



# Owner-User/Redevelopment Opportunity

## 16175 W. 135th Street, Olathe, Kansas



**SALE PRICE: \$2,500,000 | 14,560 SF BUILDING ON 3.05 ACRES**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,031	103,987	206,710
Avg. Household Income	\$101,572	\$127,943	\$144,186

- Sprinklered building with ample power
- Quick access to Interstate 35
- One dock door with long drive lane
- 10' ceilings in retail area, 12.5' to the beams, 14.5' to the deck
- 135th Street carries over 32,499 cars per day
- Originally built for Aldi Grocery in 1995
- Large 3.05 acres lot - zoned CP-1



**CLICK HERE TO VIEW MORE  
LISTING INFORMATION**

**For More Information Contact:**

**DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)**

**Exclusive Agent**



## PHOTOS



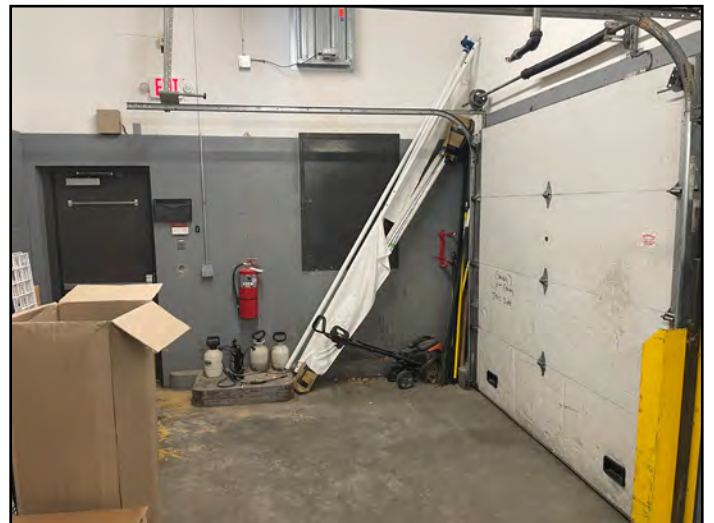
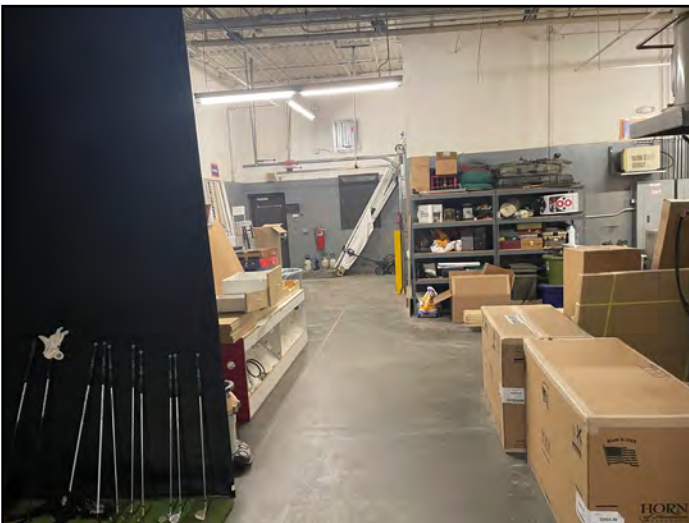
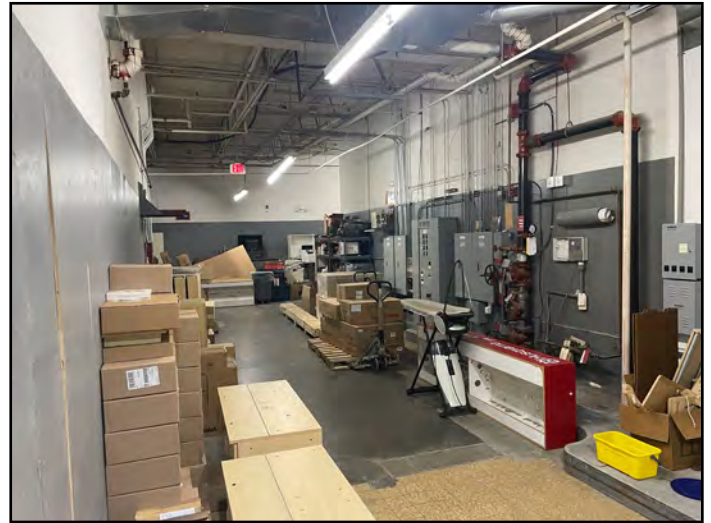




