



1.5 Acre Property - Divisible for Multiple Pads

Village of Seville Shopping Center

State Line Road at 133rd Street, Leawood, Kansas



Ground Lease & Build-To-Suit Strip Retail Opportunity

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,296	47,058	153,724
Avg. HH Income	\$198,340	\$212,987	\$157,046

- 1.5 acre Pad Site Available for ground lease or build to suit. The lot can be split
- Potential in-line space
- Join existing tenants Anytime Fitness, St. Luke's Community Hospital, Windy City Pub, The Breakfast Spot, Rendezvous Climbing Gym, and New Apostolic Church
- Located at the major intersection of 133rd & State Line Road in Leawood, KS (most affluent suburb of Greater Kansas City)
- Other nearby tenants include: Super Target, Marshalls, Pier 1 Imports, Starbucks, Chipotle, Beauty Brands, Taco Bell, CVS, Capital Federal Bank, McDonald's and many more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

Exclusive Agent

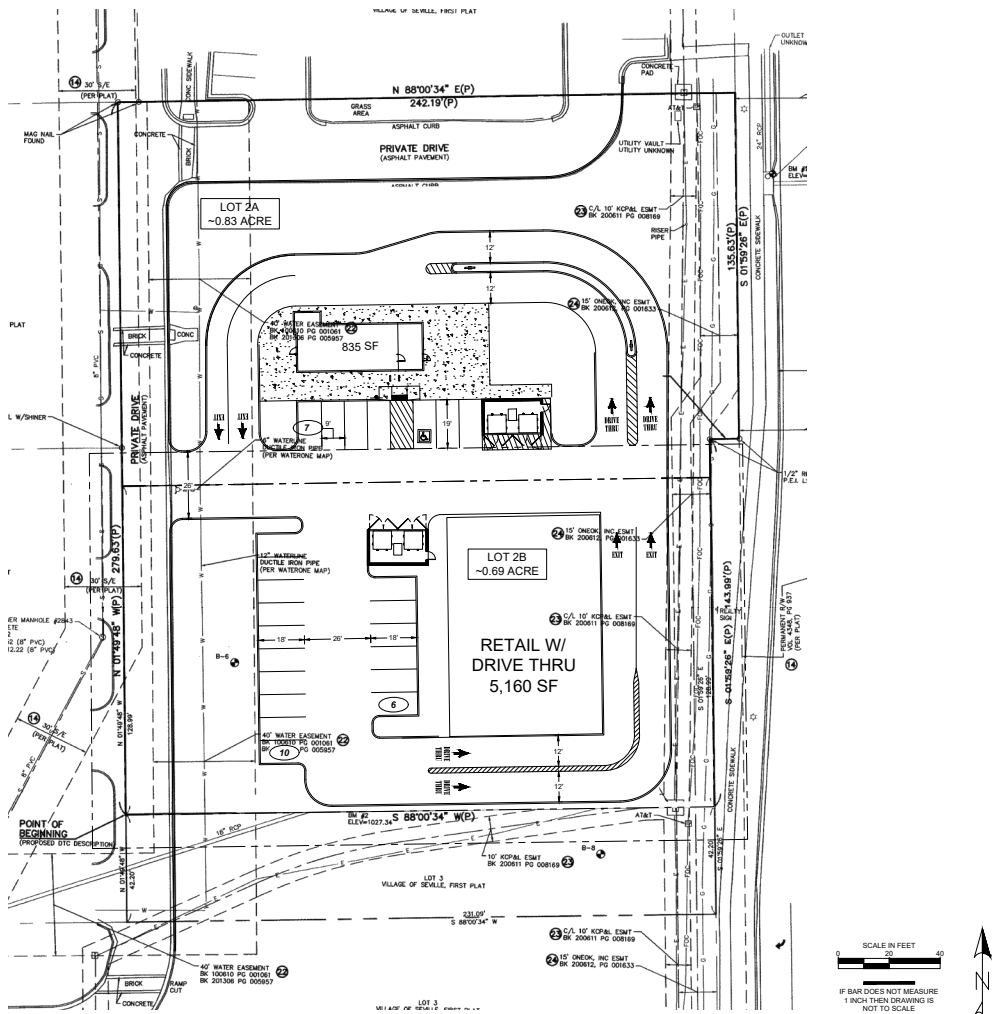


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SITE PLAN



PRELIMINARY NOT
FOR
CONSTRUCTION

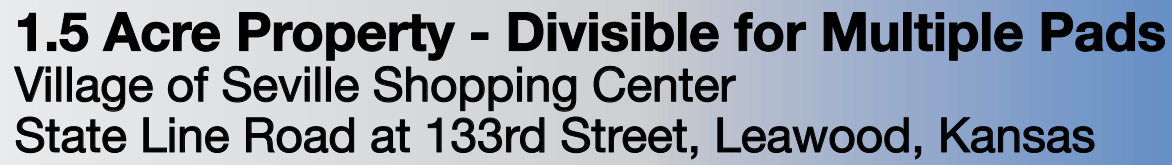
CONCEPT PLAN
