



1.5 Acre Property - Divisible for Multiple Pads

Village of Seville Shopping Center

State Line Road at 133rd Street, Leawood, Kansas



Ground Lease & Build-To-Suit Strip Retail Opportunity

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,296	47,058	153,724
Avg. HH Income	\$198,340	\$212,987	\$157,046

- 1.5 acre Pad Site Available for ground lease or build to suit. The lot can be split
- Potential in-line space
- 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 Agent



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POTENTIAL RENDERING



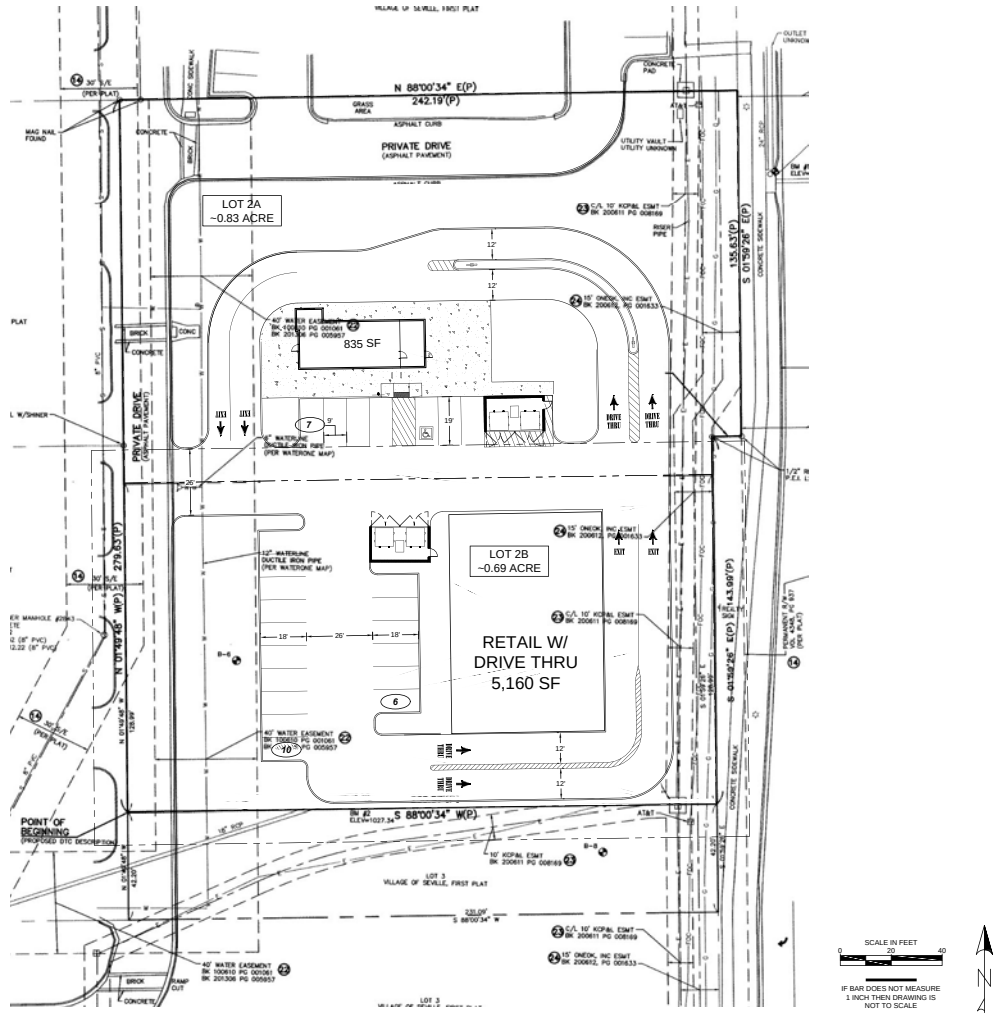


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SITE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

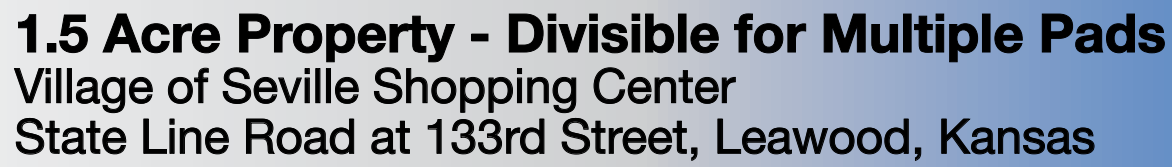
CONCEPT PLAN
LOT 2, VILLAGE OF SEVILLE
LEAWOOD, KANSAS
CONCEPT PLAN - 6K RETAIL AND DUTCH BROTHERS

