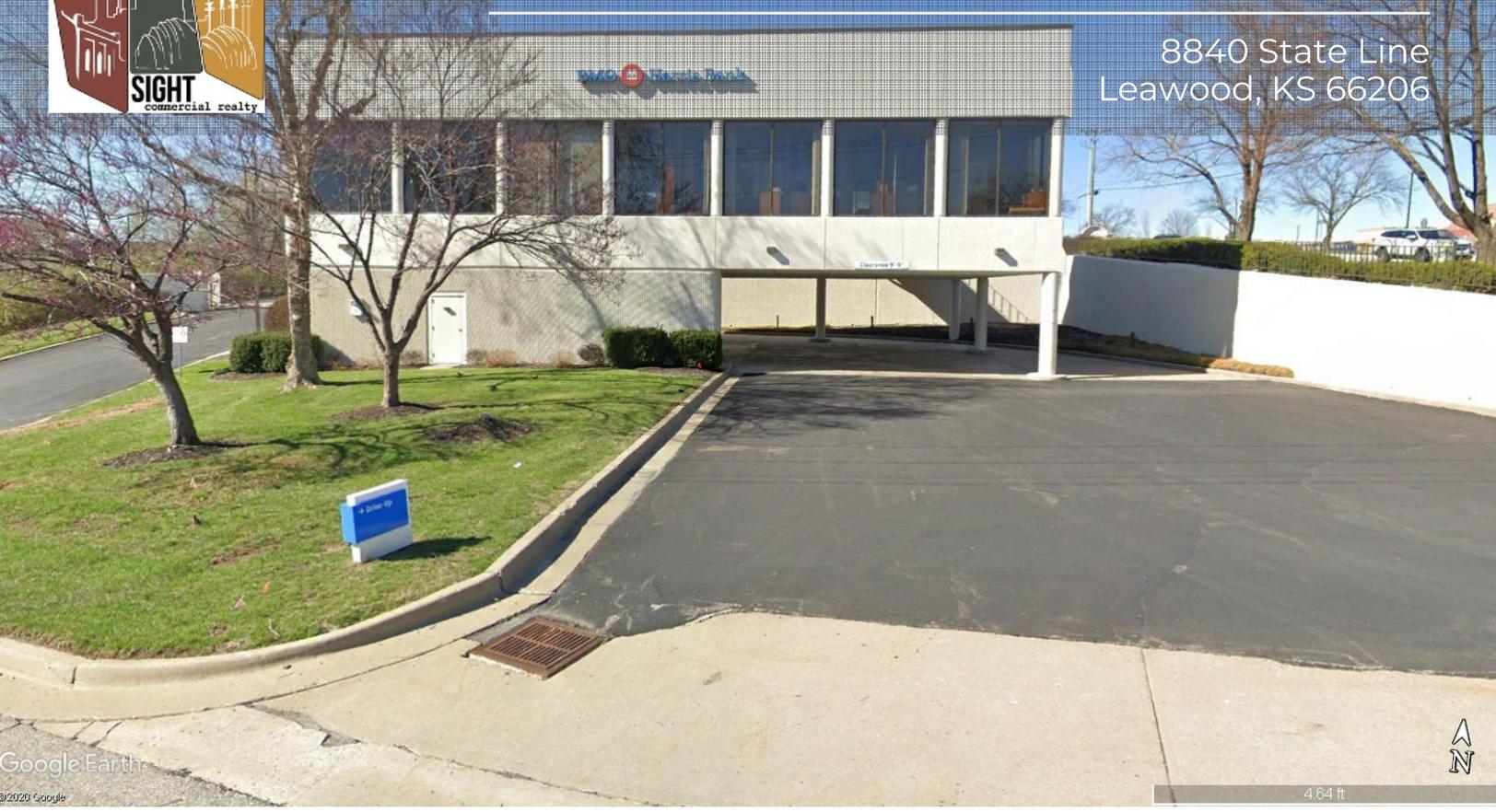




# BMO Harris

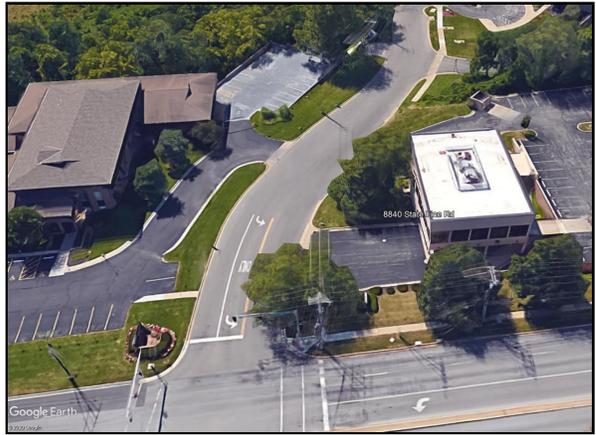
8840 State Line  
Leawood, KS 66206



Google Earth

©2020 Google

4.64 ft



## Price:

### Property Highlights

- Highly Visible Corner
- Traffic Count 23,400 cars a day
- Leawood is ranked #3 in Best Small Cities in America List
- Adjacent tenants include Target, Trader Joes, AMC Theater, Chick Fil A , Bath & Body Works, and Target
- Strong residential demographics
- 2% Annual Rent Increases to Hedge Against Inflation
- Absolute NNN Lease; Zero Landlord Responsibilities
- Investment Grade Tenant; Standard & Poor's Credit Rating A+
- Owner/Broker

