

OP *H* KS

**HAWTHORNE  
PLAZA**

DISCOVER  
YOUR  
CORNER  
OF KC



119<sup>TH</sup> STREET AND ROE AVENUE | OVERLAND PARK, KANSAS

**TOM O'LEARY**  
toleary@lane4group.com | 816-268-9101

**WESTON BUCKLEY**  
wbuckley@lane4group.com | 816-268-9102

**LANE4**



# PROPERTY HIGHLIGHTS

119th & Roe Intersection:  
**6.9+ million unique annual visitors**

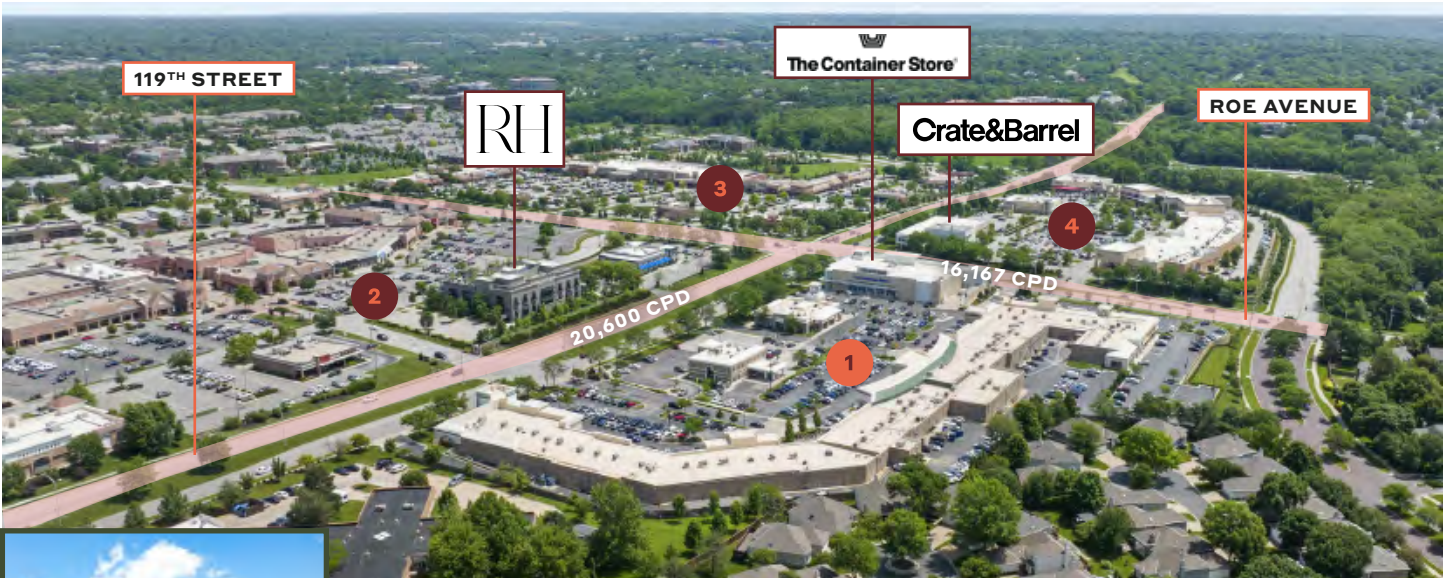
Hawthorne Plaza:  
**17.8% increase in annual visitors since 2021**

*Source: Placer.Ai (2024)*



- Located at Kansas City's most dominant, upscale retail intersection
- South Johnson Co. has some of the highest household incomes in the metro: **\$162K avg. household income (5 mi)**
- The 119th Street corridor houses nearly 3.5 million SF of retail
- Diverse tenant mix with high-end fashion, health & wellness, local restaurants, and everyday services
- Easy access to Interstate 435 and Highway 69
- Located near College Boulevard office corridor and Aspiria campus with over 85,000 employees (3 mi)
- Local ownership, management, and marketing team
- Walkable, safe, open-air shopping environment

