VILLAGE OF SEVILLE - ANCHOR SPACE

State Line Road at 133rd Street, Leawood, Kansas



LEASE RATE: $15/SF NNN | 14,173 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,786	50,495	155,641
Avg. HH Income	$207,692	$187,070	$140,572

- 14,173 SF Former Office Max - FOR LEASE
- Join existing tenants Anytime Fitness, St. Luke's Community Hospital, Windy City Pub, The Breakfast Spot, 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: *Exclusive Agents*

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

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AERIAL

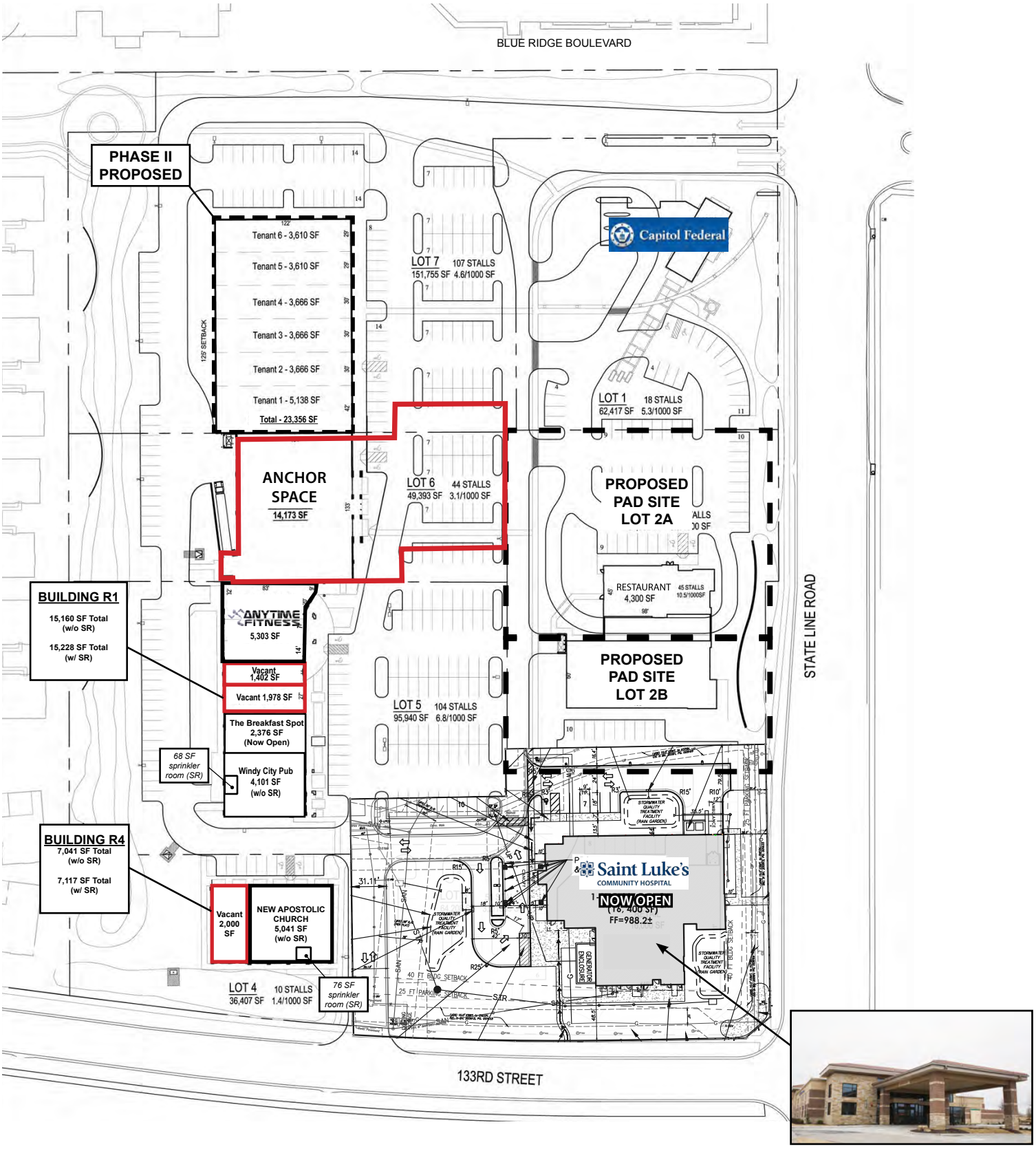


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OVERALL SITE PLAN



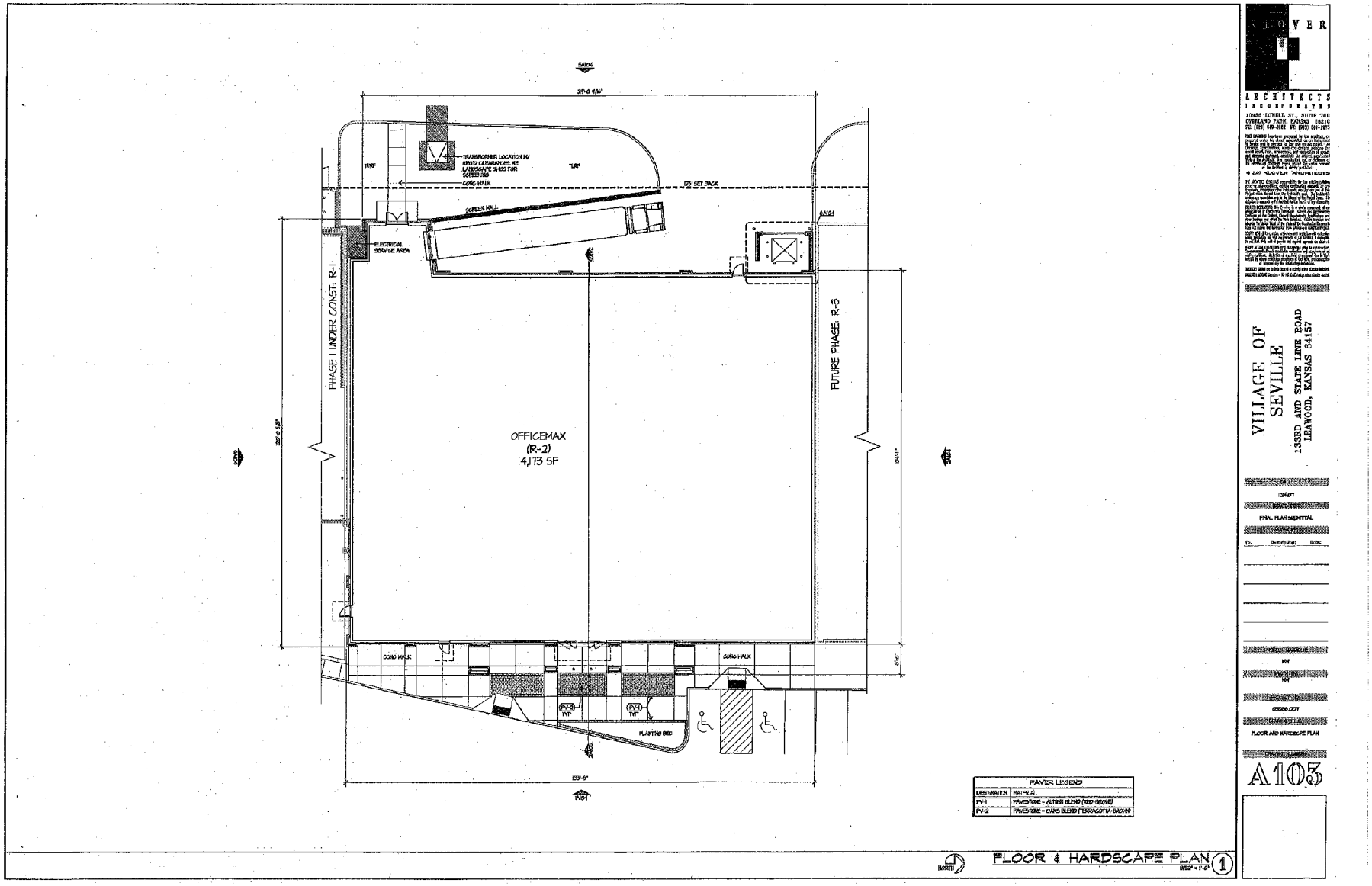
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14,173 SF +/- AVAILABLE FOR LEASE