NO.	REVISION	BY	DATE

PROJECT NO. KT0001.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 06/29/2025

EX.01





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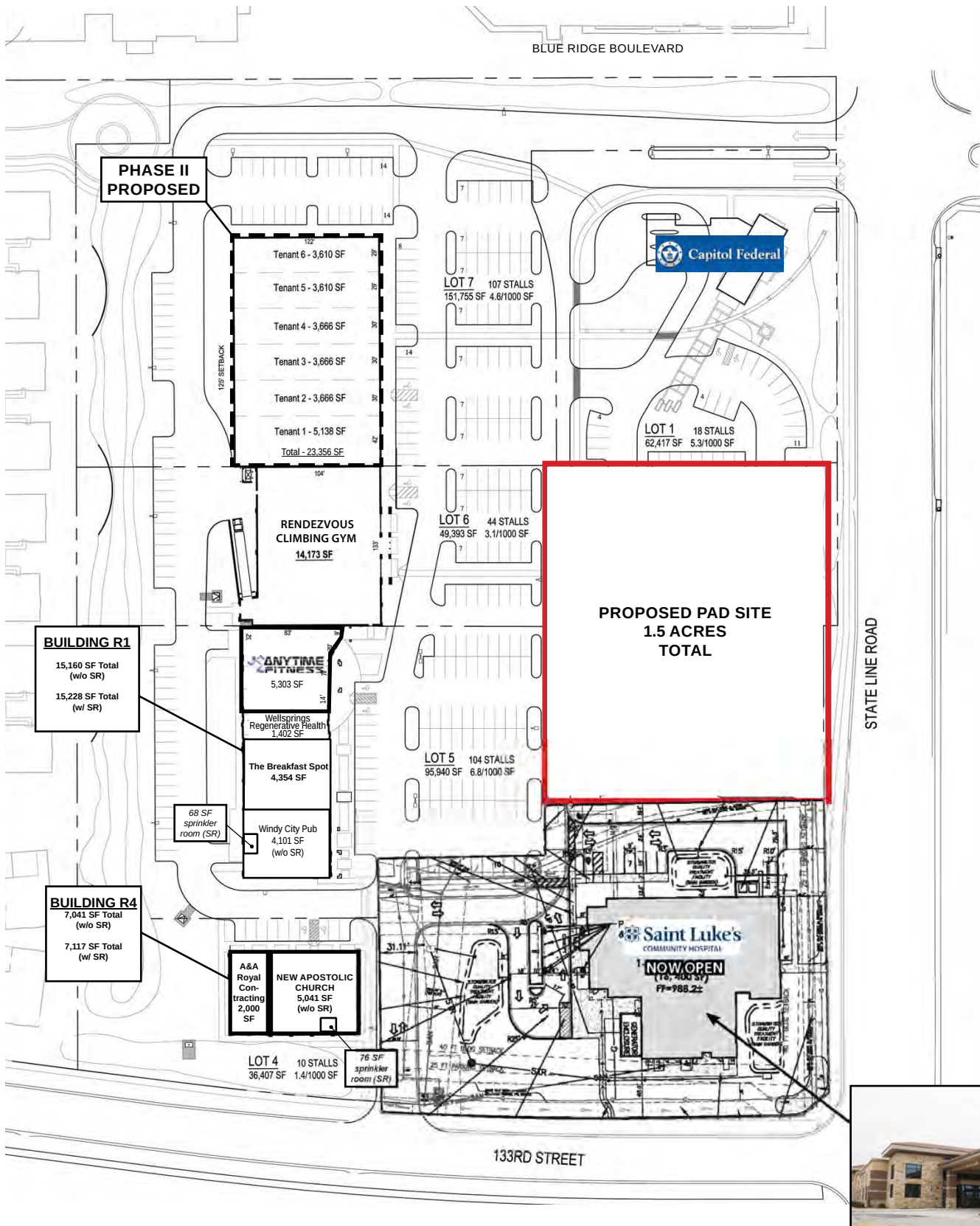
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AERIAL



