



1.15 Acre Development Site Available

For Sale or Lease | 20652 W. 151st Street, Olathe, KS



SALE PRICE: \$1,100,000 | LEASE RATE: \$26/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,197	66,903	142,231
Avg. Household Income	\$96,839	\$94,244	\$107,038

- Owner will sell site or develop multi-tenant retail space for lease
- 1.15 acre corner site at lighted intersection (main entrance)
- Adjacent to Olathe Medical Center, currently undergoing a \$100 million expansion
- Prime front pad of planned Garmin expansion
- Potential for medical, office, retail, or restaurant (drive-thru possible)
- Prime Johnson County Location
- Garmin International Headquarters less than two miles away (3,500 employees), currently undergoing a \$200 million expansion

For More Information Contact:

MARK MCCONAHAY | 816.412.7386 | mmcconahay@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

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



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SITE PLANS

SCENARIO 1

4,200 SF

TRASH

CANOPY

DRIVE THRU

STOP

SIGN

HC HC

14

13

16

2

Site Plan scale

0 10 20 40 60 80 100

NORTH

Tabulation of Areas

Site Area +/- 1.0 acres

Building Area 4,200 sf

Parking provided 45 cars

Location Map

September 7 2017

D R A F T

The KRAUSZ COMPANIES, Inc.
 Krausz GM Out Parcels LLC
 44 Montgomery St., Suite 2000, San Francisco, CA 94104 | Tel: 415.732.0600

STOUTENBOROUGH
 Architects and Planners
 422 Alza Street West, Suite 100, Laguna Hills, CA 92653
 714.937.3227 | 714.937.3228 | www.stoutenborough.com

