

PRICE CHOPPER ANCHORED RETAIL CENTER!

WEST MARKET RETAIL SHOPS

101-195 N PARKER ST. OLATHE, KS 66061



PEAK

Real Estate Partners

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PROPERTY HIGHLIGHTS:

- SUITE 191: 5,920 SF
- SUITE 185: 7,000 SF
- Suite 111: 3,000 SF restaurant (will demise to 2,000 SF)
- Price Chopper grocery store anchored shopping center
- Join Starbucks, Chipotle, First Watch, and McDonald's
- New parking lot, landscaping, and exterior lighting added in 2019
- Located in fast-growing western Olathe submarket
- At the intersection of Santa Fe and (K7) with visibility to over 40,000 vehicles per day

8700 State Line Road, Suite 300
Leawood, KS 66206

PROPERTY PHOTOS

WEST MARKET RETAIL SHOPS

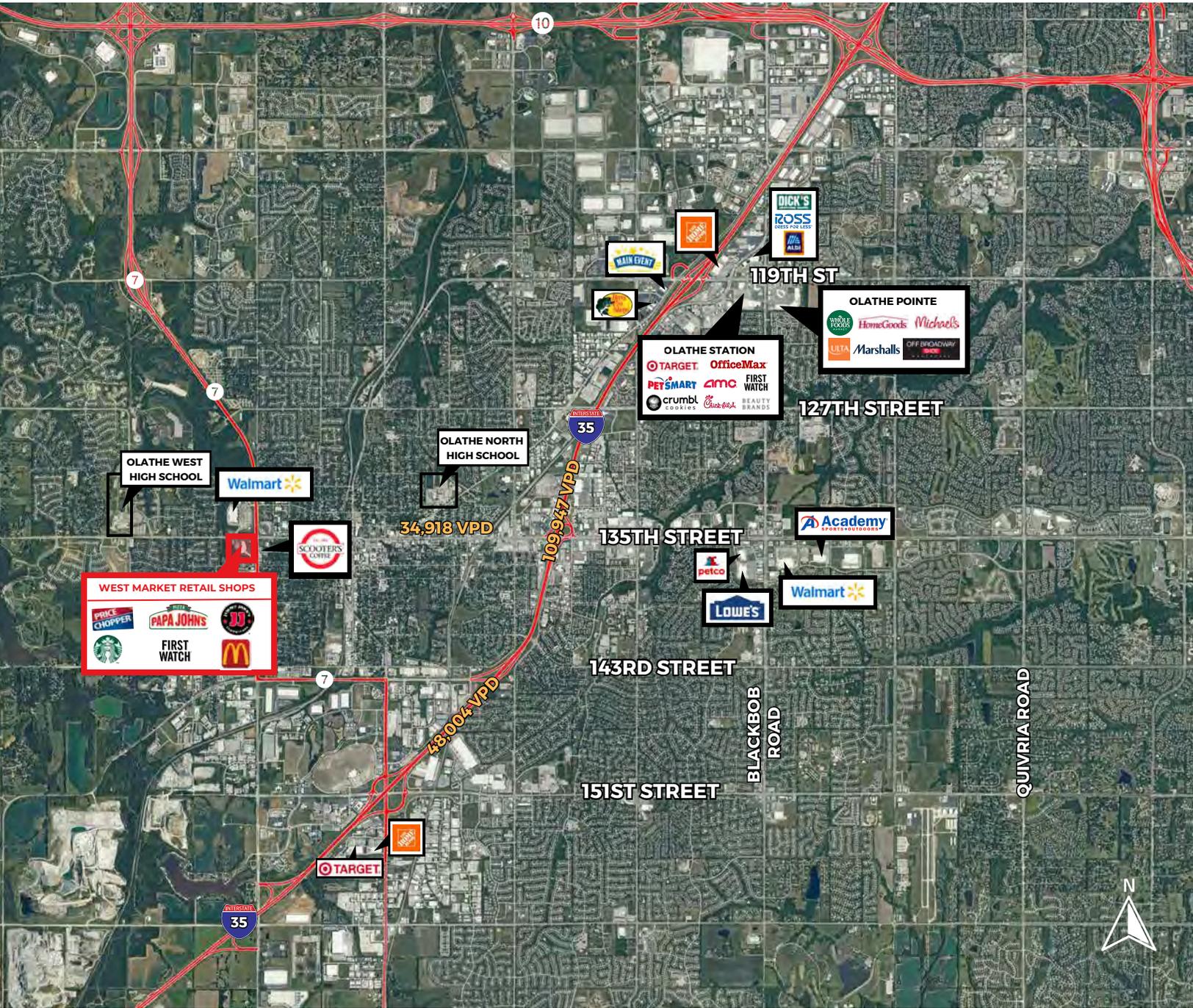
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PROPERTY AERIAL

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	12,940	65,433	140,373
Projected Population (2029)	13,021	67,118	145,599
Census Population (2020)	12,345	62,424	136,992