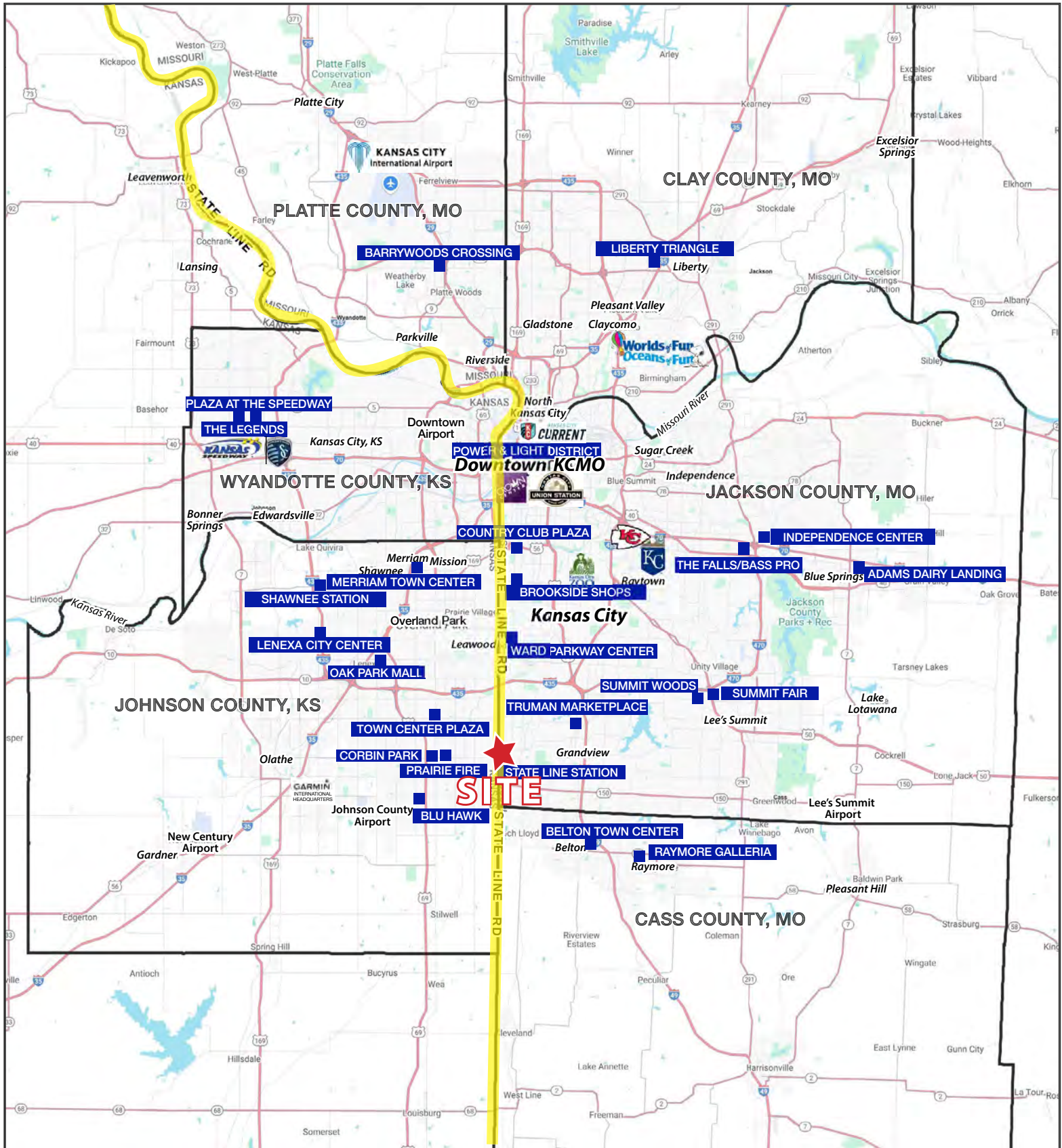
OVERALL SITE PLAN



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