SCENARIO 2

RETAIL
12,000 SF

48 CARS

SERVICE

DRIVE THRU

130

90

HC HC

Site Plan scale

0 10 20 40 60 80 100

NORTH

Tabulation of Areas

Site Area +/- 1.0 acres

Building Area 12,000 sf

Parking provided 48 cars

Location Map

September 7 2017

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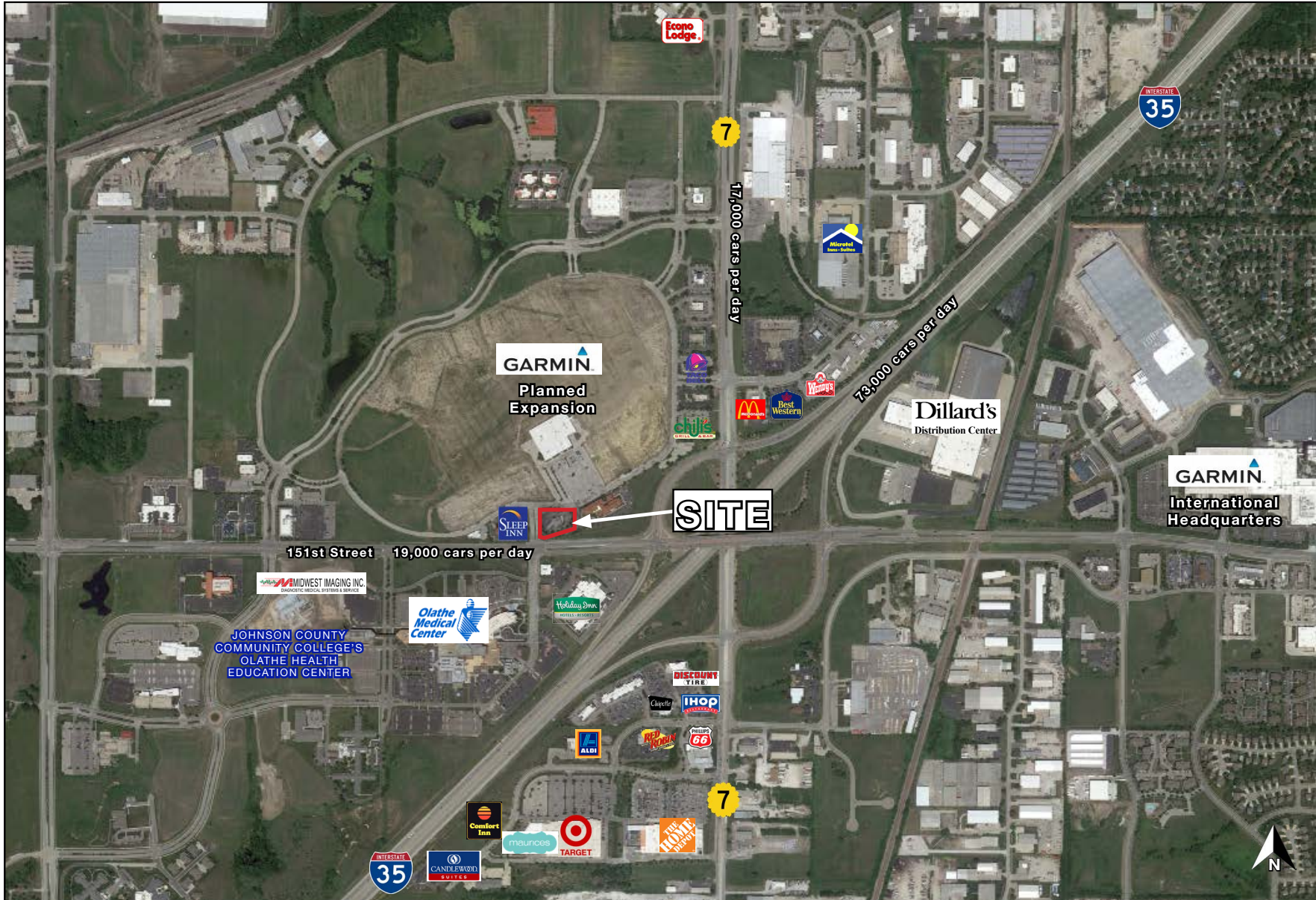
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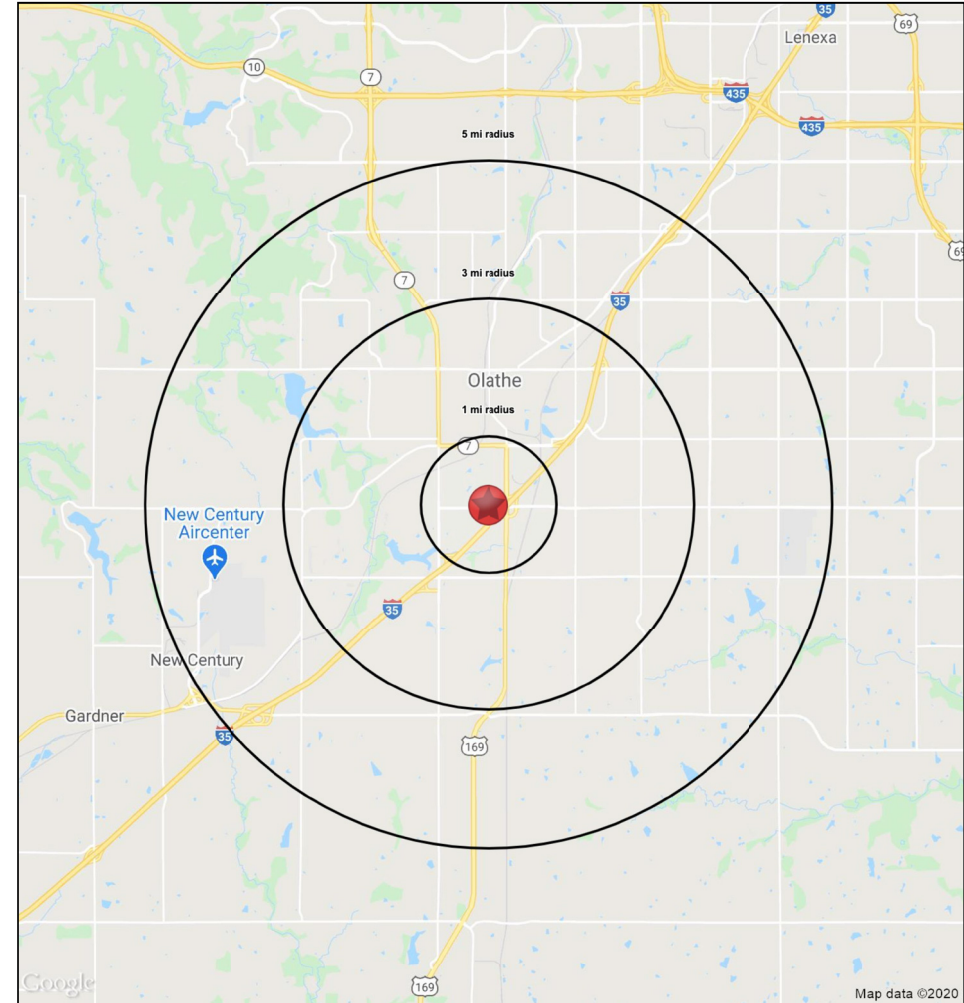
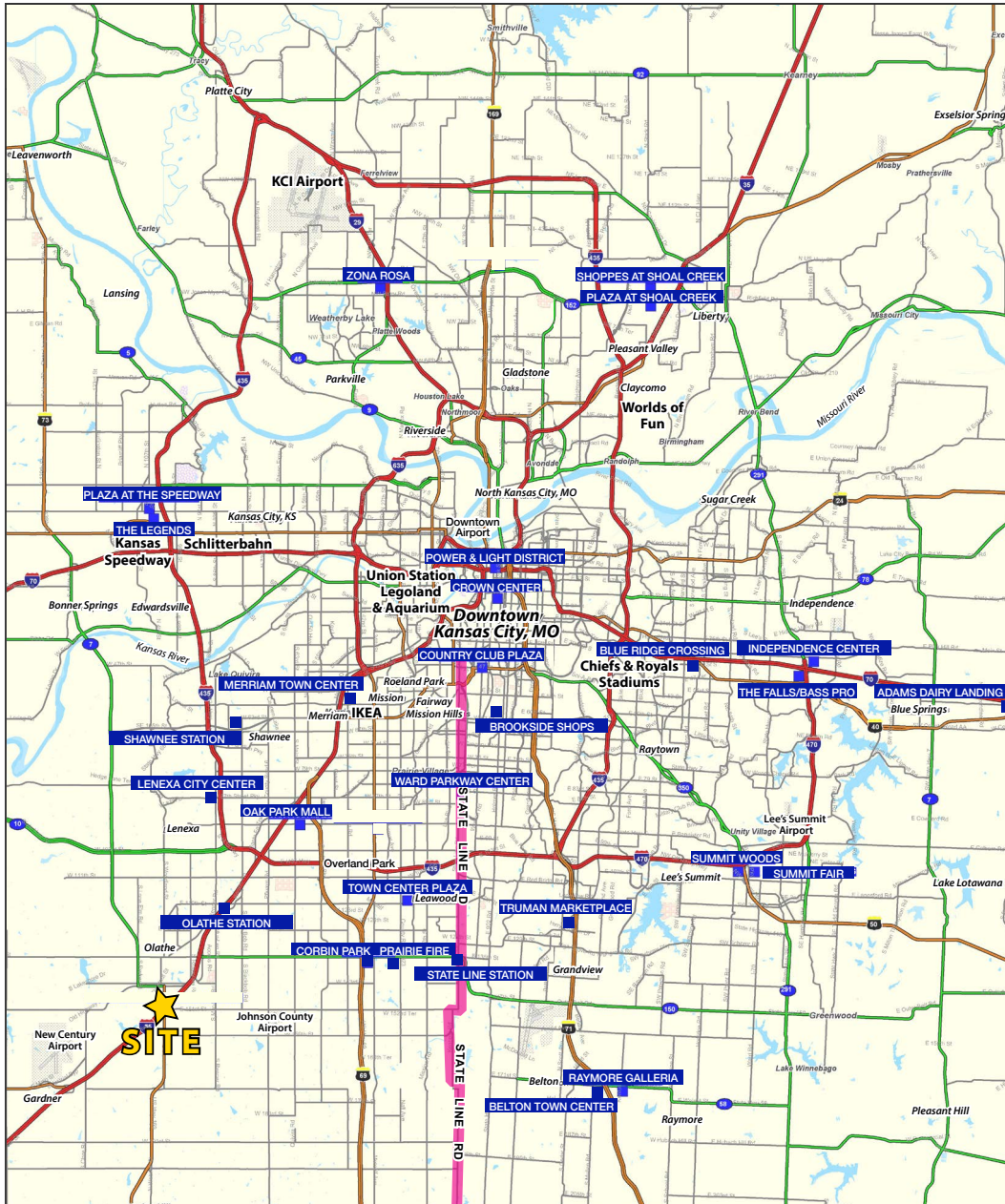
AERIAL