**DAN SIGHT**  
+1 913 219 7430  
dan@sightrealty.com

**PROPERTY PHOTOS**

BMO Harris  
8840 State Line | Leawood, KS 66206





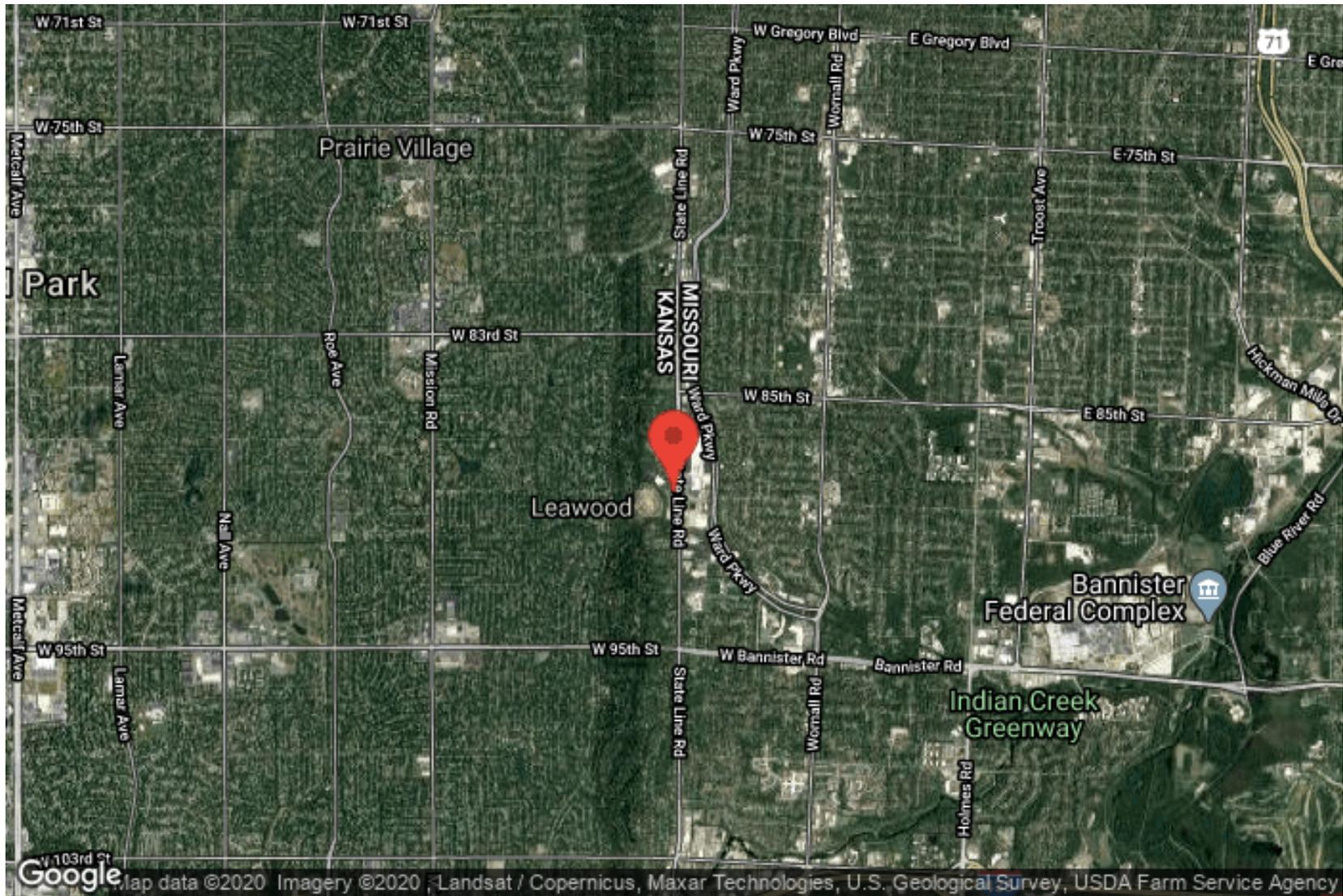
# PROPERTY PHOTOS

BMO Harris  
