

# 3,235 SF FOR LEASE

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## Leawood Square



12900 State Line Road / Leawood, KS

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- Situated as the North endcap Retail Center of the highly trafficked 135<sup>th</sup> & State Line Road Corridor (Lowe's, Walmart, Target)
- Affluent residential area with \$158,000 average household income within 1 mile
- Direct access on State Line Road
- Easy access to I-435 & Hwy MO-150
- Barstow High School, Leawood Middle School, Mission Trail Elementary School, and Academy Montessori Internationale located minutes away
- This center serves as an attractive destination for prospective tenants as Leawood is home to many different, affluent shoppers



7611 State Line Road  
Kansas City, MO 64114  
816.444.0900 | [tutera realestate.com](http://tutera realestate.com)

*For more information, contact:*

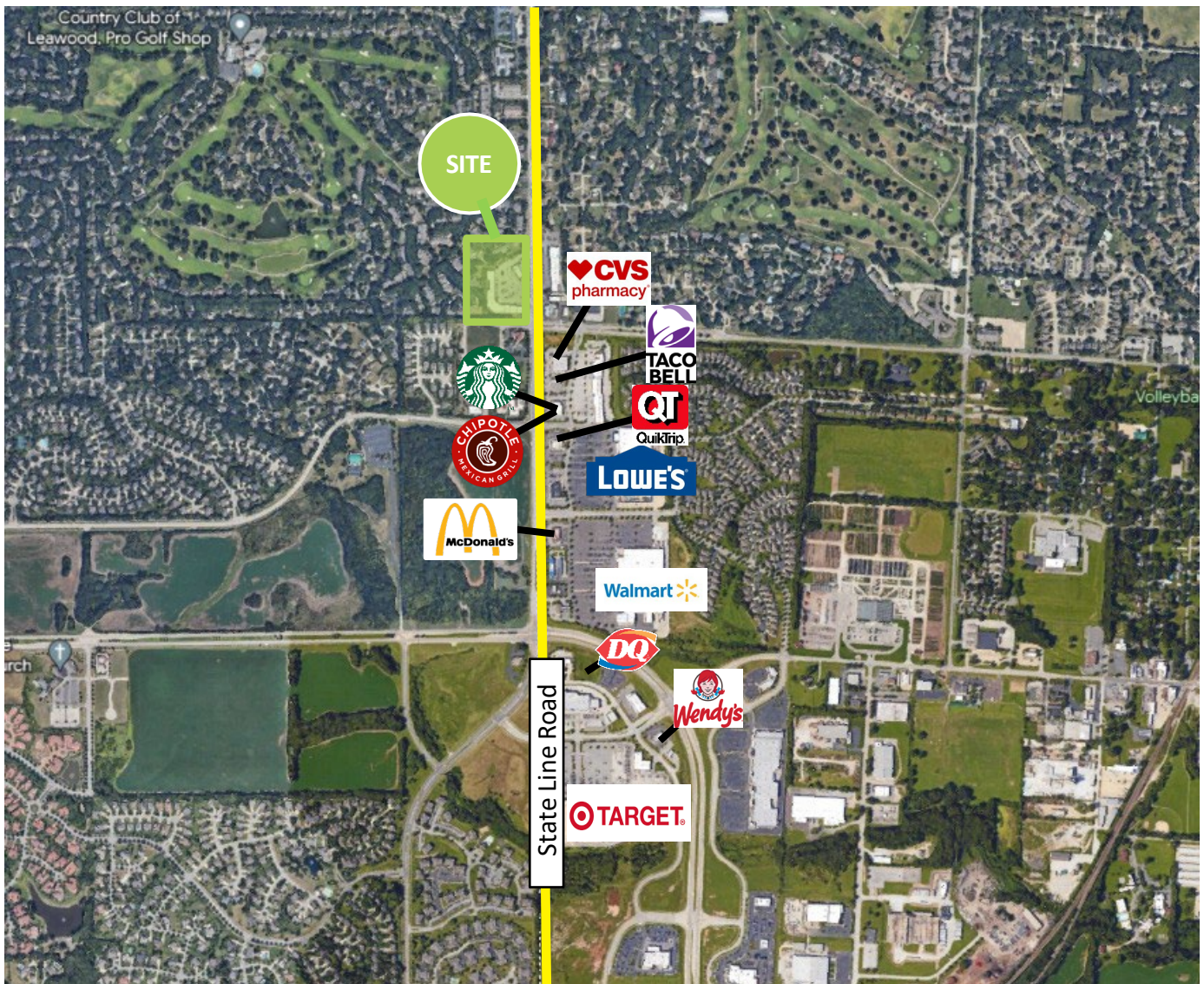
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# Site Location

- Conveniently located at signalized intersection on State Line Road
- North end cap of highly trafficked retail shopping corridor