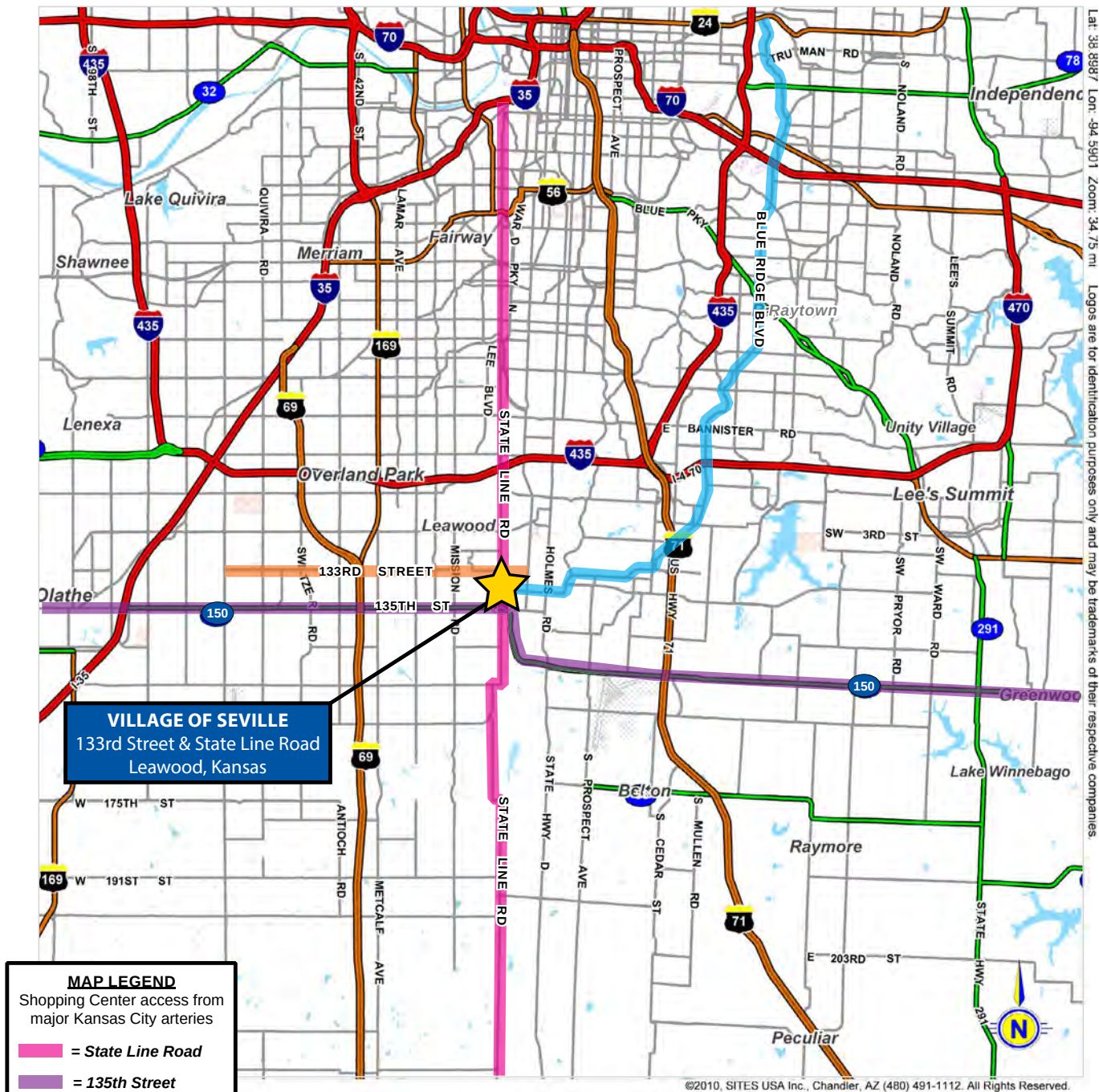
State Line Road at 133rd Street, Leawood, Kansas