SITE PLAN



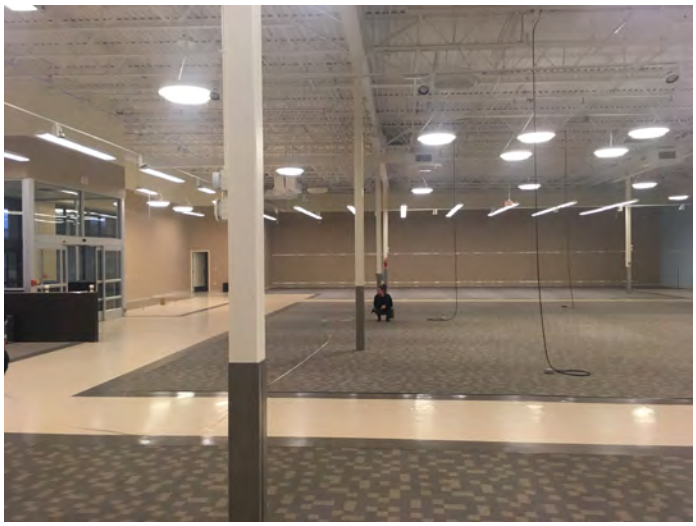
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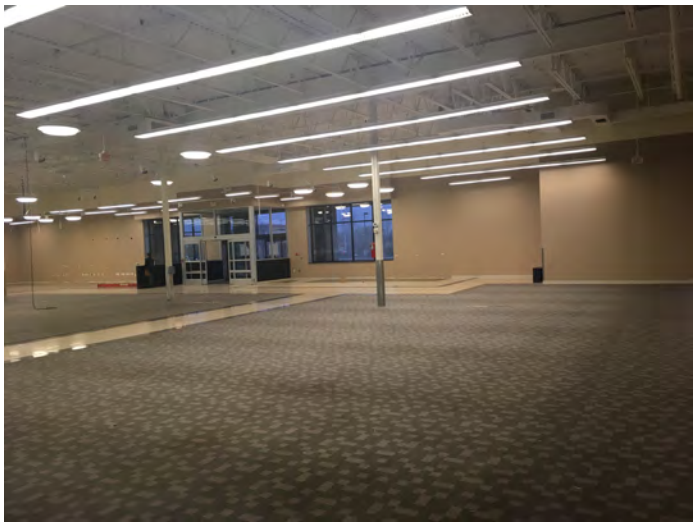
State Line Road at 133rd Street, Leawood, Kansas

SPACE PHOTOS













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EXTERIOR PHOTOS





SHOPPING CENTER PHOTOS













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SELECTED SURROUNDING AREA TENANT PHOTOS





















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ABOUT LEAWOOD, KANSAS

Leawood offers a mix of location and amenities that create the perfect working and living environment for growing businesses.

Leawood is the Kansas City area's premier suburb for:

- dining
- shopping
- living
- working



Leawood is a built environment with sophisticated character, a well-maintained network of streets, parks, and public art. **Leawood** is also known for being one of safest suburbs in the metro, and has a nationally ranked public school system.

The city features walkable, mixed-use communities, more than 50 restaurants and brand-name or boutique shopping to please every taste and price-point. **Leawood** is also surrounded by an easily accessible highway system, linking residents and visitors to every corner of the Kansas City metro area.

Its compact size (approximately 15 square miles), is home to 34,000 people, with a median household income of $117,000. Surrounding **Leawood** are developing KC metro cities of all types, and price ranges suiting most any home buyer or renter. A qualified, well-educated citizenry provide a solid foundation for thriving businesses.

Bounded on the east by State Line Road, a major north-south metropolitan connector along the Kansas-Missouri border, **Leawood** is also in close proximity to the Kansas City metro's extensive system of major interstates and highways. The southern portion of the I-435 loop transects **Leawood**'s east and west borders and conveniently links commuters and travelers to I-35, I-70, I-29 and all connecting U.S. highways in the area.



Located within 250 miles of the geographic, population and production centers of the U.S., and within the central time zone, **Leawood** businesses are assured more hours each day to conduct business on either coast and in between. **Leawood**'s location along the Kansas-Missouri state border also provides a scenic link to Country Club Plaza, the Power & Light District and downtown Kansas City, Missouri.

The city of **Leawood** is a part of **Johnson County, Kansas**, a leading local economy and one of the premier business locations in the nation. **Johnson County**'s population is expected to grow from 574,000 to 1.1 million by 2064, according to a study published in 2016 by Wichita State University's Center for Economic Development and Business Research.

