

## RETAIL FOR LEASE WITH PATIO ACCESS



### SPACE HIGHLIGHTS

- Signage visible to Renner Road
- 2-story 19,380 SF retail/office building
- **6,000 SF 1st floor retail available with patio**
- Infrastructure for restaurant use is in place
- Current Tenants: Academy Bank (First Floor), Second Floor Office Tenant Secured
- Surface parking
- City Center Lenexa environment - mixed-use, dense, walkable
- Immediate access to Interstate 435

### LEASING CONTACTS

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# DEMOGRAPHICS

Ideally positioned at the intersection of I-435 and 87th Street, City Center Lenexa stands at the nexus of dramatic economic growth in western Johnson County. This progressive, technologically advanced area offers:

## REGIONAL DRAW

- LifeTime Fitness (55,000 visits/month)
- Civic Center, City Hall
- Aquatic Center (1,200 seats)
- Public Market (avg 450/day)
- Public Library (100,000 visitors in first 4 months of operations)
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

## VIBRANT AREA

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+

Johnson County, Kansas is ranked in the nation's top 2% for income, is among the Midwest's top 10 counties for growth, and is home to some of the nation's top brands and Fortune 500 companies.

### Largest employers in Lenexa



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.



## TOTAL POPULATION

1 mile: 7,699  
 3 mile: 43,709  
 5 mile: 160,275

## AVERAGE HOUSEHOLD INCOME

1 mile: \$89,223  
 3 mile: \$104,282  
 5 mile: \$ 93,559

## DAYTIME POPULATION

1 mile: 9,624  
 3 mile: 48,369  
 5 mile: 122,375

## EASY ACCESS TO

Interstate 435  
 Interstate 35  
 K-10  
 KCI Airport



### Located near many new developments including:

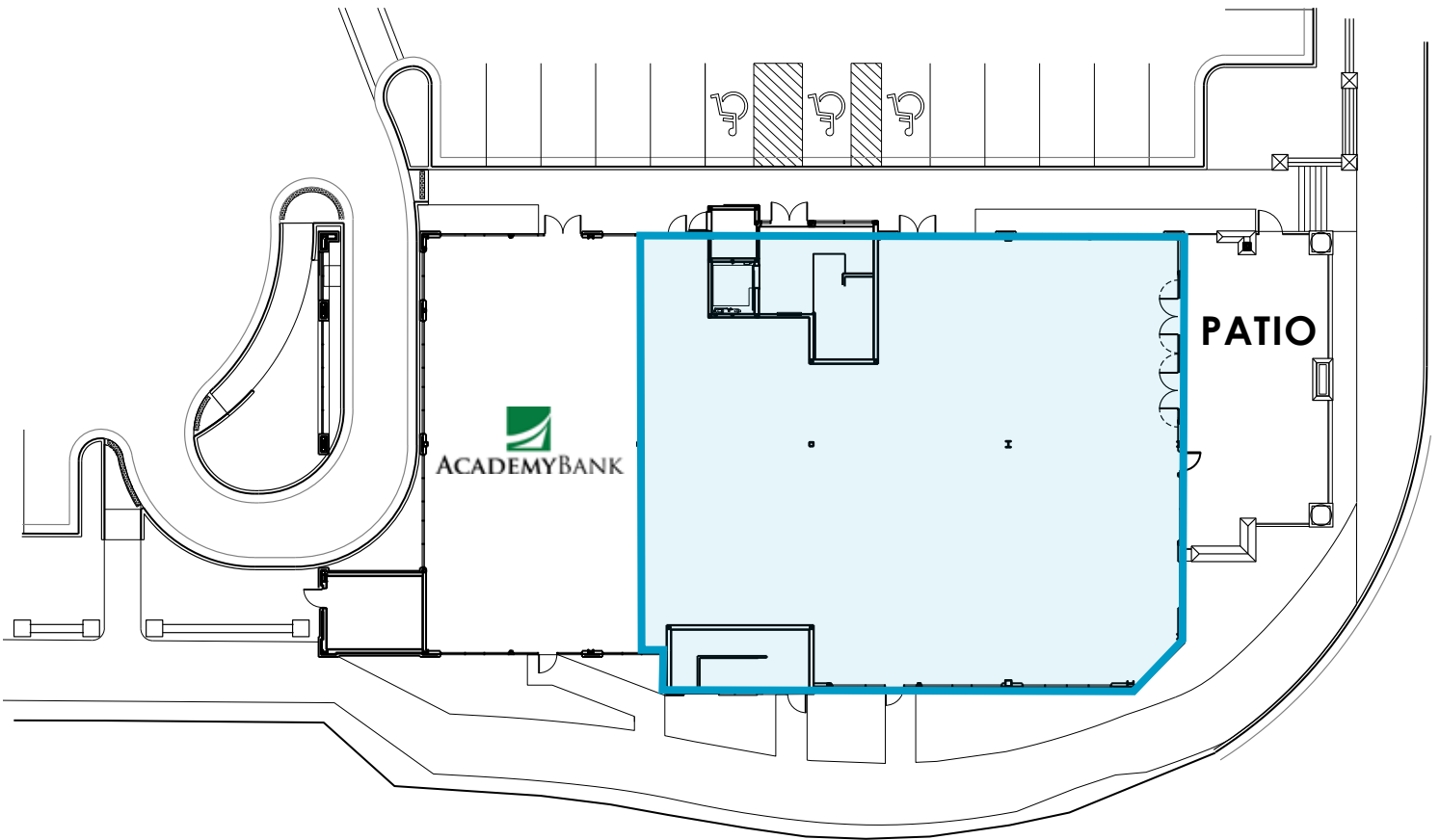
- The Lenexa Recreation Center
- The Public Market
- Shawnee Mission School District Aquatic Center
- Lenexa Public Library
- Kiewit Headquarters
- The Domain & District Flats Apartment Communities
- Hyatt Place Hotel and Lenexa Conference Center
- Lenexa City Hall
- Canyon Farms Golf Club

# SITE PLAN



# FIRST FLOOR

6,000 SF



# SURROUNDING RETAILERS



# COMING SOON TO CITY CENTER

AdventHealth purchased the land and is currently building a **27.5-acre Health and Wellness campus**.

The new development is situated at the Northwest Corner of 87th Street and Renner Boulevard, directly north of the Gateway Sites.

To learn more visit: [www.adventhealth.com/hospital/adventhealth-lenexa](http://www.adventhealth.com/hospital/adventhealth-lenexa)



“AdventHealth’s campus in Lenexa City Center will redefine health care in Kansas City.”

- Karsten Randolph, CFO of AdventHealth’s Mid-America Region



The new AdventHealth will include:

- A 100-bed hospital
- Medical office buildings
- Urgent care center
- Lifestyle center
- Retail & Commercial building
- Bariatric center



**Advent Health**

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