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### PHOTOS



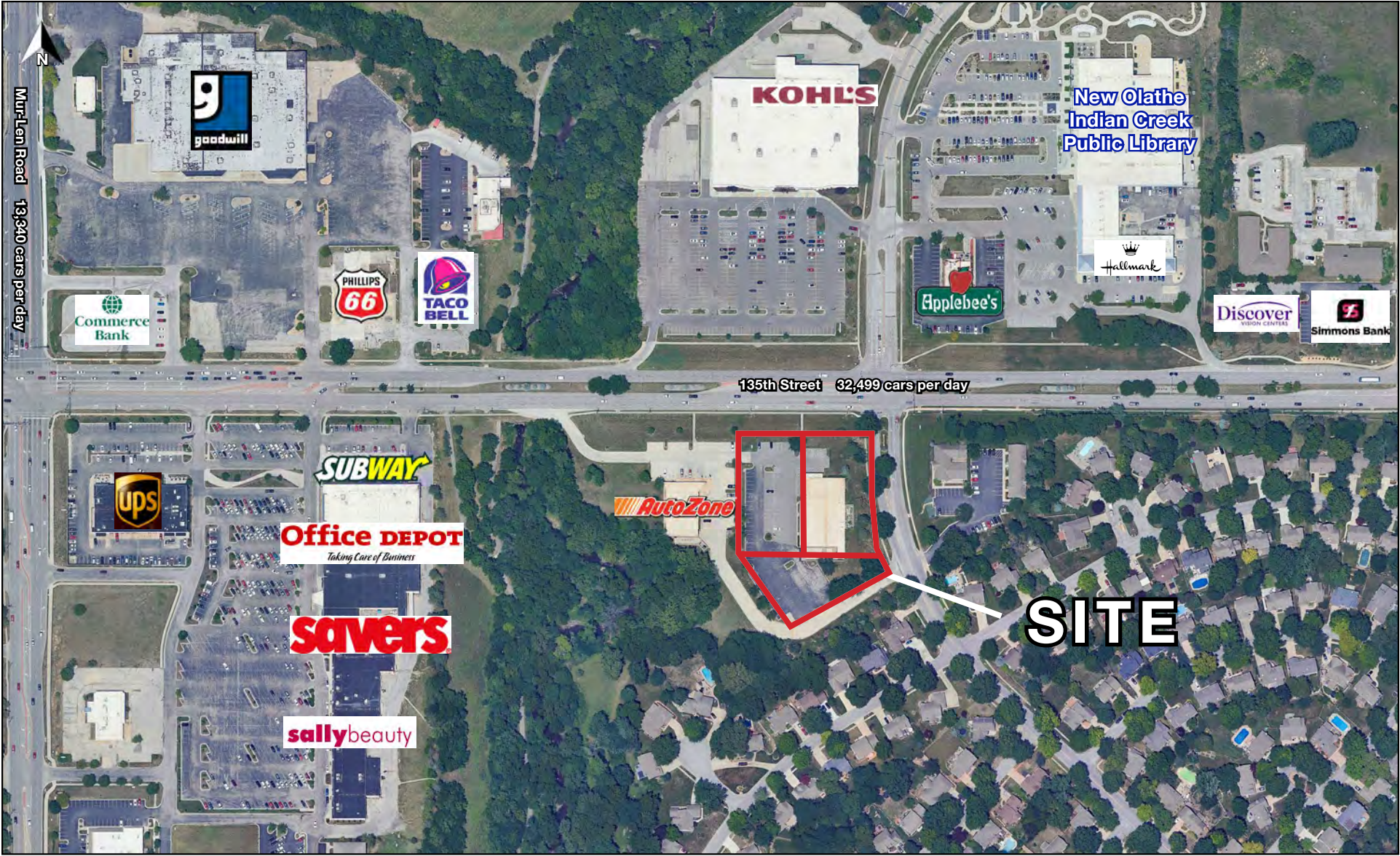




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AERIAL



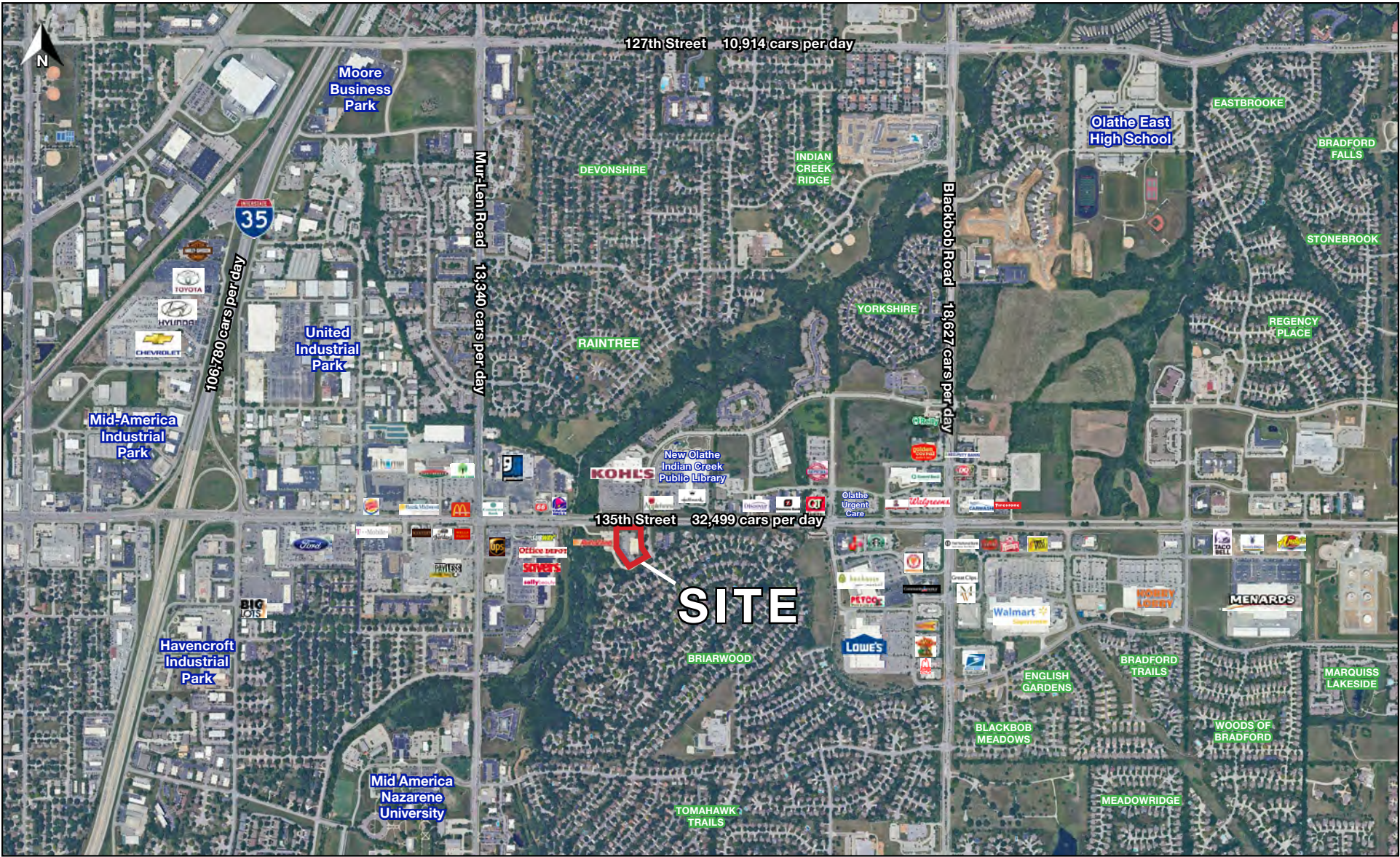




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AERIAL



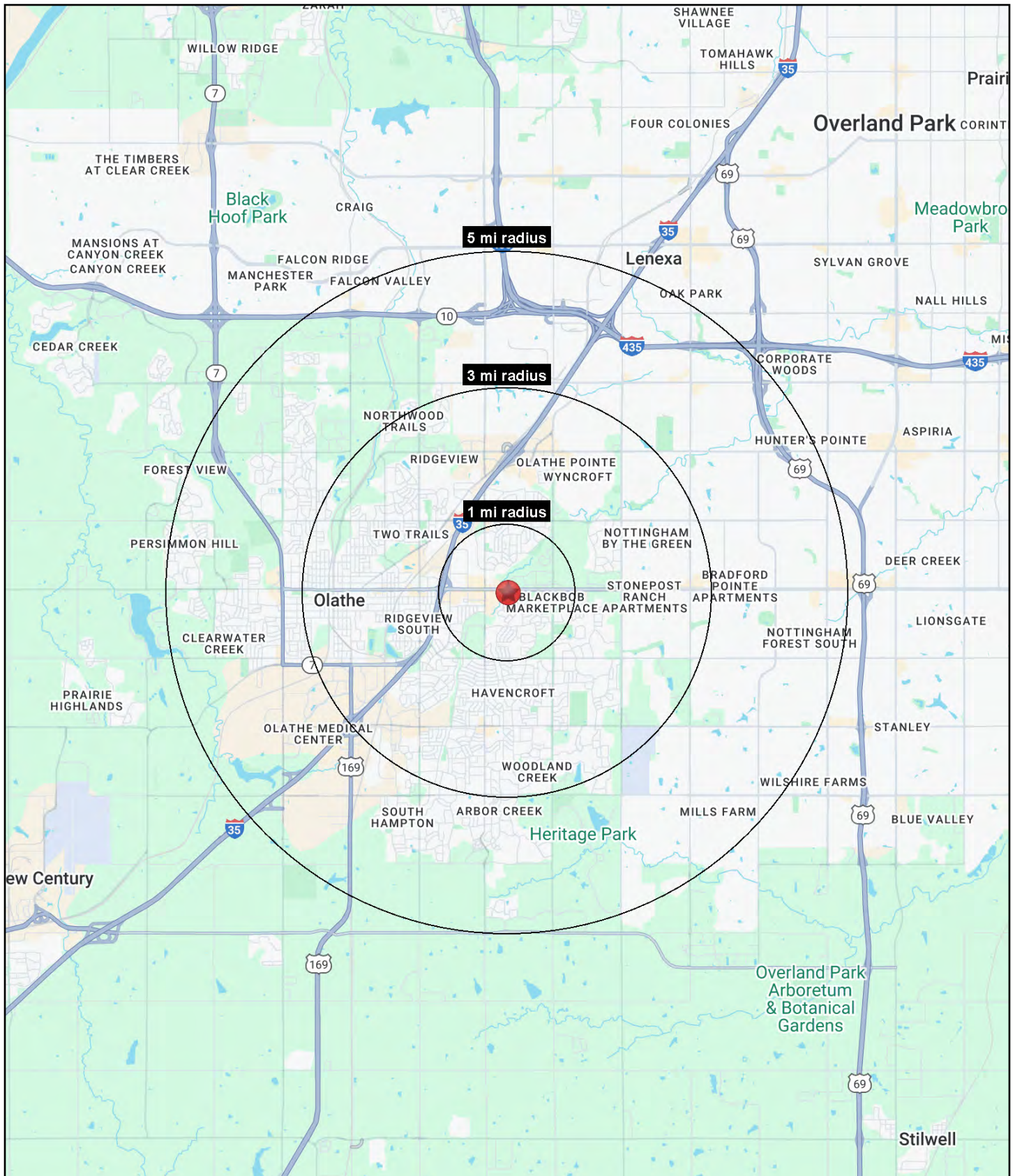






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16175 W. 135th Street Olathe, KS 66062	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	11,031	103,987	206,710
2029 Projected Population	11,460	105,917	212,760
2020 Census Population	11,012	105,436	203,018
2010 Census Population	11,286	98,547	180,060
Projected Annual Growth 2024 to 2029	0.8%	0.4%	0.6%
Historical Annual Growth 2010 to 2024	-0.2%	0.4%	1.1%
2024 Median Age	34.1	36.0	37.1