LOT 2, VILLAGE OF
SEVILLE
LEAWOOD, KANSAS
CONCEPT PLAN - 6K RETAIL
AND DUTCH BROTHERS

REVISION	DATE	BY

PROJECT NO. KT0001.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 06/29/2025

EX.01





SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE



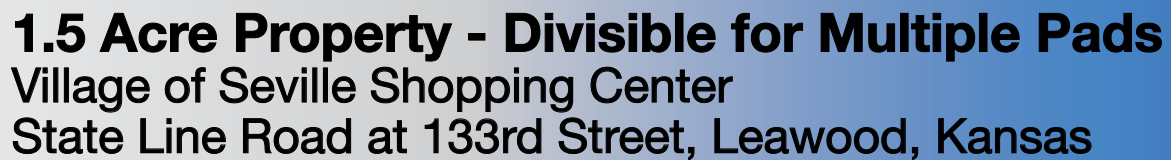
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AERIAL





BLUE RIDGE BOULEVARD

PHASE II PROPOSED

Tenant 6 - 3,610 SF

Tenant 5 - 3,610 SF

Tenant 4 - 3,666 SF

Tenant 3 - 3,666 SF

Tenant 2 - 3,666 SF

Tenant 1 - 5,138 SF

Total - 23,356 SF

125' SETBACK

RENDEZVOUS CLIMBING GYM
14,173 SF

LOT 7 107 STALLS
151,755 SF 4.6/1000 SF

Capitol Federal

LOT 1 18 STALLS
62,417 SF 5.3/1000 SF

LOT 6 44 STALLS
49,393 SF 3.1/1000 SF

PROPOSED PAD SITE
1.5 ACRES
TOTAL

BUILDING R1
15,160 SF Total (w/o SR)
15,228 SF Total (w/ SR)

ANYTIME FITNESS
5,303 SF

Wellsprings Regenerative Health
1,402 SF

The Breakfast Spot
4,354 SF

LOT 5 104 STALLS
95,940 SF 6.8/1000 SF

Windy City Pub
4,101 SF (w/o SR)

68 SF sprinkler room (SR)

BUILDING R4
7,041 SF Total (w/o SR)
7,117 SF Total (w/ SR)

A&A Royal Contracting
2,000 SF

NEW APOSTOLIC CHURCH
5,041 SF (w/o SR)