8840 State Line | Leawood, KS 66206



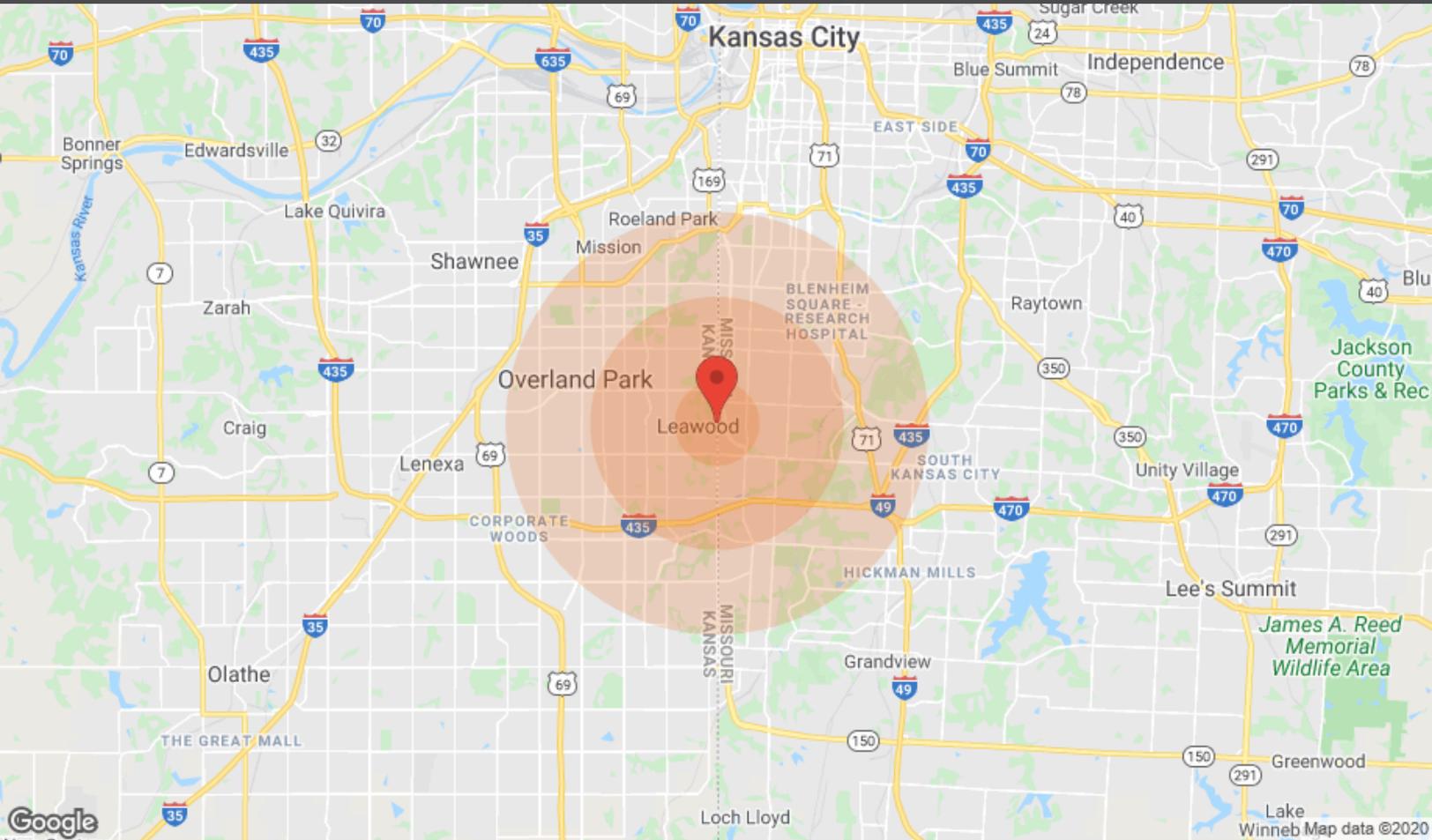
## Ward Parkway Level





# DEMOGRAPHICS

BMO Harris  
8840 State Line | Leawood, KS 66206



