

RETAIL SPACE AVAILABLE

LENEXA, KANSAS



87TH & I-435 CORRIDOR

NWC 87TH & RENNER, LENEXA, KS

913 914 7010
7121 West 79th Street
Overland Park, KS 66204

www.elevatepropertyadvisors.com



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- Approximately 15,000 square feet of Retail Space Available
- Perfect for Restaurants, Office/Retail and Medical Users
- High Image, mixed-use development in the heart of Lenexa Kansas
- Explosive Retail Growth
- Easy access to I-435 that carries 35,000 CPD
- Explosive housing growth
- Great daytime population
- Gateway to Lenexa City Center



AREA DEMOGRAPHICS

Total Population



1 MILE: 22,493
3 MILE: 113,447
5 MILE: 279,965

Daytime Population



1 MILE: 62,415
3 MILE: 131,170
5 MILE: 251,863

Avg. HH Income



1 MILE: \$90,743
3 MILE: \$97,034
5 MILE: \$83,162



AREA OVERVIEW



LENEXA, KANSAS

LENEXA ENJOYS A HEALTHY BUSINESS BASE AND IS CONSIDERED A CITY OF CHOICE FOR A VARIETY OF HIGH TECH AND BIOSCIENCE COMPANIES, AS WELL AS A NUMBER OF NATIONAL AND INTERNATIONAL HEADQUARTERS. LENEXA IS A FAIR HOUSING CITY.

- Lenexa is served by three of the top K-12 school districts in the State of Kansas
- Best Places to Live in the Country kcrelomag.com
- Best Cities for Young Professionals (#8) Smart Asset September 2017
- Best Cities for Quality of Life (#4) NerdWallet October 2017

JOHNSON COUNTY

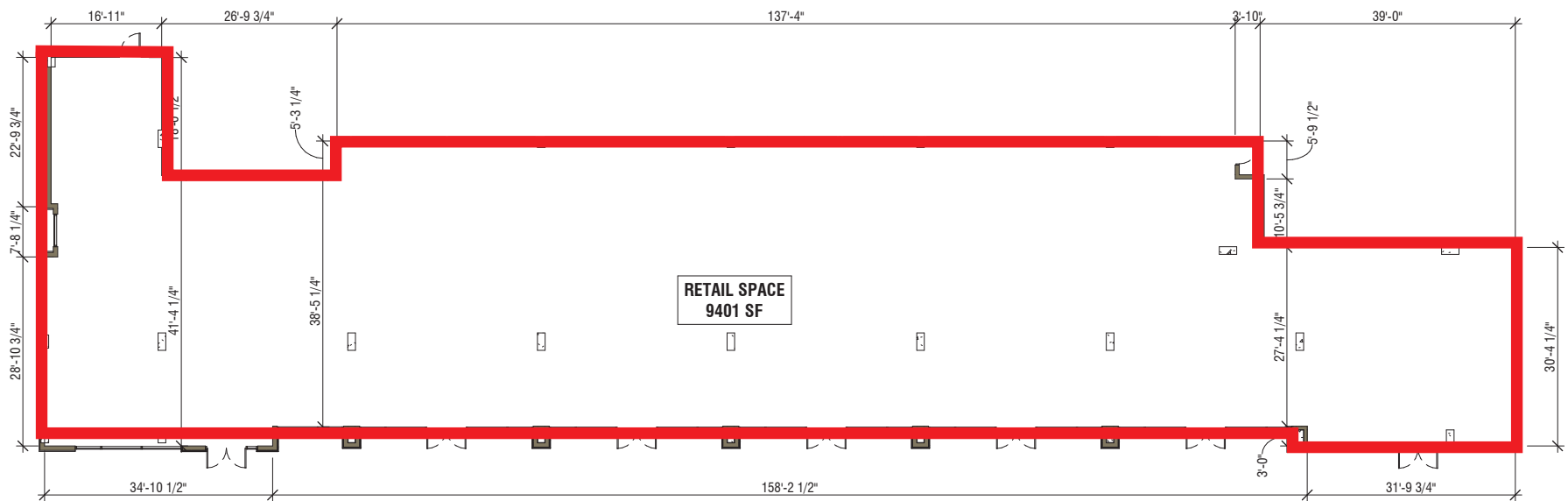
- Most populated county in Kansas with **586,299 residents**
- Most educated county in KC metro, with nearly **60% of working residents holding a bachelor degree or higher**
- As a result of high demographics, Johnson County boasts a wide array of high-end office and retail developments, including some of KC's top employers
- Well-established neighborhoods in Johnson County have **household incomes of \$77,467**, much higher than the metro average of \$58,446
- Great access to major highways, allowing for quick travel times to all areas and some of the highest daytime populations within the metro
- South Johnson County submarket is the most prominent of all suburban submarkets in KC - it accounts for 58% of Class A suburban office buildings in the KC metro (80 buildings) and 56% of the total square footage (11,303,470 SF)
- **25 Best Counties in the Country to Live In**, USA Today February 2018