LOT 4 10 STALLS
36,407 SF 1.4/1000 SF

76 SF sprinkler room (SR)

133RD STREET

STATE LINE ROAD

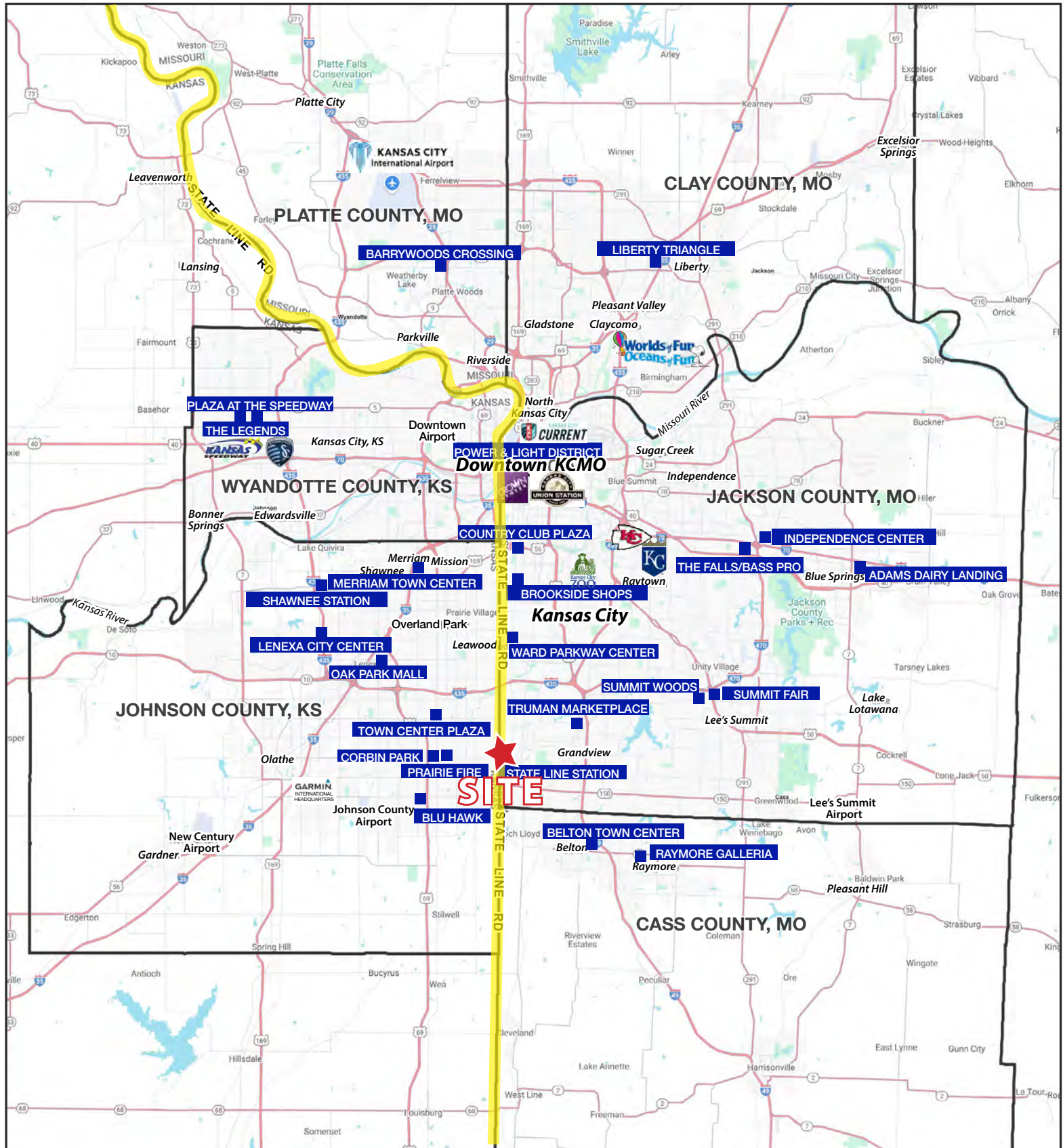
Saint Luke's
COMMUNITY HOSPITAL
NOW OPEN
(110,400 SF)
FF=988.21