# THE EPICENTER OF THE 119<sup>TH</sup> STREET CORRIDOR

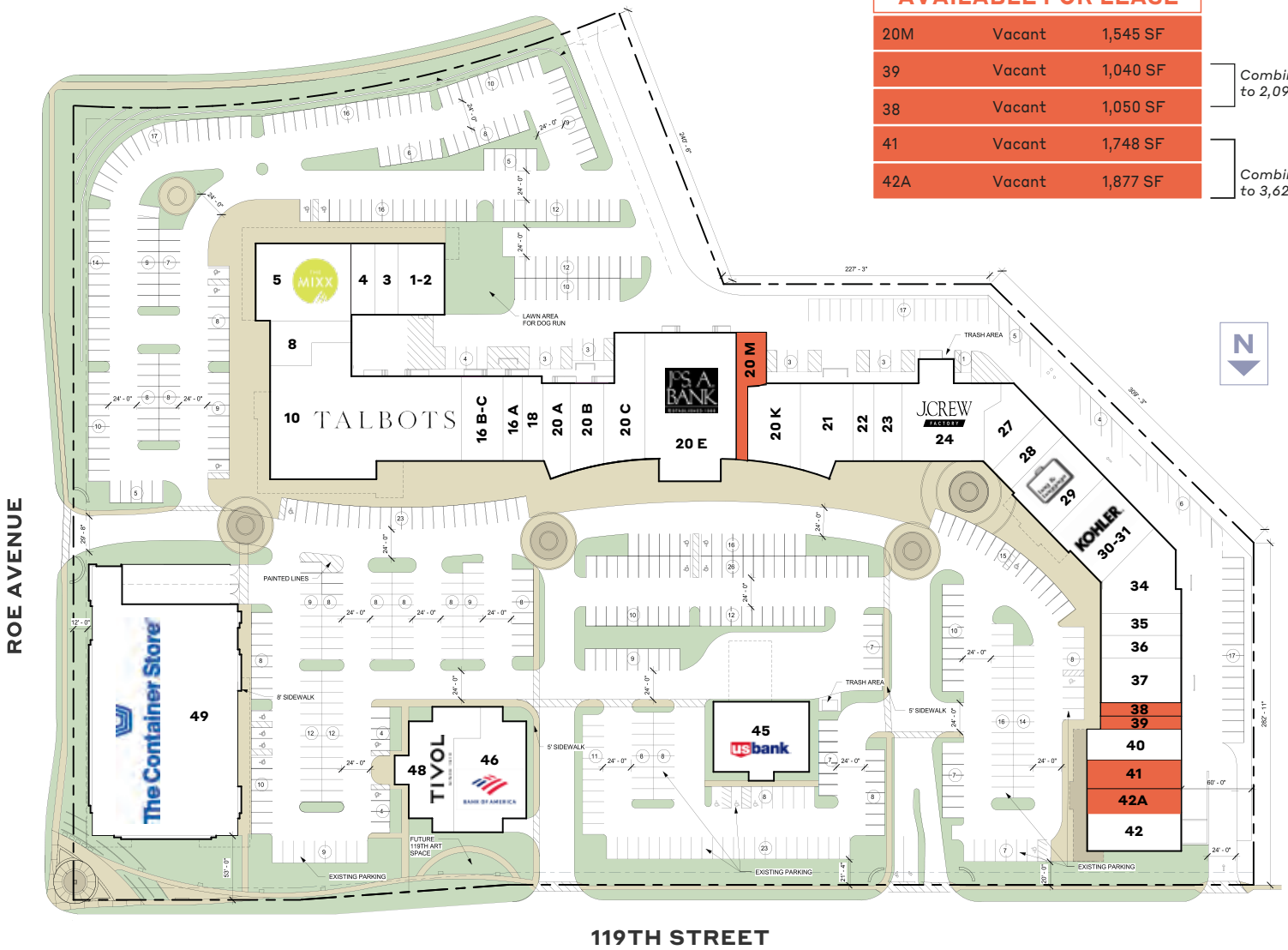


<i>aerie</i>	ANTHROPOLOGIE	Apple Store	ARHAUS	ATHLETA	BANANA REPUBLIC
BRISTOL SEAFOOD GRILL	Crate&Barrel	DIAMONDS DIRECT	EVEREVE	FABLETICS	J.Jill
KENDRA SCOTT	L.L.Bean	lululemon	macy's	Madswell	NORTH ITALIA
PELOTON	POTTERY BARN	RH	SOMA	TECOVAS	
The Container Store	TRADER JOE'S	vineyard vines	WILLIAMS SONOMA	WHBM	

