



GREAT VISIBILITY FLEX SPACE

405 N. Ridgeview Road, Olathe, Kansas



SALE PRICE: \$650,000 | LEASE RATE: \$14/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,724	95,972	179,897
Avg. Household Income	\$83,586	\$115,490	\$142,206

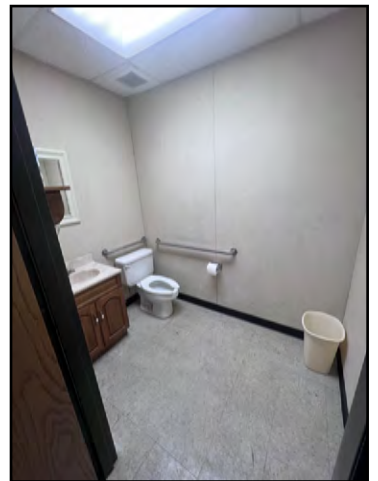
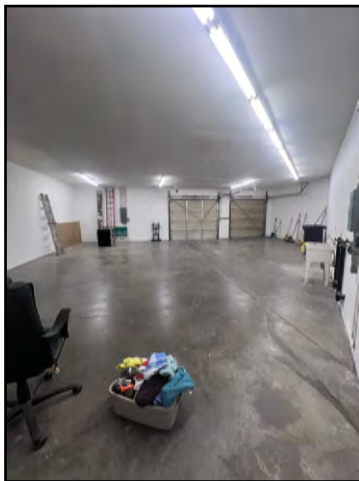
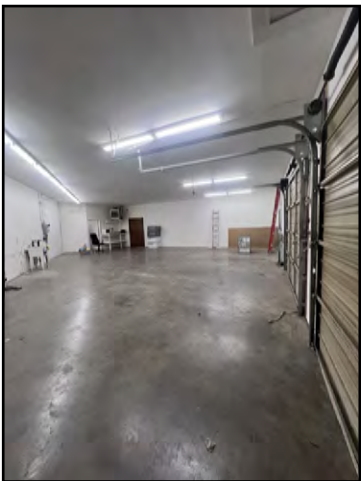
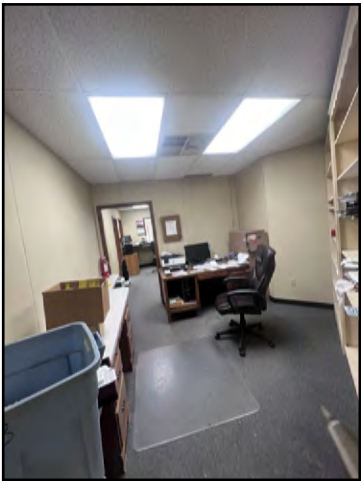
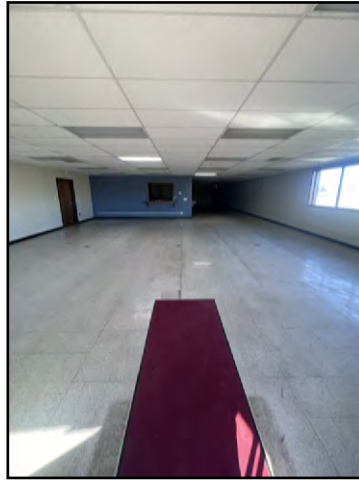
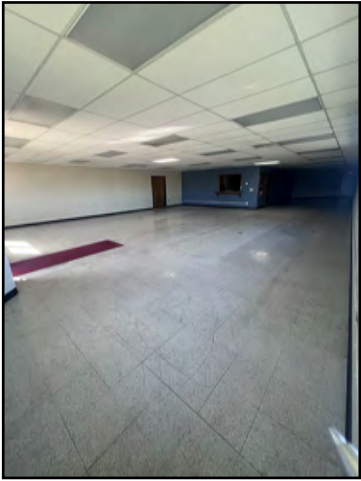
- 4,000 SF building
- One drive-in and one dock door
- Close to Interstate 35 and Santa Fe Street
- New parking lot
- Perfect for a small business owner
- Zoned C-2 on 0.49 acre
- Taxes estimated at \$3.18 per square foot

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

For More Information Contact: *Exclusive Agents*
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PHOTOS