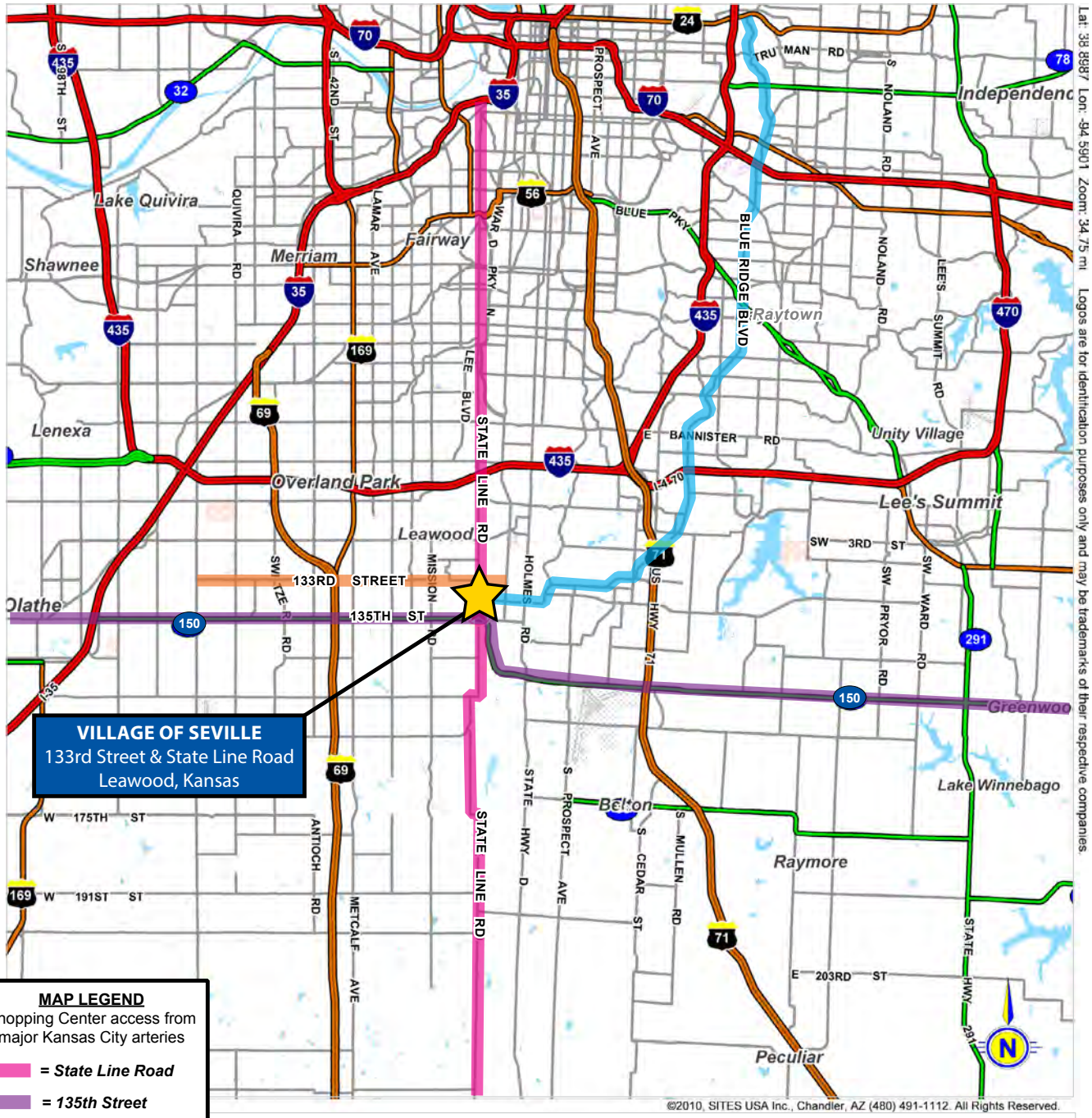
Major Employers in Leawood

- 801 Restaurant Group
- AMC Theatres
- American Academy of Family Physicians
- Aratana
- Ascend Learning
- Creative Planning Benefits, LLC
- CrossFirst Bank
- DEMDACO
- Discover Vision Centers
- Euronet Worldwide
- Ericcson
- Houlihan's Restaurants, INC.
- IBM
- iMODULES
- Mariner Wealth Advisors
- Northwestern Mutual/RPS
- Nueterra Capital
- Reece & Nichols
- Root Dental
- SCOR
- SelectQuote
- Weight Watchers

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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.