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VILLAGE OF SEVILLE

133rd Street & State Line Road

Leawood, Kansas

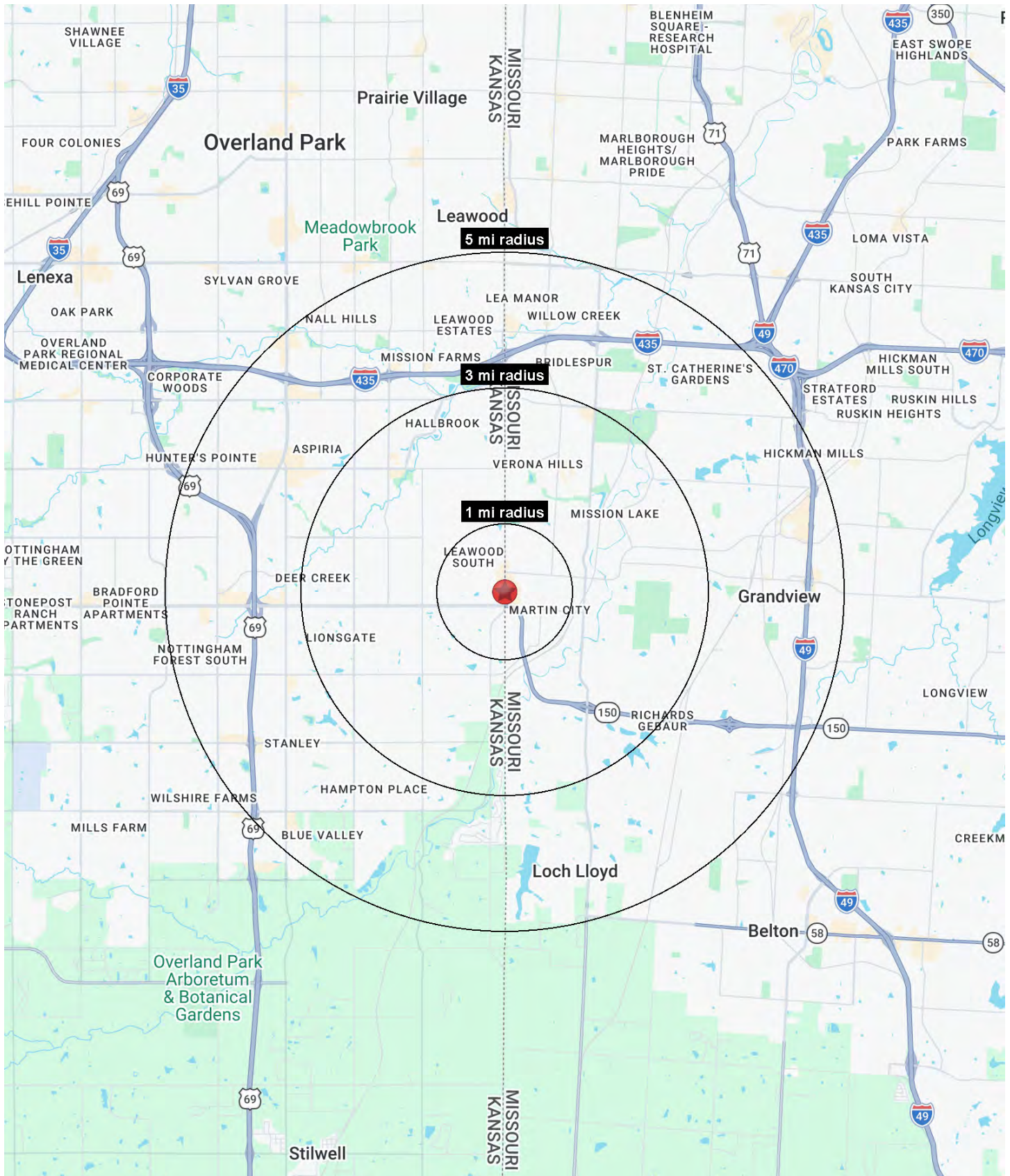
This map shows that Village of Seville Shopping Center is one of the few sites in the Kansas City metro area with multiple direct access points into both Kansas & Missouri.

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

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Village of Seville Shopping Center

State Line Road at 133rd Street, Leawood, Kansas

133rd Street & State Line Road Leawood, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,296	47,058	153,724
2030 Projected Population	6,166	46,940	154,166
2020 Census Population	6,436	48,649	151,370
2010 Census Population	6,108	44,311	139,114
Projected Annual Growth 2025 to 2030	-0.4%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.7%
2025 Median Age	47.5	45.4	41.6
Households			
2025 Estimated Households	2,696	19,398	65,339
2030 Projected Households	2,684	19,702	66,734
2020 Census Households	2,706	19,200	62,322
2010 Census Households	2,408	17,515	56,164
Projected Annual Growth 2025 to 2030	-	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	1.1%
Race and Ethnicity			
2025 Estimated White	81.1%	79.4%	72.8%
2025 Estimated Black or African American	8.3%	7.1%	10.9%
2025 Estimated Asian or Pacific Islander	4.6%	7.3%	8.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	5.8%	6.0%	7.5%
2025 Estimated Hispanic	5.4%	5.8%	7.4%
Income			
2025 Estimated Average Household Income	\$198,340	\$212,987	\$157,046
2025 Estimated Median Household Income	\$130,166	\$140,349	\$115,337
2025 Estimated Per Capita Income	\$85,009	\$87,971	\$66,876
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.7%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.1%	1.8%
2025 Estimated High School Graduate	12.5%	11.1%	13.1%
2025 Estimated Some College	18.6%	15.8%	17.2%
2025 Estimated Associates Degree Only	5.5%	4.8%	5.6%
2025 Estimated Bachelors Degree Only	32.2%	36.5%	35.4%
2025 Estimated Graduate Degree	30.0%	30.0%	25.6%
Business			
2025 Estimated Total Businesses	328	2,065	8,665
2025 Estimated Total Employees	3,906	20,643	123,434
2025 Estimated Employee Population per Business	11.9	10.0	14.2
2025 Estimated Residential Population per Business	19.2	22.8	17.7

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