119<sup>TH</sup> & ROE TENANT ROSTER

AVAILABLE FOR LEASE

20M	Vacant	1,545 SF	
39	Vacant	1,040 SF	Combine to 2,090 SF
38	Vacant	1,050 SF	
41	Vacant	1,748 SF	Combine to 3,625 SF
42A	Vacant	1,877 SF	



# TENANT DIRECTORY

1-2	Hawthorne Animal	20E	Jos. A Bank	39	Vacant - 1,040 SF*
3	Clairvaux	20M	Vacant - 1,545 SF	40	Alloy Fitness
4	Pure Barre	20K	Urban Egg	41	Vacant - 1,748 SF**
5	The Mixx	21	Andre's	42A	Vacant - 1,877 SF**
8	Clairvaux	22	JARS	42	Chipotle
10	Talbots	23	PAINT Nail Bar	45	US Bank
16B-C	Carbon Health	24	J.Crew Factory	46	Bank of America
16A	Lilly Pulitzer	27	LaMira Interiors	48	Tivol
18	The Rice Gallery	28	Nekter Juice Bar	49	The Container Store
20A	The Dance Shop	29	Bag & Baggage		
20B	Elite Feet	30-31	Kohler		
20C	Swimwear Solution	34	Restore Hyper Wellness		
		35	Romanelli Optix		
		36	Gloss RX		
		37	Annabelles Fine Linens		
		38	Vacant - 1,050 SF*		