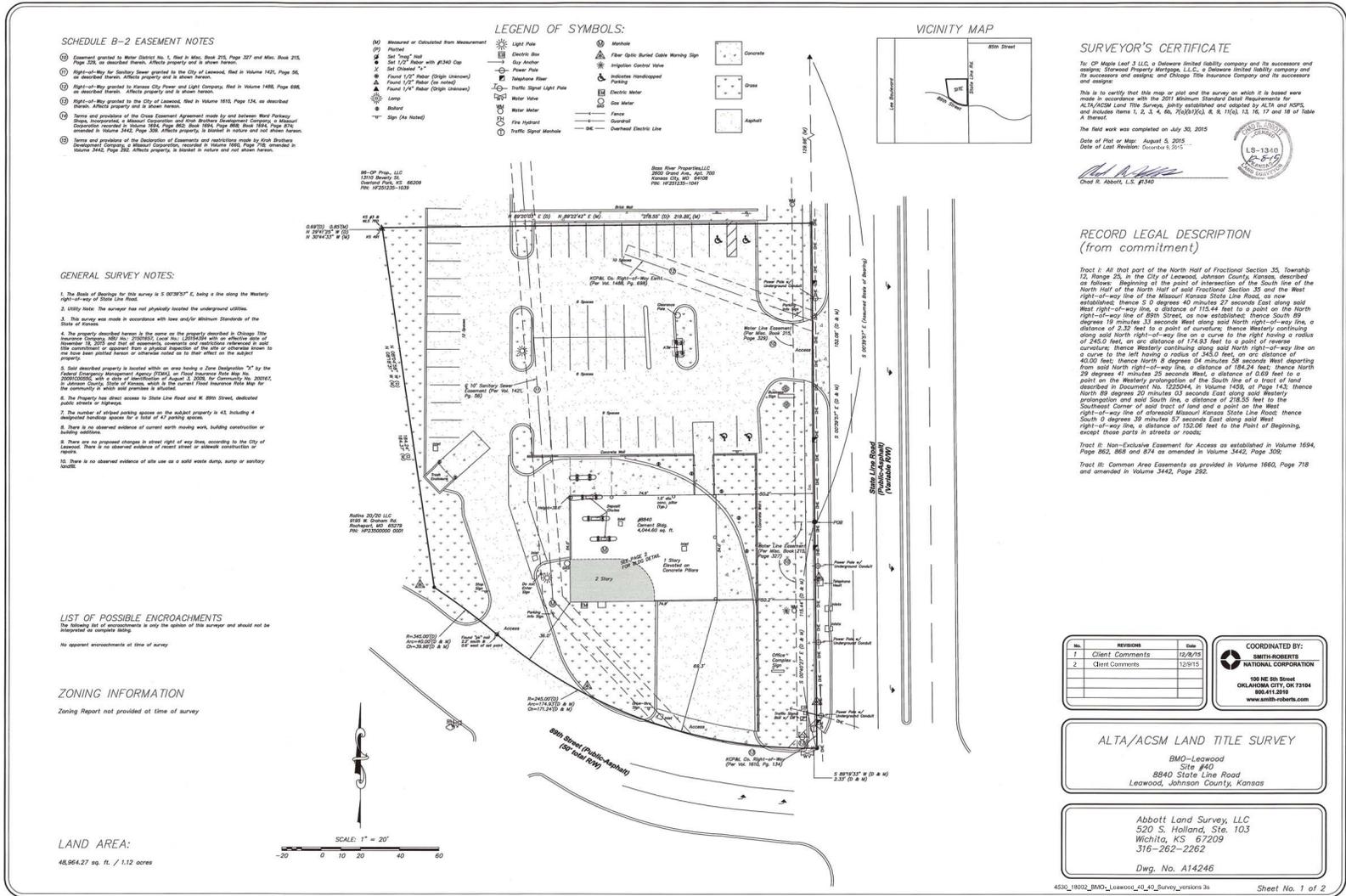
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Male	4,399	41,451	106,915
Female	4,729	46,917	118,810
Total Population	9,128	88,368	225,725

