

# RETAIL SITES AVAILABLE

## LENEXA, KANSAS



## THE VISTA MIXED USE LIVING & LIFESTYLE DISTRICT

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

[www.elevatepropertyadvisors.com](http://www.elevatepropertyadvisors.com)



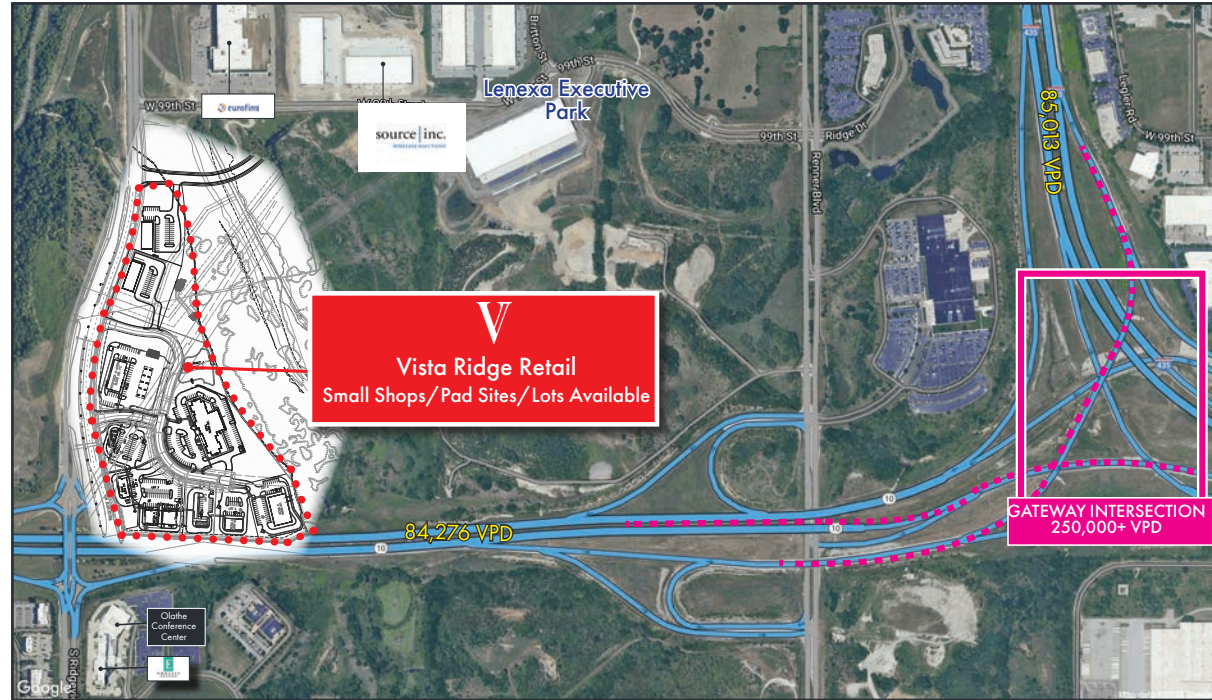


# PROPERTY HIGHLIGHTS



## PROPERTY FEATURES

- Join the new mixed-use Vista Ridge development at K-10 & Ridgeview Road
- Available Immediately
  - 1,800 SF freestanding building with drive-thru opportunity available for immediate occupancy
  - Two (2) 3,600 SF buildings with drive-thru opportunities available for immediate occupancy
- 400 ft from K-10 off-ramp
- Dutch Bros Coffee is now open!
- 114-unit hotel underway
- Rare pad site opportunities for quick service restaurants, medical care, pharmacy, etc.
- Enjoy the neighboring golf courses, bike trails, and parks
- South of the Meritex Executive Park, a 3-million-SF subsurface business park development
- Just north of the Olathe Soccer Complex with more than 1.5 million visitors annually
- Only a 13-minute drive time to De Soto, Kansas – home to the new \$4 billion Panasonic Plant



## AREA DEMOGRAPHICS



### TOTAL POPULATION

1 MILE: 2,565  
3 MILE: 38,902  
5 MILE: 164,147



### DAYTIME POPULATION

1 MILE: 2,599  
3 MILE: 39,061  
5 MILE: 103,637



### AVG. HH INCOME

1 MILE: \$259,573  
3 MILE: \$160,287  
5 MILE: \$138,243

# VISTA VILLAGE RETAIL SITE PLAN



# RETAIL – LOTS 5 & 6



Lot 5 front



Lot 5 corner



Lot 6 front



Lot 6 corner

*The Vista at Lenexa is set to become a premier destination, bringing together the energy of retail, dining, and entertainment in a dynamic, well-connected location. Strategically positioned near K-10 and Ridgeview Road, The Vista offers businesses the visibility, accessibility, and community engagement they need to flourish. With an inviting mix of spaces and a modern aesthetic, Vista Ridge & Vista Village stand ready to welcome new-to-market concepts that aim to make an impact and bring fresh experiences to Lenexa's vibrant community.*

### *Prime Location for Accessibility and Visibility*

- Conveniently located off K-10 and Ridgeview Road, easily accessible from multiple directions.
- Positioned to capture high commuter traffic, offering businesses visibility and foot traffic potential.
- Proximity to residential neighborhoods, business hubs, and Lenexa's growing commercial districts.

### *Dynamic Mixed-Use Spaces*

- Flexible and immediate floorplans that accommodate various business types, from innovative dining to flagship retail.
- Outdoor seating areas and pedestrian-friendly pathways designed to enhance the customer experience.
- Ample parking and high-quality landscaping create an inviting, user-friendly environment.

### *Market Demand and Growing Customer Base*

- Lenexa's population growth and increasing demand for new dining, shopping, and entertainment options.
- Opportunity to serve both residents and commuters passing through this key corridor.

### *Modern Design and Amenities*

- Thoughtfully designed spaces with high-quality finishes to attract and retain customers.
- Options for indoor/outdoor layouts and customizable storefronts to reflect each brand's identity.

### *Supportive Environment for Tenants*

- Lease flexibility and design adaptability to meet tenant needs and business objectives.
- Experienced property management to ensure smooth operations and assist with tenant growth.
- Community-focused development to foster a sense of belonging and collaboration among businesses.

### *An Exciting Opportunity for New-to-Market Brands*

- Ideal for first-to-market or flagship stores that want to stand out in a prominent location.
- Join a curated mix of tenants that includes innovative restaurants, unique retail, and engaging entertainment venues.
- An opportunity to establish a presence in Lenexa's evolving and expanding commercial landscape.