AREA EMPLOYERS

AREA EMPLOYERS		
Sprint	Telecommunications (Hdq.)	6,000
Garmin International	Global positioning systems mfg. (Hdq.)	3,414
United Parcel Service of America, Inc.	Delivery services	3,200
Black & Veatch	Engineering	2,988
Farmers Insurance	Insurance claims processing	2,315
OptumRx	Pharmaceutical distribution	2,000

FLOOR PLAN

9,401 SF AVAILABLE



LEVEL 1 -- RETAIL FLOOR PLAN

OVERALL PLAN

ORIGINAL CONCEPT (BUILDING 1: 4.5 STORY & BUILDING 2: 4 STORY)

UNIT TYPE	1ST FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	TOTAL	PERCENTAGE	PARKING RATIO	REQUIRED PARKING
STUDIO - A	16	24	24	24	2	90	40%		90
1BED	20	23	23	23	4	93	43%	1.5	140
2BED	7	12	12	12	1	44	19%	1.75	77
	43	59	59	59	7	227	100%		267
SQ.FT.	54,500	55,000	55,000	55,000	8,600	228,100			

NEW CONCEPT (BUILDING 1&2: 5 STORY)

UNIT TYPE	1ST FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	TOTAL	PERCENTAGE	PARKING RATIO	REQUIRED PARKING
STUDIO - A	4	5	5	5	5	24	11%		24
1.BED 1.BATH - B	6	6	6	6	6	30	14%	1.5	45
2.BED 2.BATH - C	7	10	10	10	10	47	22%	1.75	82
2.BED 2.5 BATH - D	6	10	10	10	10	46	22%	1.75	81
2.BED 3 BATH - E	10	14	14	14	14	66	31%	1.75	116
	33	45	45	45	45	213	100%		347
SQ.FT.	53,930	54,510	54,814	54,882	54,000	273,036			



LEVEL 1 -- RETAIL OVERALL PLAN

SITE ELEVATIONS



GENERAL NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM THE PUBLIC SIDE OF THE BUILDING.
2. ALL COMMERCIAL SIGNAGE SHALL BE APPROVED BY DENVER CITY AND SHALL BE PLACED IN ACCORDANCE WITH GENERAL LOCATION WHERE SIGNS SHALL BE LOCATED.

3 FRONT VIEW - RENNER BLVD
1/4" = 1'-0"



2 SOUTH ELEVATION - W 87TH ST. PKWY
1/4" = 1'-0"

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/FINISH	DESCRIPTION	COLOR NUMBER
1	BRICK/CLAY TILE	1/2" x 4" x 8" BRICK/CLAY TILE (PCCO & 1/2" x 4" x 8")	2 COORDINATION OF BRICK/CLAY TILE COLOR - WHITE LIMESTONE
2	VERTICAL BRICK VENEER	48" BRICK/CLAY TILE VENEER	COLOR 200 MARRIOTT PLACE BRICK
3	STUCCO	SMOOTH EXTERIOR STUCCO FINISH FOR EXTERIOR WALLS	P1 ALICIA GREEN 104247 P2 WHITE METAL 104248 P3 NORTH STAR 104249 P4 PERLANO 104250
4	SLIDING GLASS DOOR PANEL	1" SLIDING GLASS SYSTEM 4" x 8" W/ 6" GLASS	COLOR MATCH TO P1
5	STORMDOOR	ALUMINUM GLASS STORMDOOR SYSTEM	FRAME COLOR MATCH TO P1 EQUAL FRAME INCLUDING GLASS
6	W/DOOR	1 1/2" W/DOOR FRAME 2 1/2" x 6" x 6"	FRAME COLOR P1 OR, EQUAL FRAME INCLUDING GLASS
7	BALCONY RAILING	PRE-FINISHED METAL RAILING	COLOR MATCH TO P1
8	VENEERED PANEL	FRAME GATES 104251 1/2" x 4" x 8" CLAY TILE	MATCH TO P1