\*Can combine to 2,090 SF  
 \*\*Can combine to 3,625 SF

**16 YEARS**  
 AVERAGE TENANT  
 OCCUPANCY TENURE

# IMPRESSIVE TRADE AREA DEMOGRAPHICS, HIGHLIGHTED BY THE FOLLOWING CHARACTERISTICS:

**152,656**  
Employees  
(5 mi)

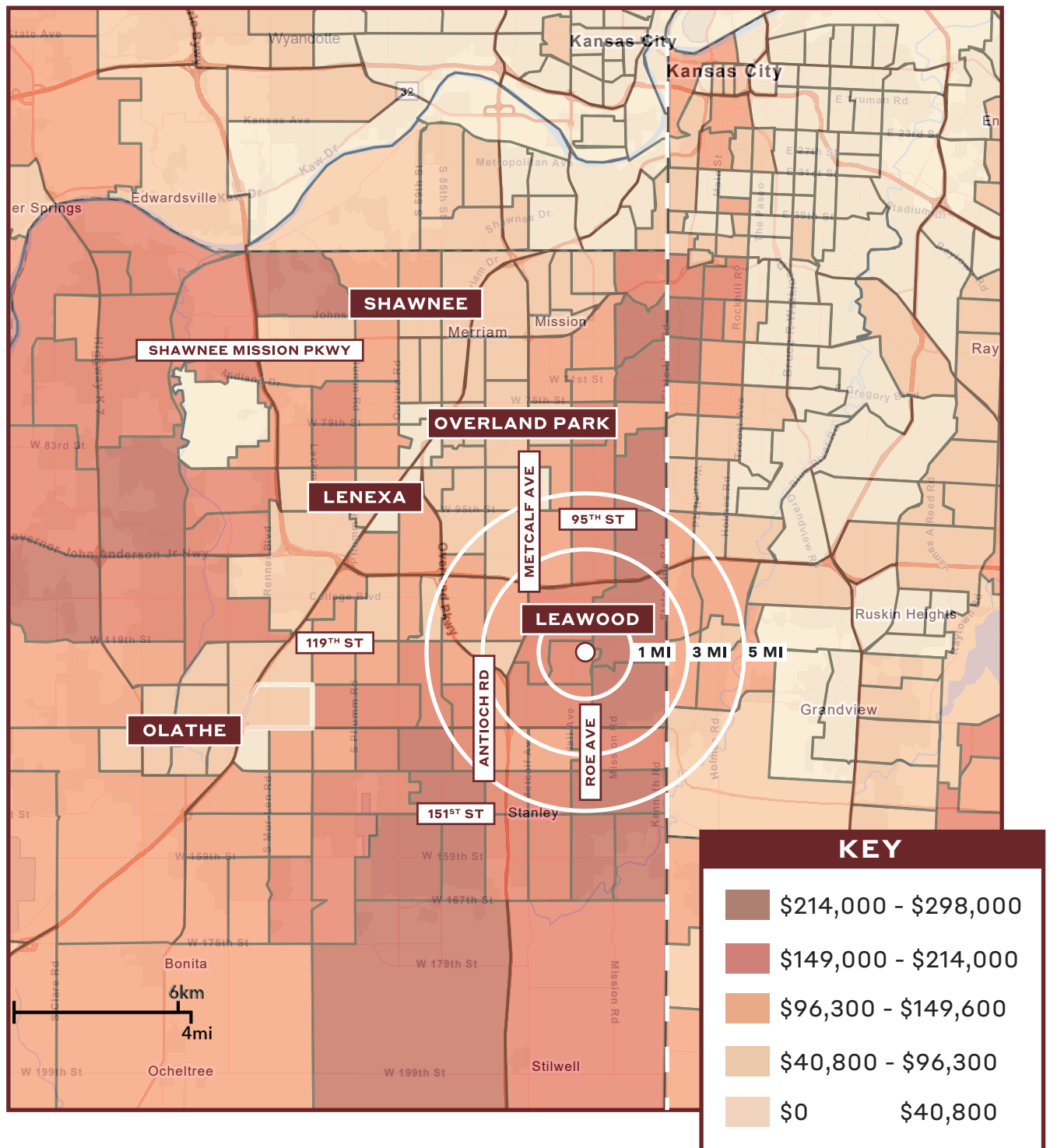
**\$130k**  
Avg. disposable income  
(5 mi)