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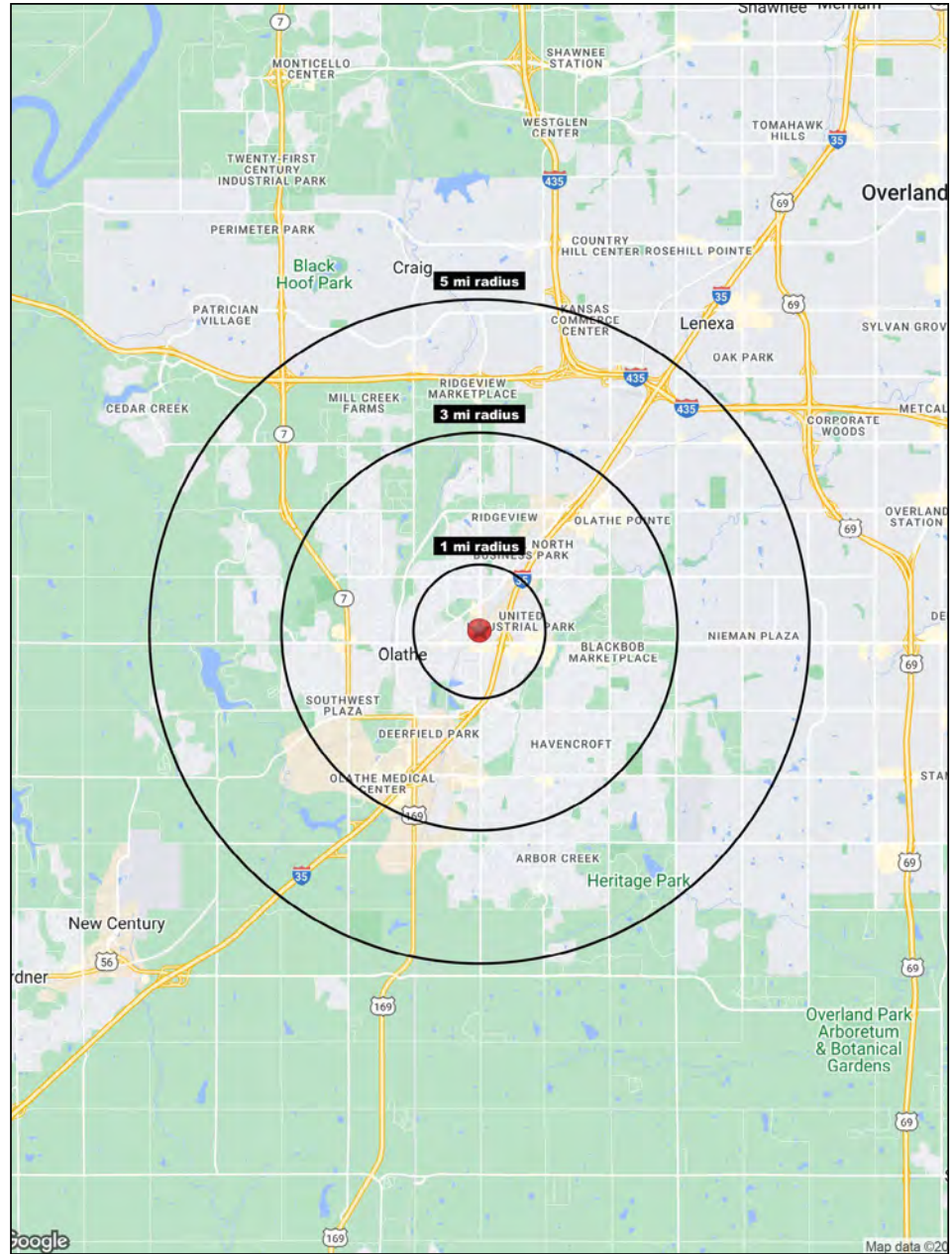
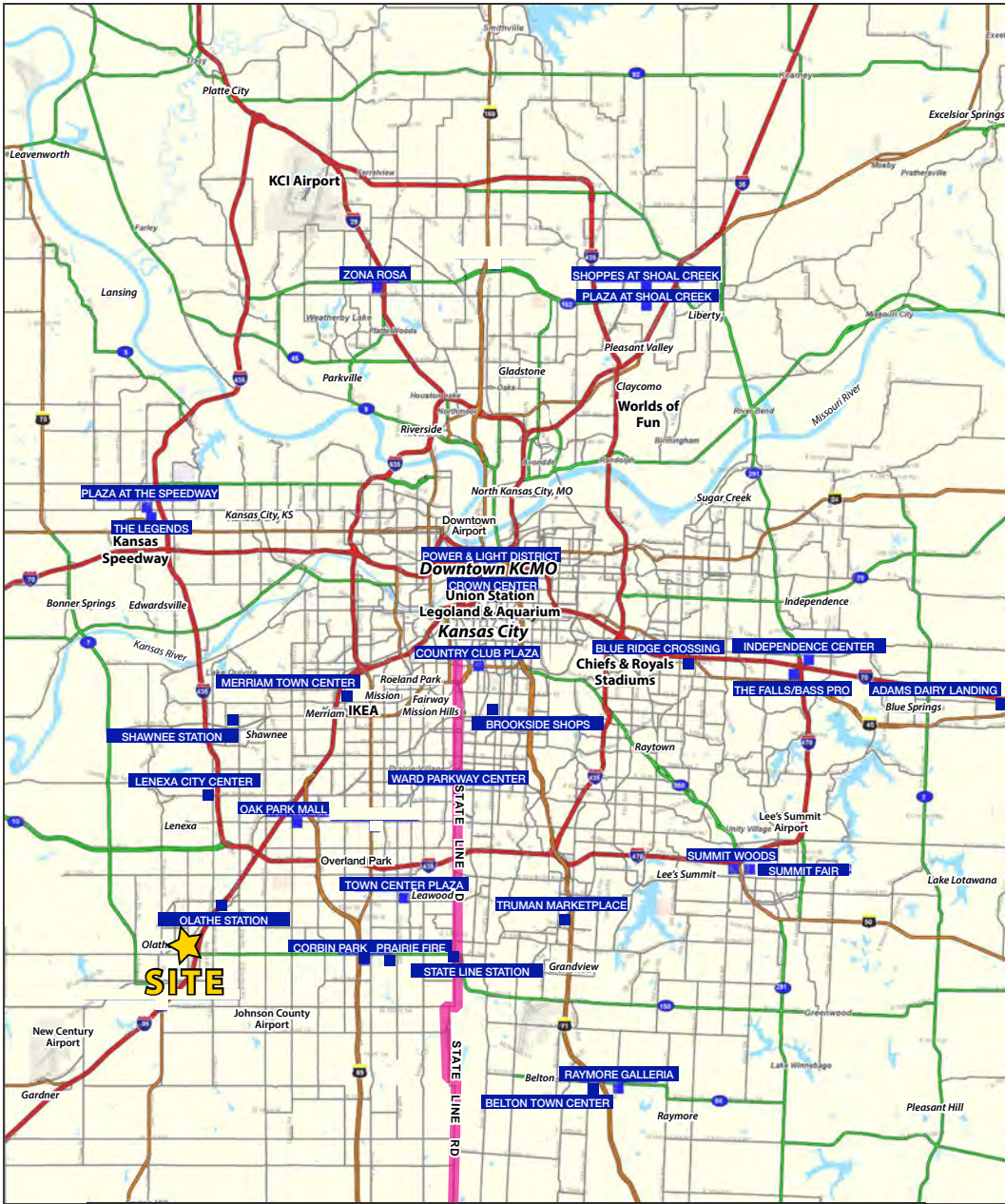
AERIAL





