



Village of Seville Shopping Center

Shadow Anchored by Walmart Supercenter & Lowe's
State Line Road at 133rd Street, Leawood, Kansas



Existing Retail Buildings and Pad Sites For Sale/Lease/Build To Suit

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,464	49,372	154,690
Avg. HH Income	\$192,996	\$184,358	\$136,553

- 1,978 SF & 1,402 SF available for lease in Building R1, general retail space in great condition with existing bathrooms, open retail area, offices, and store room. Located next door to Breakfast Spot and Anytime Fitness. The spaces can be combined for a total of 3,380 SF. Listed at \$18/SF NNN.
- 2,000 SF available for lease in Building R4 next door to Apostolic Church and across from Windy City Pub, general retail space with existing bathroom. Listed at \$15/SF NNN.
- 1.5 acre Pad Site (Lot 2) Available for ground lease or build to suit. The lot can be split and is a proposed restaurant/retail with drive-thru buildings.
- Join existing tenants Anytime Fitness, St. Luke's Community Hospital, Windy City Pub, The Breakfast Spot, 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:

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Exclusive Agents



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AERIAL



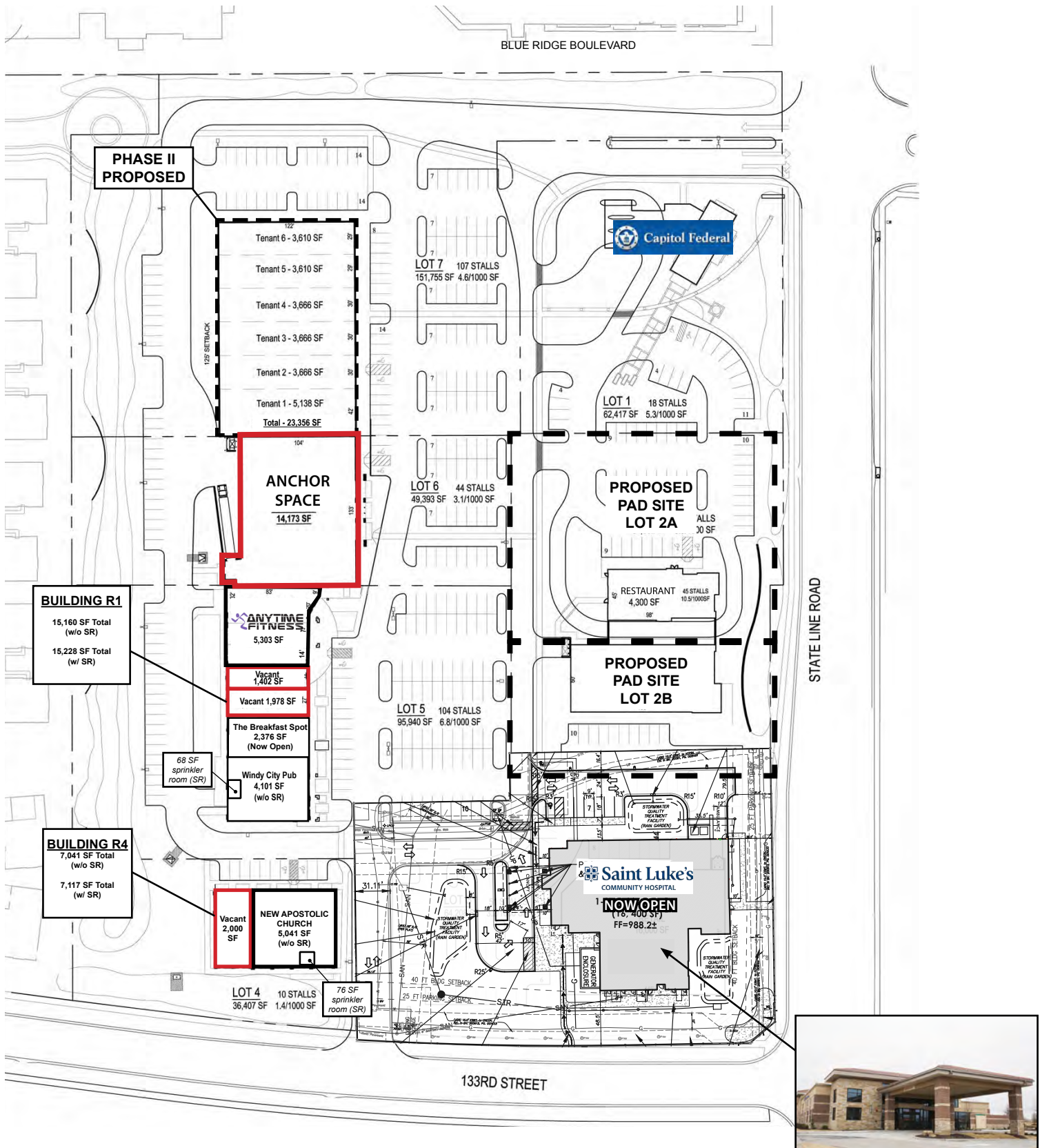
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PAD SITES AVAILABLE