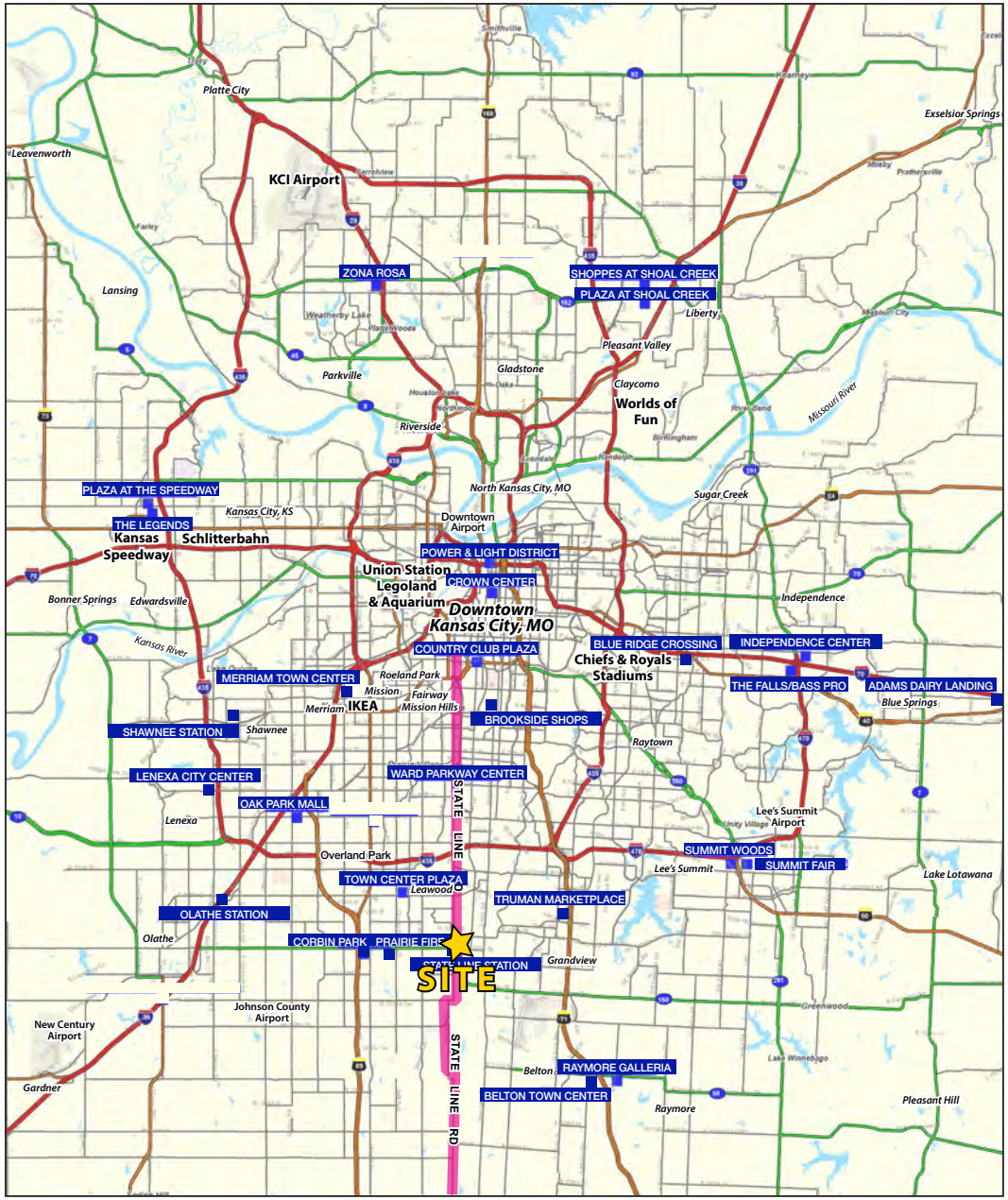
Roads highlighted on map above show direct access opportunities (see map legend for details)