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023) Average	\$96,690	\$116,381	\$135,881
Household Income (2028) Census Average	\$99,059	\$121,375	\$142,128
Household Income (2010)	\$63,361	\$71,170	\$85,421

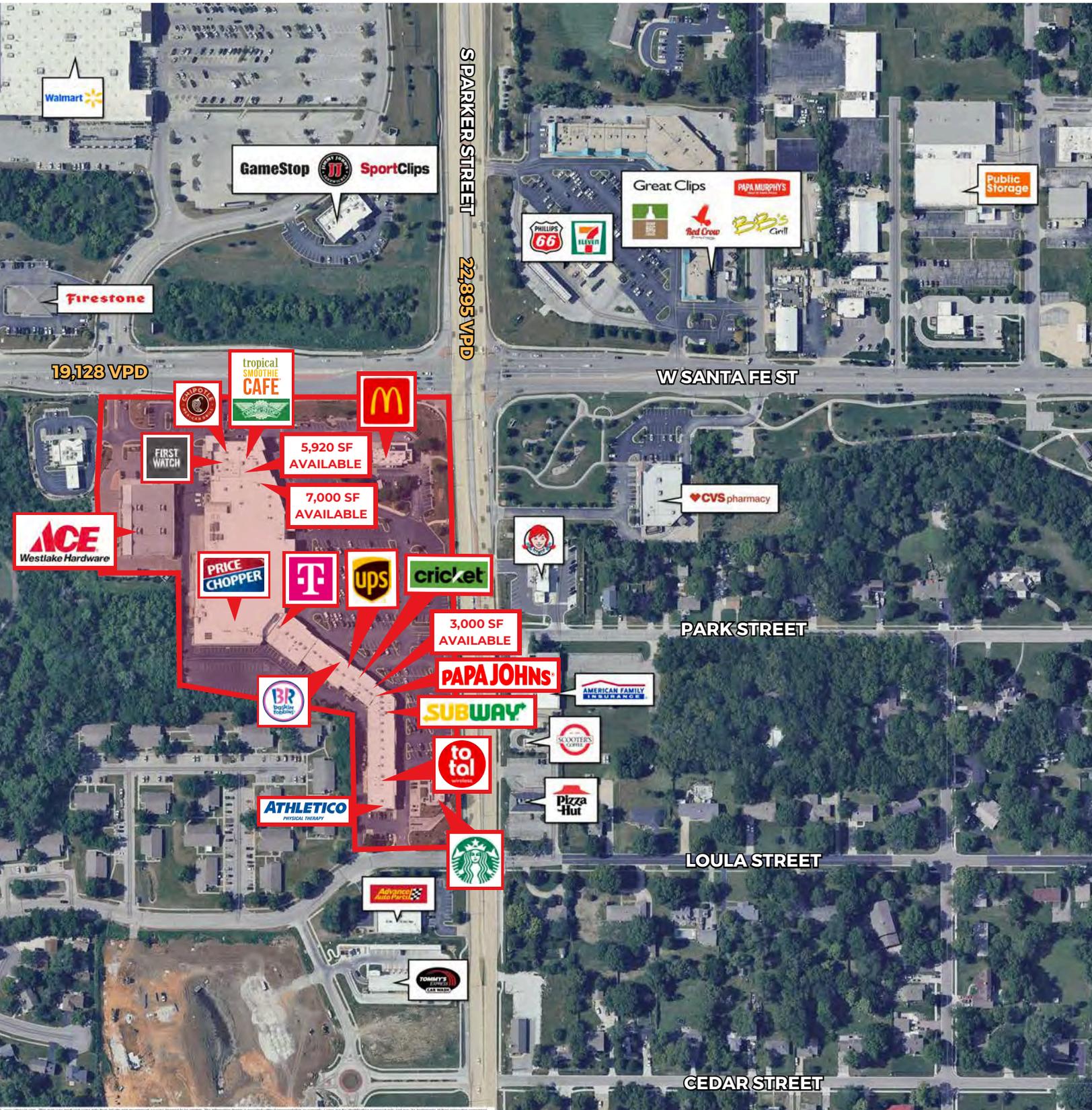
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	4,666	23,854	50,576
Projected Households (2029)	4,770	24,736	52,981
Census Households (2020)	4,361	22,571	48,210

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$77,192	\$100,148	\$113,768
Projected Median Household Income (2026)	\$76,266	\$102,519	\$116,968
Census Median Household Income (2020)	\$58,233	\$64,984	\$76,006