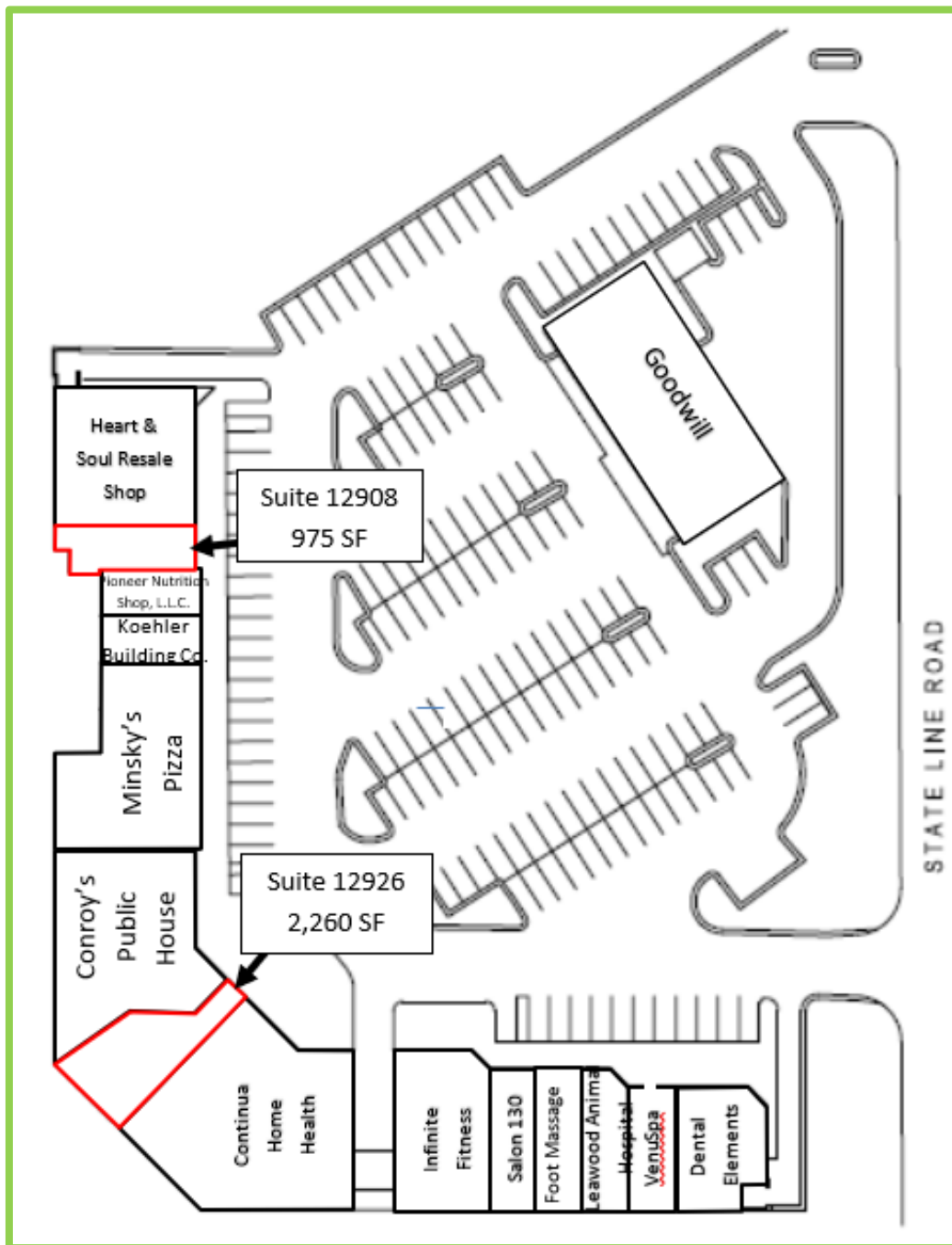
<u>Road</u>	<u>Traffic Count</u>
State Line Road	20,361
W 128 <sup>th</sup> Street	19,154
W 135 <sup>th</sup> Street	21,157



# Building Vacancy

## Available Space

- Suite 12908 – 975 SF
- Suite 12926 – 2,260 SF



# Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2028 Projection	6,294	47,551	156,732
2023 Population	6,331	47,052	154,524
2010 Census	6,650	44,919	144,733
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$156,849	\$150,806	\$127,206
Median	\$129,091	\$115,155	\$94,645
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2028 Projection	2,469	19,111	64,031
2023 Households	2,487	18,916	63,088
2010 Census	2,641	18,103	58,889
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$427,351	\$406,678	\$343,208
<i>Education Attainment</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
High School Graduate (12)	9.39%	9.65%	12.30%
Some College (13-15)	18.94%	18.93%	21.48%
Associates Degree Only	2.97%	4.78%	5.50%
Bachelor's Degree Only	38.42%	36.79%	34.15%
Graduate Degree	28.25%	28.04%	23.65%



# Other Tutera Properties



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