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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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405 N. Ridgeview Road Olathe, KS 66061	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,724	95,972	179,897
2028 Projected Population	12,948	97,839	186,089
2020 Census Population	12,550	95,008	177,467
2010 Census Population	12,813	90,531	156,736
Projected Annual Growth 2023 to 2028	0.4%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	-	0.5%	1.1%
2023 Median Age	31.7	33.8	35.0
Households			
2023 Estimated Households	4,977	35,192	65,910
2028 Projected Households	5,187	36,721	69,764
2020 Census Households	4,850	34,294	64,157
2010 Census Households	4,967	32,529	56,391
Projected Annual Growth 2023 to 2028	0.8%	0.9%	1.2%
Historical Annual Growth 2010 to 2023	-	0.6%	1.3%
Race and Ethnicity			
2023 Estimated White	65.5%	73.7%	77.5%
2023 Estimated Black or African American	9.6%	7.9%	6.3%
2023 Estimated Asian or Pacific Islander	4.2%	4.7%	5.7%
2023 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.3%
2023 Estimated Other Races	20.1%	13.3%	10.0%
2023 Estimated Hispanic	22.3%	14.0%	10.1%
Income			
2023 Estimated Average Household Income	\$83,586	\$115,490	\$142,206
2023 Estimated Median Household Income	\$67,677	\$97,687	\$115,226
2023 Estimated Per Capita Income	\$32,993	\$42,496	\$52,203
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.2%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	6.6%	4.1%	2.8%
2023 Estimated High School Graduate	25.4%	18.5%	14.6%
2023 Estimated Some College	25.7%	21.1%	18.4%
2023 Estimated Associates Degree Only	8.8%	8.4%	7.8%
2023 Estimated Bachelors Degree Only	19.2%	28.5%	33.3%
2023 Estimated Graduate Degree	10.3%	16.1%	21.1%
Business			
2023 Estimated Total Businesses	627	2,912	5,501
2023 Estimated Total Employees	7,069	41,664	85,700
2023 Estimated Employee Population per Business	11.3	14.3	15.6
2023 Estimated Residential Population per Business	20.3	33.0	32.7

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