PROPERTY AERIAL

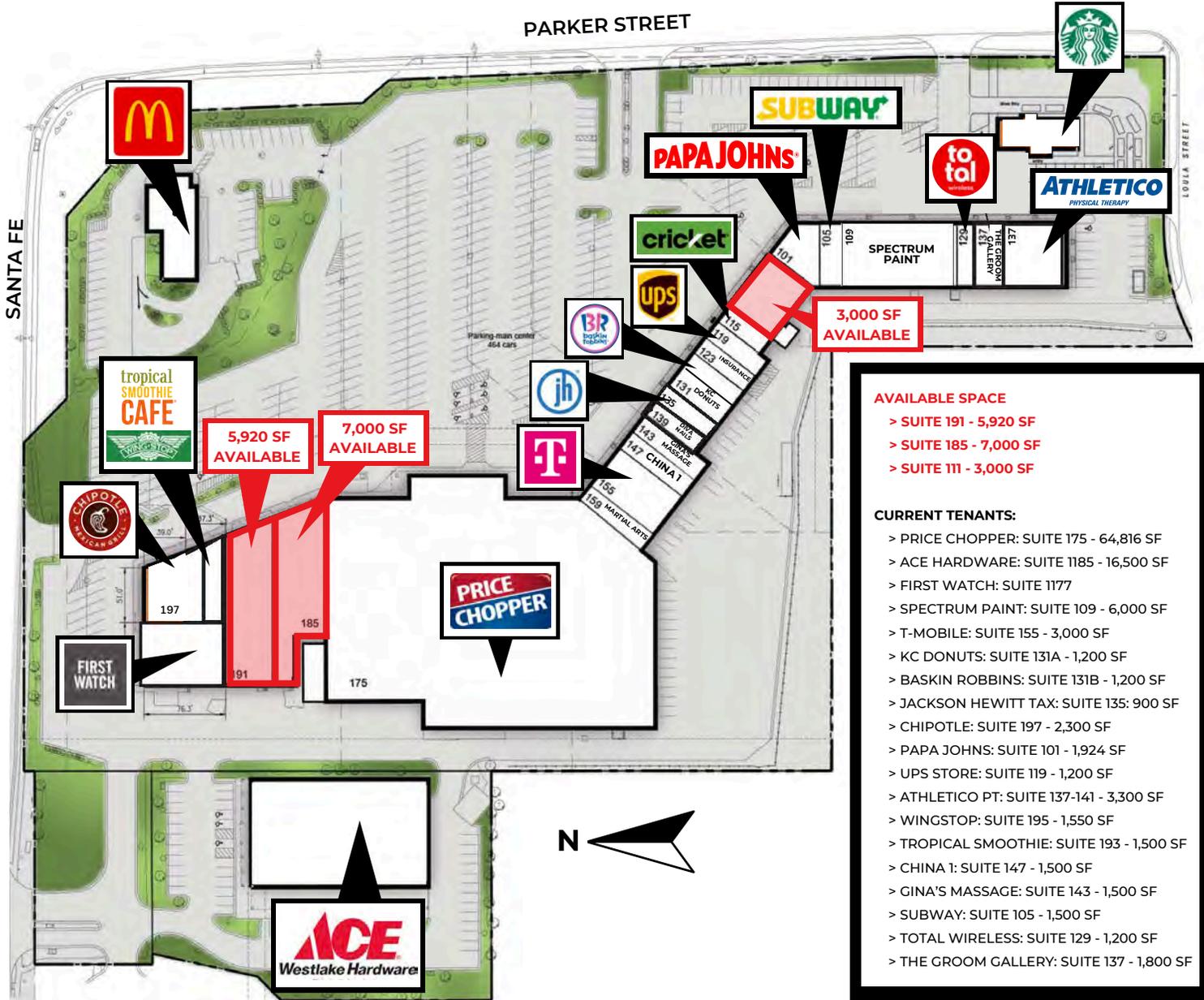
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SITE PLAN

WEST MARKET RETAIL SHOPS



AVAILABLE SPACE

- > SUITE 191 - 5,920 SF
- > SUITE 185 - 7,000 SF
- > SUITE 111 - 3,000 SF

CURRENT TENANTS:

- > PRICE CHOPPER: SUITE 175 - 64,816 SF
- > ACE HARDWARE: SUITE 1185 - 16,500 SF
- > FIRST WATCH: SUITE 1177
- > SPECTRUM PAINT: SUITE 109 - 6,000 SF
- > T-MOBILE: SUITE 155 - 3,000 SF
- > KC DONUTS: SUITE 131A - 1,200 SF
- > BASKIN ROBBINS: SUITE 131B - 1,200 SF
- > JACKSON HEWITT TAX: SUITE 135: 900 SF
- > CHIPOTLE: SUITE 197 - 2,300 SF
- > PAPA JOHNS: SUITE 101 - 1,924 SF
- > UPS STORE: SUITE 119 - 1,200 SF
- > ATHLETICO PT: SUITE 137-141 - 3,300 SF
- > WINGSTOP: SUITE 195 - 1,550 SF
- > TROPICAL SMOOTHIE: SUITE 193 - 1,500 SF
- > CHINA 1: SUITE 147 - 1,500 SF
- > GINA'S MASSAGE: SUITE 143 - 1,500 SF
- > SUBWAY: SUITE 105 - 1,500 SF
- > TOTAL WIRELESS: SUITE 129 - 1,200 SF
- > THE GROOM GALLERY: SUITE 137 - 1,800 SF

FOR LEASE:

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