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151st Street & I-35 Olathe, KS	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	1,997	66,903	142,231
2026 Projected Population	2,026	68,435	148,299
2010 Census Population	1,890	62,495	123,619
2000 Census Population	1,234	52,731	92,269
Projected Annual Growth 2021 to 2026	0.3%	0.5%	0.9%
Historical Annual Growth 2000 to 2021	2.9%	1.3%	2.6%
2021 Median Age	39.7	34.2	34.4
Households			
2021 Estimated Households	800	23,741	50,674
2026 Projected Households	829	24,978	54,348
2010 Census Households	728	21,615	42,914
2000 Census Households	380	18,119	31,891
Projected Annual Growth 2021 to 2026	0.7%	1.0%	1.5%
Historical Annual Growth 2000 to 2021	5.3%	1.5%	2.8%
Race and Ethnicity			
2021 Estimated White	80.7%	80.3%	80.7%
2021 Estimated Black or African American	5.4%	5.6%	5.8%
2021 Estimated Asian or Pacific Islander	7.8%	4.3%	5.4%
2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2021 Estimated Other Races	5.5%	9.3%	7.7%
2021 Estimated Hispanic	8.8%	14.1%	11.3%
Income			
2021 Estimated Average Household Income	\$96,839	\$94,244	\$107,038
2021 Estimated Median Household Income	\$74,165	\$85,142	\$97,765
2021 Estimated Per Capita Income	\$39,238	\$33,562	\$38,278
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.7%	2.8%
2021 Estimated Some High School (Grade Level 9 to 11)	5.5%	4.4%	3.4%
2021 Estimated High School Graduate	24.4%	19.6%	16.7%
2021 Estimated Some College	18.8%	20.7%	19.2%
2021 Estimated Associates Degree Only	9.2%	8.8%	8.4%
2021 Estimated Bachelors Degree Only	23.0%	28.2%	32.5%
2021 Estimated Graduate Degree	17.5%	14.7%	17.1%
Business			
2021 Estimated Total Businesses	459	2,246	3,588
2021 Estimated Total Employees	8,432	30,403	51,092
2021 Estimated Employee Population per Business	18.4	13.5	14.2
2021 Estimated Residential Population per Business	4.4	29.8	39.6

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