
SALE**

3691 W. 135th Street Leawood, KS 66224	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,351	64,294	157,033
2026 Projected Population	7,599	67,544	163,590
2020 Census Population	7,368	64,785	157,265
2010 Census Population	6,497	55,922	140,657
Projected Annual Growth 2021 to 2026	0.7%	1.0%	0.8%
Historical Annual Growth 2010 to 2021	1.2%	1.4%	1.1%
2021 Median Age	43.7	42.6	41.6
Households			
2021 Estimated Households	2,695	25,828	63,810
2026 Projected Households	2,864	27,804	67,909
2020 Census Households	2,678	25,762	63,504
2010 Census Households	2,333	21,782	56,125
Projected Annual Growth 2021 to 2026	1.3%	1.5%	1.3%
Historical Annual Growth 2010 to 2021	1.4%	1.7%	1.2%
Race and Ethnicity			
2021 Estimated White	83.8%	77.4%	76.2%
2021 Estimated Black or African American	4.1%	4.9%	6.2%
2021 Estimated Asian or Pacific Islander	5.4%	9.5%	8.5%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2021 Estimated Other Races	6.5%	8.0%	8.9%
2021 Estimated Hispanic	4.4%	5.1%	6.2%
Income			
2021 Estimated Average Household Income	\$257,091	\$181,491	\$148,761
2021 Estimated Median Household Income	\$151,598	\$123,136	\$112,705
2021 Estimated Per Capita Income	\$94,262	\$73,007	\$60,547
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.2%	0.8%	1.0%
2021 Estimated Some High School (Grade Level 9 to 11)	0.3%	1.1%	1.4%
2021 Estimated High School Graduate	7.3%	9.8%	11.6%
2021 Estimated Some College	13.8%	13.7%	15.3%
2021 Estimated Associates Degree Only	5.8%	5.5%	6.2%
2021 Estimated Bachelors Degree Only	42.1%	39.9%	38.1%
2021 Estimated Graduate Degree	30.5%	29.1%	26.3%
Business			
2021 Estimated Total Businesses	291	3,372	8,257
2021 Estimated Total Employees	2,456	47,980	135,807
2021 Estimated Employee Population per Business	8.4	14.2	16.4
2021 Estimated Residential Population per Business	25.3	19.1	19.0