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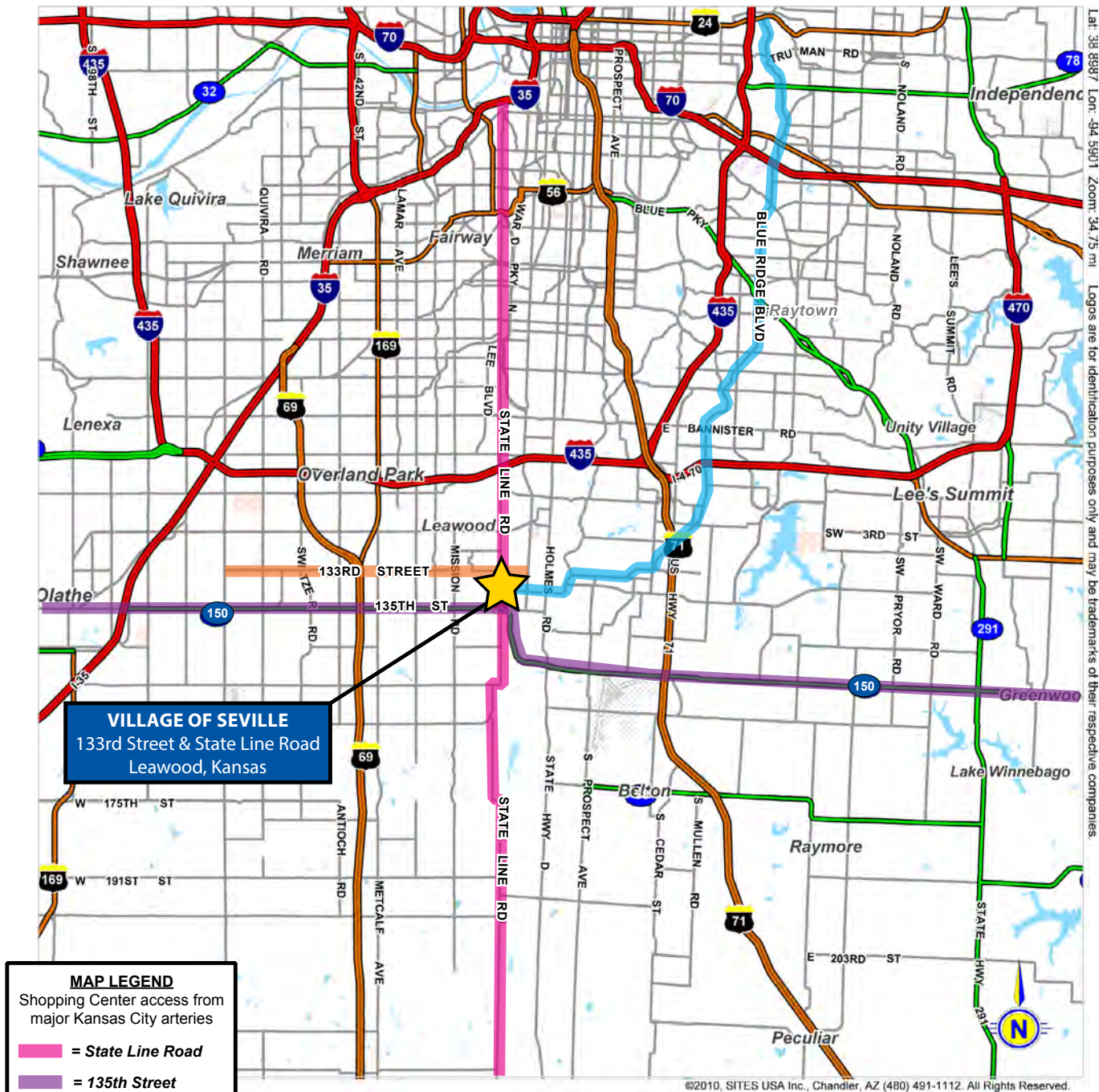
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VILLAGE OF SEVILLE

133rd Street & State Line Road

Leawood, Kansas

This map shows that Village of Seville Shopping Center is one of the few sites in the Kansas City metro area with multiple direct access points into both Kansas & Missouri.

Roads highlighted on map above show direct access opportunities (see map legend for details)



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133rd Street & State Line Road Leawood, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,296	47,058	153,724
2030 Projected Population	6,166	46,940	154,166
2020 Census Population	6,436	48,649	151,370
2010 Census Population	6,108	44,311	139,114
Projected Annual Growth 2025 to 2030	-0.4%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.7%
2025 Median Age	47.5	45.4	41.6
Households			
2025 Estimated Households	2,696	19,398	65,339
2030 Projected Households	2,684	19,702	66,734
2020 Census Households	2,706	19,200	62,322
2010 Census Households	2,408	17,515	56,164
Projected Annual Growth 2025 to 2030	-	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	1.1%
Race and Ethnicity			
2025 Estimated White	81.1%	79.4%	72.8%
2025 Estimated Black or African American	8.3%	7.1%	10.9%
2025 Estimated Asian or Pacific Islander	4.6%	7.3%	8.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	5.8%	6.0%	7.5%
2025 Estimated Hispanic	5.4%	5.8%	7.4%
Income			
2025 Estimated Average Household Income	\$198,340	\$212,987	\$157,046
2025 Estimated Median Household Income	\$130,166	\$140,349	\$115,337
2025 Estimated Per Capita Income	\$85,009	\$87,971	\$66,876
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.7%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.1%	1.8%
2025 Estimated High School Graduate	12.5%	11.1%	13.1%
2025 Estimated Some College	18.6%	15.8%	17.2%
2025 Estimated Associates Degree Only	5.5%	4.8%	5.6%
2025 Estimated Bachelors Degree Only	32.2%	36.5%	35.4%
2025 Estimated Graduate Degree	30.0%	30.0%	25.6%
Business			
2025 Estimated Total Businesses	328	2,065	8,665
2025 Estimated Total Employees	3,906	20,643	123,434
2025 Estimated Employee Population per Business	11.9	10.0	14.2
2025 Estimated Residential Population per Business	19.2	22.8	17.7

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