

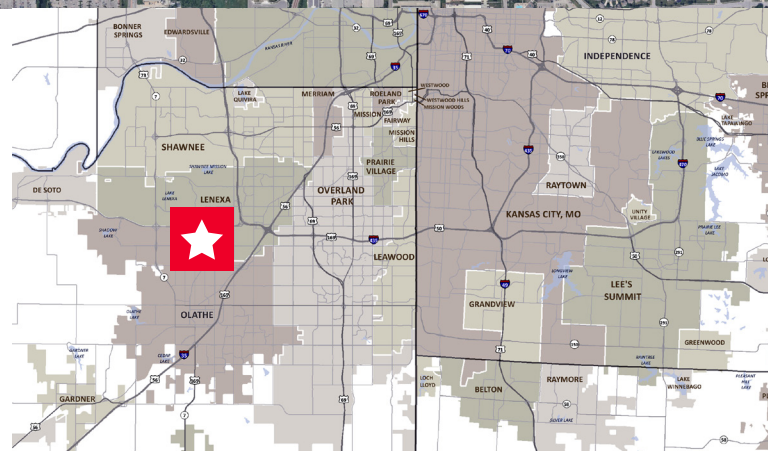
**FOR SALE**  
**Southpark**  
 14600 S. Harrison Street, Olathe, KS



**INFILL DEVELOPMENT LAND**

**PROPERTY HIGHLIGHTS**

- 5 sites totaling ±13.76 Acres  
 » Divisible 1 to ±9 Acres
- Zoning: C-2
- All utilities on site
- Convenient access to I-35
- Platted sites - no excise tax due
- No special assessments



**Contact**

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**LOCATION AERIAL**



**IDEAL LOCATION FOR RETAIL, MEDICAL OFFICE, EDUCATIONS, OR MIXED USES**

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**DEMOGRAPHICS**

	1-Mile	3-Mile	5-Mile
<b>Population</b>			
Total Population (2021)	6,789	82,629	147,538
Projected Population (2026)	6,830	86,254	156,386
Projected Annual Growth % (2021-2026)			
<b>Daytime Population</b>			
Total Businesses	311	2,444	4,128
Total Employees (16+)	8,234	61,309	112,729
<b>Household Income</b>			
Avg HH Income (2021)	\$74,914	\$100,769	\$115,060
Projected 2026 Avg HH Income	\$80,691	\$107,923	\$123,496

**TRAFFIC COUNTS**

	Cars Per Day
S. Harrison Street	14,500
Old 56 Highway	17,640
Interstate 35	75,500

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