<b>Households</b>			
2024 Estimated Households	4,254	40,014	78,255
2029 Projected Households	4,487	41,188	81,409
2020 Census Households	4,195	38,464	74,463
2010 Census Households	4,305	35,763	65,895
Projected Annual Growth 2024 to 2029	1.1%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	-	0.8%	1.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.7%	75.0%	77.0%
2024 Estimated Black or African American	8.7%	7.1%	6.1%
2024 Estimated Asian or Pacific Islander	4.3%	5.5%	6.4%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2024 Estimated Other Races	13.7%	12.1%	10.1%
2024 Estimated Hispanic	14.3%	12.6%	10.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$101,572	\$127,943	\$144,186
2024 Estimated Median Household Income	\$84,812	\$104,482	\$119,960
2024 Estimated Per Capita Income	\$39,467	\$49,332	\$54,666
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.1%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.4%	2.6%
2024 Estimated High School Graduate	16.7%	15.4%	13.4%
2024 Estimated Some College	24.8%	19.5%	17.4%
2024 Estimated Associates Degree Only	6.8%	7.9%	7.6%
2024 Estimated Bachelors Degree Only	31.1%	32.8%	35.1%
2024 Estimated Graduate Degree	16.0%	18.8%	22.2%
<b>Business</b>			
2024 Estimated Total Businesses	568	3,045	6,345
2024 Estimated Total Employees	5,742	42,339	99,027
2024 Estimated Employee Population per Business	10.1	13.9	15.6
2024 Estimated Residential Population per Business	19.4	34.2	32.6

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