OVERALL SITE PLAN





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**MULTI-TENANT
RETAIL SPACE
FOR LEASE**

BUILDING R1 SITE PLAN

13154-13170 State Line Road, Leawood, KS | 15,160 SF Total (w/o SR) - 15,228 SF Total (w/SR)



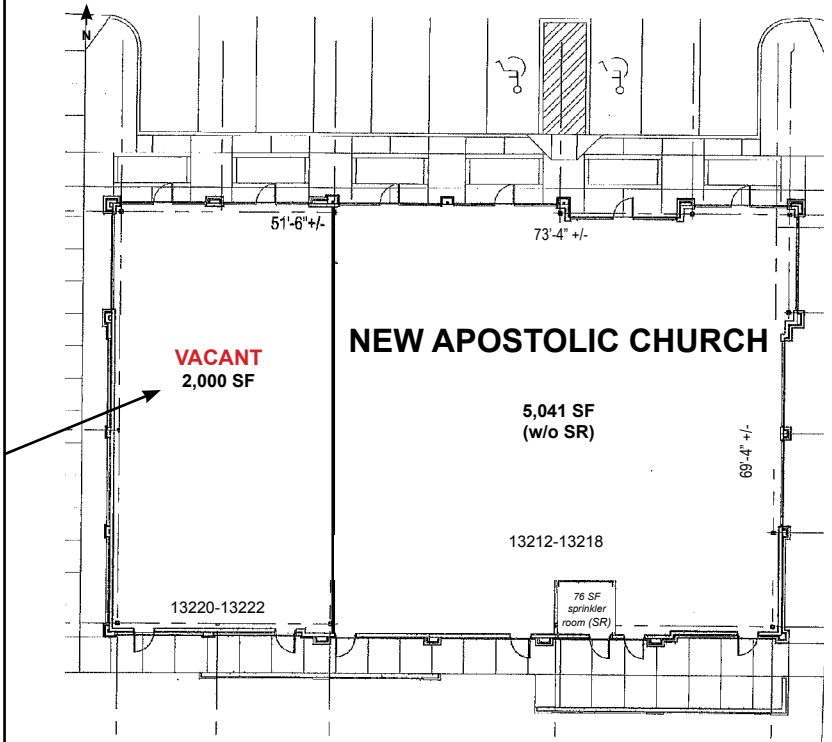
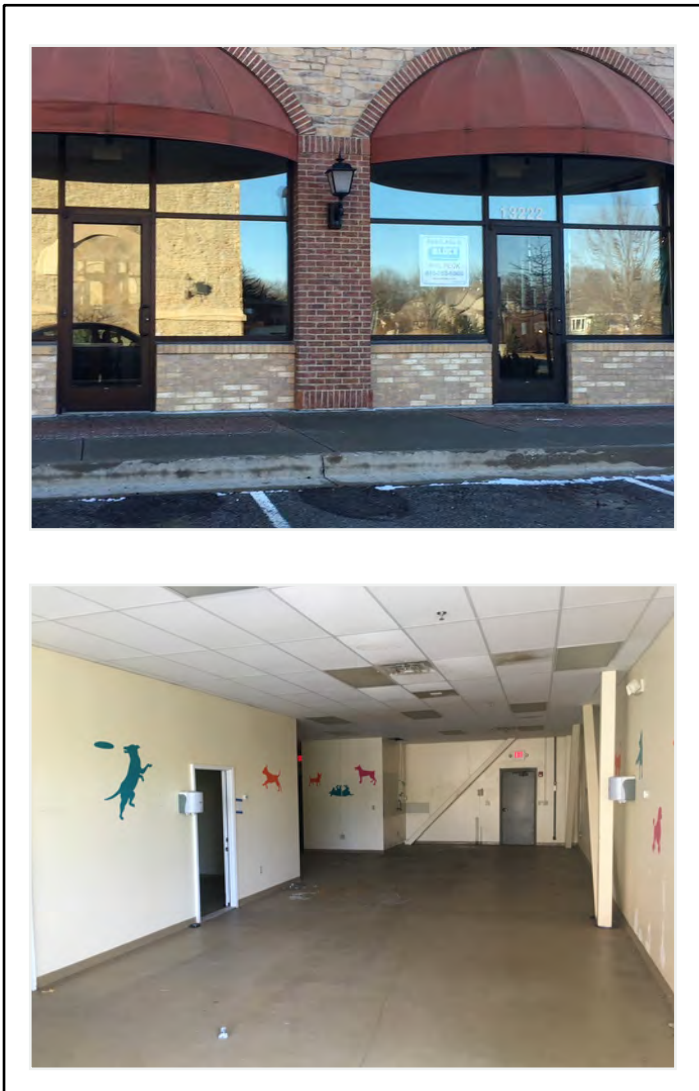