<b>Age Breakdown</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Ages 0-4	404	4,547	12,420
Ages 5-9	520	5,594	14,667
Ages 10-14	508	5,098	13,033
Ages 15-19	497	4,971	12,591
Ages 20-24	485	4,902	12,834
Ages 25-29	437	4,710	12,972
Ages 30-34	449	4,632	13,076
Ages 35-39	500	4,918	13,612
Ages 40-44	566	5,475	14,563
Ages 45-49	668	6,067	15,620
Ages 50-54	682	6,397	15,956
Ages 55-59	694	6,366	15,661
Ages 60-64	624	5,775	14,170
Ages 65-69	530	4,814	11,978
Ages 70-74	425	3,784	9,534
Ages 75-79	343	3,010	7,334
Ages 80-84	279	2,375	5,378
Ages 85+	517	4,933	10,326

<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Median	\$55,740	\$63,263	\$61,420
< \$10000	141	2,050	5,570
\$10000-\$14999	60	1,730	4,349
\$15000-\$19999	215	2,026	4,346
\$20000-\$24999	168	1,749	4,802
\$25000-\$29999	121	1,908	5,057
\$30000-\$34999	152	1,705	4,728
\$35000-\$39999	139	1,689	4,648
\$40000-\$44999	261	1,938	4,684
\$45000-\$49999	308	1,901	4,526
\$50000-\$60000	340	2,915	7,893
\$60000-\$74000	337	3,621	10,543
\$75000-\$99999	678	5,486	12,826
\$100000-\$124999	351	4,139	9,180
\$125000-\$149999	127	2,154	4,872
\$150000-\$199999	288	2,523	5,296
> \$200000	473	2,718	6,267

<b>Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Units	4,353	43,230	107,186
Occupied	4,107	39,687	97,917
Owner Occupied	3,516	28,021	66,337
Renter Occupied	591	11,666	31,580
Vacant	246	3,543	9,269





No.	REVISIONS	Date
1	Client Comments	12/8/15
2	Client Comments	12/9/15

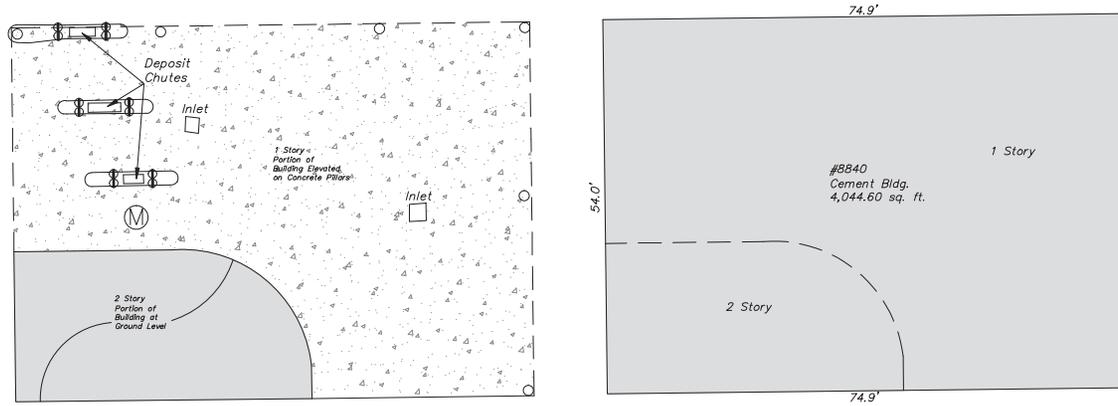
COORDINATED BY:  
**SMITH ROBERTS CORPORATION**  
 100 NE 8th Street  
 OKLAHOMA CITY, OK 73104  
 800.411.2310  
 www.smith-roberts.com

**ALTA/ACSM LAND TITLE SURVEY**  
 BMO-Leawood  
 Site #140  
 8840 State Line Road  
 Leawood, Johnson County, Kansas

Abbott Land Survey, LLC  
 520 S. Holland, Ste. 103  
 Wichita, KS 67209  
 316-262-2262  
 Dwg. No. A14246



Building Details  
Not to Scale



ALTA/ACSM LAND TITLE SURVEY  
BMO--Leawood  
Site #40  
Leawood, Johnson County, Kansas

Abbott Land Survey, LLC  
520 S. Holland, Ste. 103  
Wichita, KS 67209  
316-262-2262  
Dwg. No. A14246

Sheet No. 2 of 2

