

2,223 SF FOR LEASE

## Mahaffie Retail Center



1001-1081 E 151<sup>st</sup> Street / Olathe, KS

- Located in a prime location just off I-35 and E 151<sup>st</sup> Street, offering great exposure for your business
- Mahaffie Retail is surrounded by the very busy Mahaffie Business Park, Olathe Medical Center, and highly dense residential neighborhoods
- I-35 and 151<sup>st</sup> Street corridors have high daily traffic counts and provide great opportunity to attract customers



7611 State Line Road  
Kansas City, MO 64114  
816.444.0900 | [tutera realestate.com](http://tutera realestate.com)

*For more information, contact:*

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# Site Location

- Located in the South Johnson County Sub-market, with high density residential surrounding areas.
- Notable neighboring properties to the property include Garmin HQ, Olathe South High School, Olathe Medical Center, and Mahaffie Business park.
- Conveniently positioned off E 151<sup>st</sup> Street with easy access to I-35

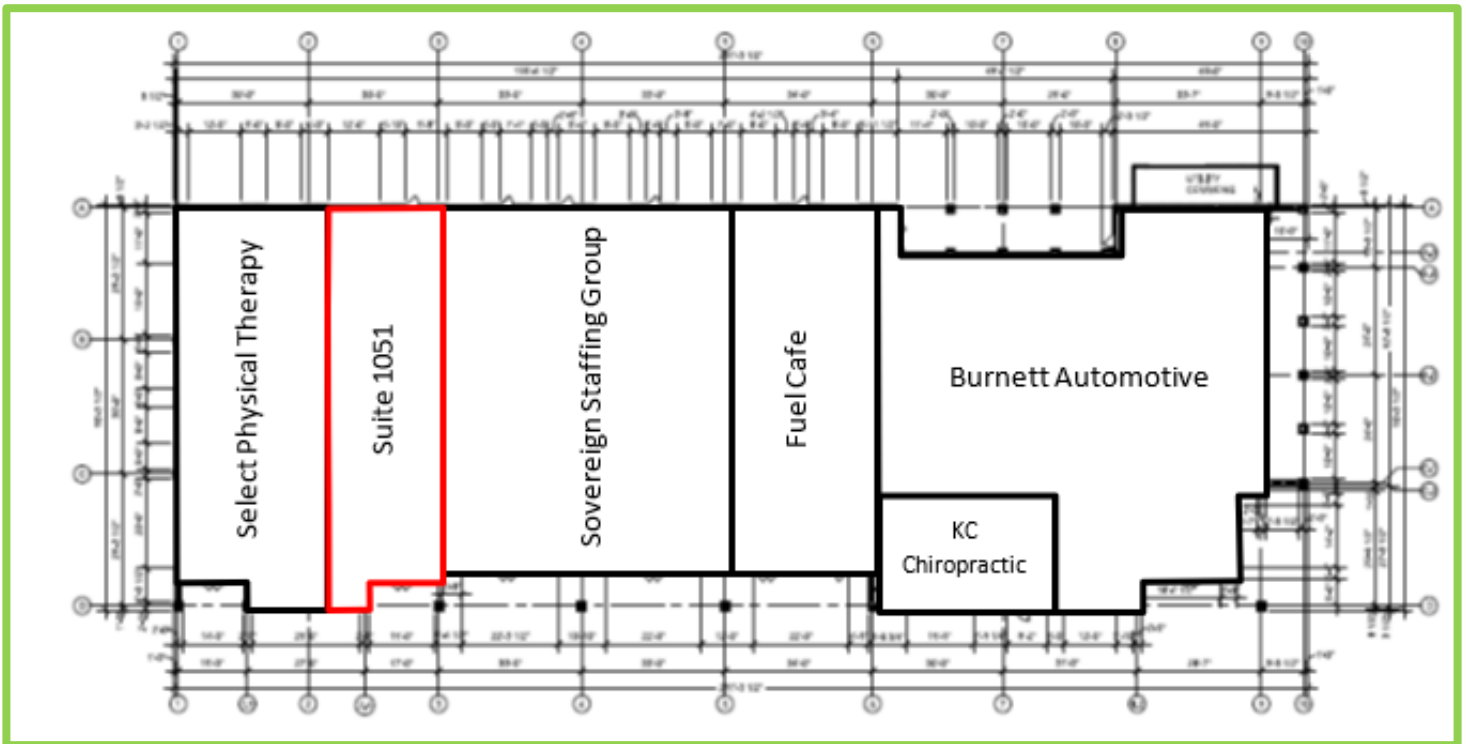
<u>Road</u>	<u>Traffic Count</u>
I-35	75,200
E 151 <sup>th</sup> Street	29,200



# Site Plan

## Available Space

- Suite 1051 – 2,223 SF



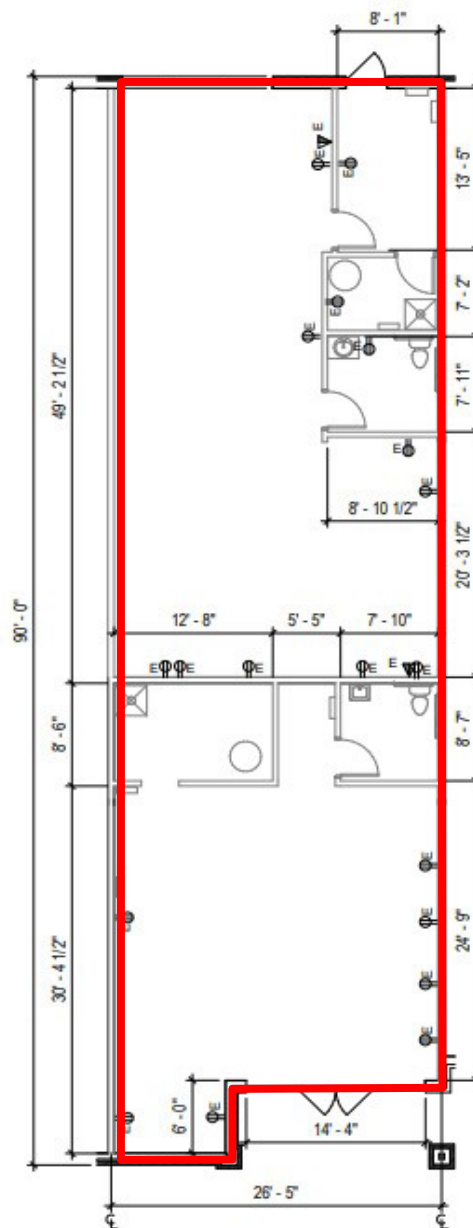
# Building Vacancy

## Available Space

- Suite 1051 – 2,223 SF

## Space Features

- 2 Bathrooms
- Open floor plan



1	Floor Plan- Suite 1051
	1/8" = 1'-0"

# Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	6,578	78,100	159,988
2022 Estimate	6,316	74,504	150,833
2010 Census	6,129	69,355	129,960
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$100,462	\$100,722	\$116,747
Median	\$91,435	\$87,339	\$96,140
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	2,415	27,409	56,442
2022 Estimate	2,312	26,113	53,178
2010 Census	2,198	24,083	45,453
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$243,286	\$243,183	\$272,662



# Other Tutera Properties



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