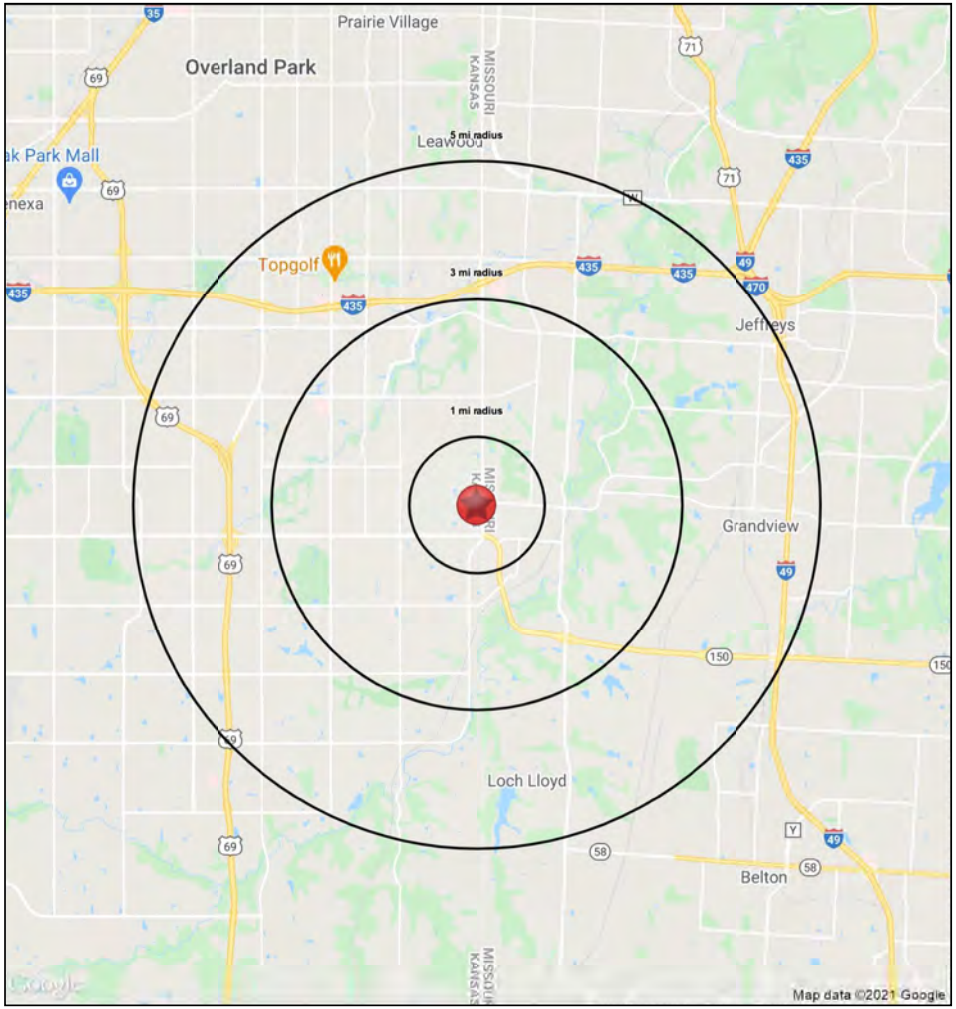
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13124 State Line Road Leawood, KS 66209		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	6,786	50,495	155,641
	2025 Projected Population	6,858	51,691	159,448
	2010 Census Population	6,671	46,149	143,125
	2000 Census Population	5,797	38,118	124,547
	Projected Annual Growth 2020 to 2025	0.2%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.9%	1.6%	1.2%
	2020 Median Age	49.4	45.8	41.8
HOUSEHOLDS	2020 Estimated Households	2,773	21,047	65,364
	2025 Projected Households	2,843	21,888	68,027
	2010 Census Households	2,654	18,510	57,993
	2000 Census Households	2,199	14,565	48,996
	Projected Annual Growth 2020 to 2025	0.5%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	1.3%	2.2%	1.7%
RACE AND ETHNICITY	2020 Estimated White	87.2%	83.3%	77.7%
	2020 Estimated Black or African American	6.0%	6.6%	10.3%
	2020 Estimated Asian or Pacific Islander	4.1%	6.7%	7.3%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
	2020 Estimated Other Races	2.6%	3.2%	4.4%
	2020 Estimated Hispanic	3.4%	4.1%	5.3%
INCOME	2020 Estimated Average Household Income	$207,692	$187,070	$140,572
	2020 Estimated Median Household Income	$128,537	$118,739	$102,984
	2020 Estimated Per Capita Income	$85,032	$78,145	$59,130
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.1%	1.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.3%	1.9%
	2020 Estimated High School Graduate	11.4%	11.3%	13.8%
	2020 Estimated Some College	15.3%	16.0%	17.0%
	2020 Estimated Associates Degree Only	4.6%	5.2%	6.5%
	2020 Estimated Bachelors Degree Only	35.7%	36.3%	35.0%
	2020 Estimated Graduate Degree	30.4%	28.9%	24.6%
BUSINESS	2020 Estimated Total Businesses	235	2,121	8,223
	2020 Estimated Total Employees	2,797	24,880	124,979
	2020 Estimated Employee Population per Business	11.9	11.7	15.2
	2020 Estimated Residential Population per Business	28.9	23.8	18.9

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