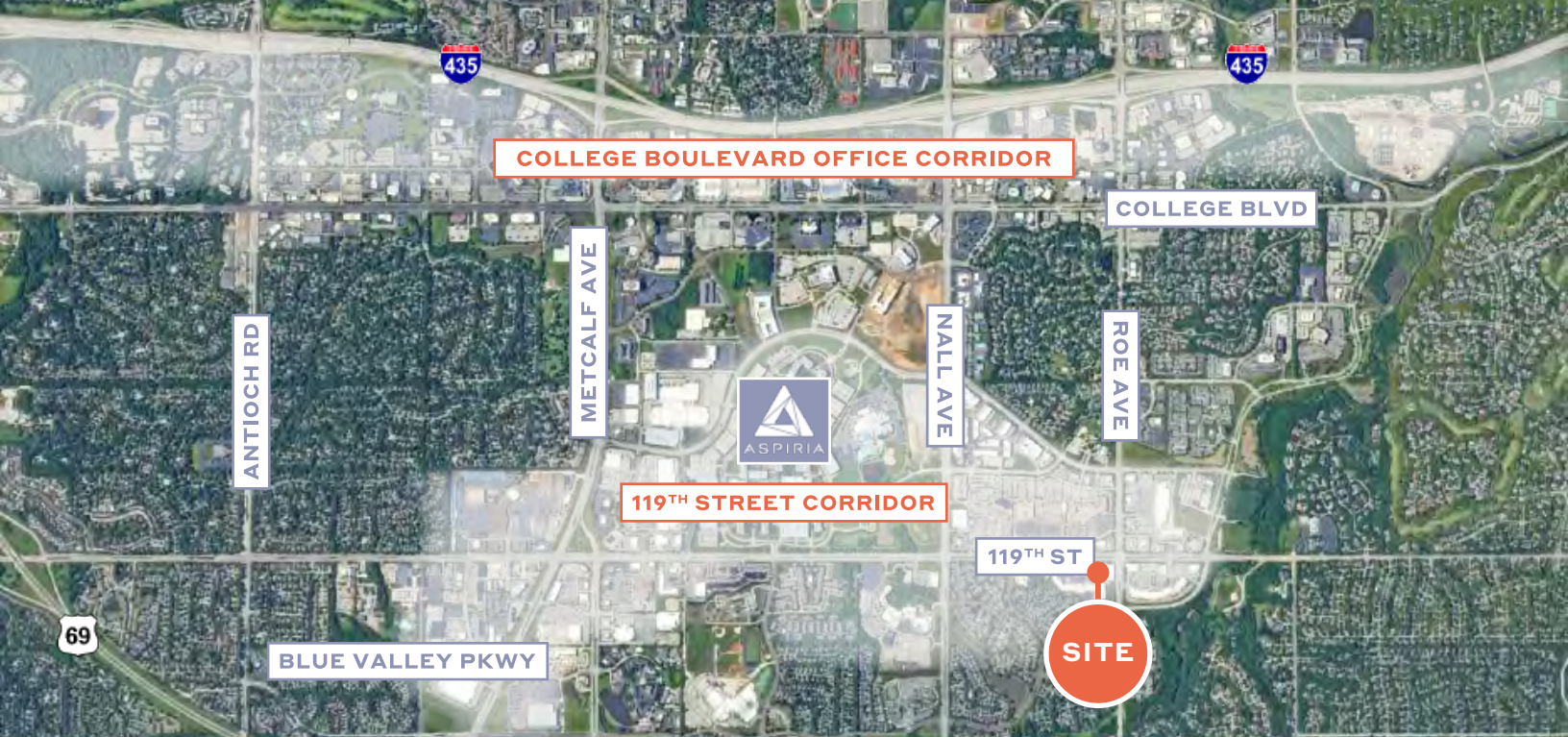
**57.9%**  
Bachelor's degree or higher  
(3 mi)

**1.7%**  
Unemployment  
(Johnson Co.)

**\$200k+**  
21.5% of the population has avg.  
HH income \$200k+ (3 mi)

**83.2%**  
White Collar workforce  
(3 mi)





# ATTRACTIVE AMENITIES FOR SURROUNDING EMPLOYEES

119TH ST CORRIDOR	COLLEGE BOULEVARD CORRIDOR	ASPIRIA CAMPUS
3.5M SF of retail	12M SF of office	4M SF of office
95% Occupied	26,000 Employees	4,500 Employees

**KANSAS CITY'S ONE LOCATION  
RETAILERS ON 119<sup>TH</sup> STREET**

\*This is not exclusive list, and represents a sample.

**MAJOR KANSAS CITY  
RETAIL CORRIDORS**

LOCATION	DAYTIME POP
119th & Roe	120,122
135th & Metcalf	102,271
Ward Parkway Center	87,022
135th & Stateline	46,129
Summit Fair	57,595

\*Daytime population calculated within 3 miles of center/intersection.

# 119<sup>TH</sup> CORRIDOR AERIAL



COLLEGE BOULEVARD OFFICE CORRIDOR



BLUE VALLEY PKWY



METCALF AVE



METCALF AVE



BLUE VALLEY NORTH HIGH SCHOOL



JEWISH COMMUNITY CENTER



119<sup>TH</sup> ST



COLLEGE BLVD

PARK PLACE



NALL AVE



HAWTHORNE PLAZA

TOWN CENTER CROSSING



ROE AVE

CAMELOT COURT



TOWN CENTER DR

TOWN CENTER PLAZA





Andie's

the doghouse safety

NO OPEN

The Container Store

HAWTHORNE PLAZA  
OVERLAND PARK

TALBOT'S  
PLAZA  
TIVOL  
MIXX

HAWTHORNE PLAZA  
OVERLAND PARK

TALBOT'S

THE MIXX

OP *HP* KS

HAWTHORNE  
PLAZA