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BUILDING R4 SITE PLAN

13212-13222 State Line Road, Leawood, KS | 7,041 SF Total (w/o SR) - 7,117 SF Total (w/SR)





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**MULTI-TENANT
RETAIL SPACE
FOR LEASE**





ST. LUKE'S COMMUNITY HOSPITAL - NOW OPEN



ABOUT LEAWOOD, KANSAS

Leawood offers a mix of location and amenities that create the perfect working and living environment for growing businesses.

Leawood is the Kansas City area's premier suburb for:

-  dining
-  shopping
-  living
-  working



Leawood is a built environment with sophisticated character, a well-maintained network of streets, parks, and public art. Leawood is also known for being one of the safest suburbs in the metro, and has a nationally ranked public school system.

The city features walkable, mixed-use communities, more than 50 restaurants and brand-name or boutique shopping to please every taste and price-point. Leawood is also surrounded by an easily accessible highway system, linking residents and visitors to every corner of the Kansas City metro area.

Its compact size (approximately 15 square miles), is home to 34,000 people, with a median household income of \$117,000. Surrounding Leawood are developing KC metro cities of all types, and price ranges suiting most any home buyer or renter. A qualified, well-educated citizenry provide a solid foundation for thriving businesses.

Bounded on the east by State Line Road, a major north-south metropolitan connector along the Kansas-Missouri border, Leawood is also in close proximity to the Kansas City metro's extensive system of major interstates and highways. The southern portion of the I-435 loop transects Leawood's east and west borders and conveniently links commuters and travelers to I-35, I-70, I-29 and all connecting U.S. highways in the area.

Located within 250 miles of the geographic, population and production centers of the U.S., and within the central time zone, Leawood businesses are assured more hours each day to conduct business on either coast and in between. Leawood's location along the Kansas-Missouri state border also provides a scenic link to Country Club Plaza, the Power & Light District and downtown Kansas City, Missouri.



The city of Leawood is a part of Johnson County, Kansas, a leading local economy and one of the premier business locations in the nation. Johnson County's population is expected to grow from 574,000 to 1.1 million by 2064, according to a study published in 2016 by Wichita State University's Center for Economic Development and Business Research.

Major Employers in Leawood

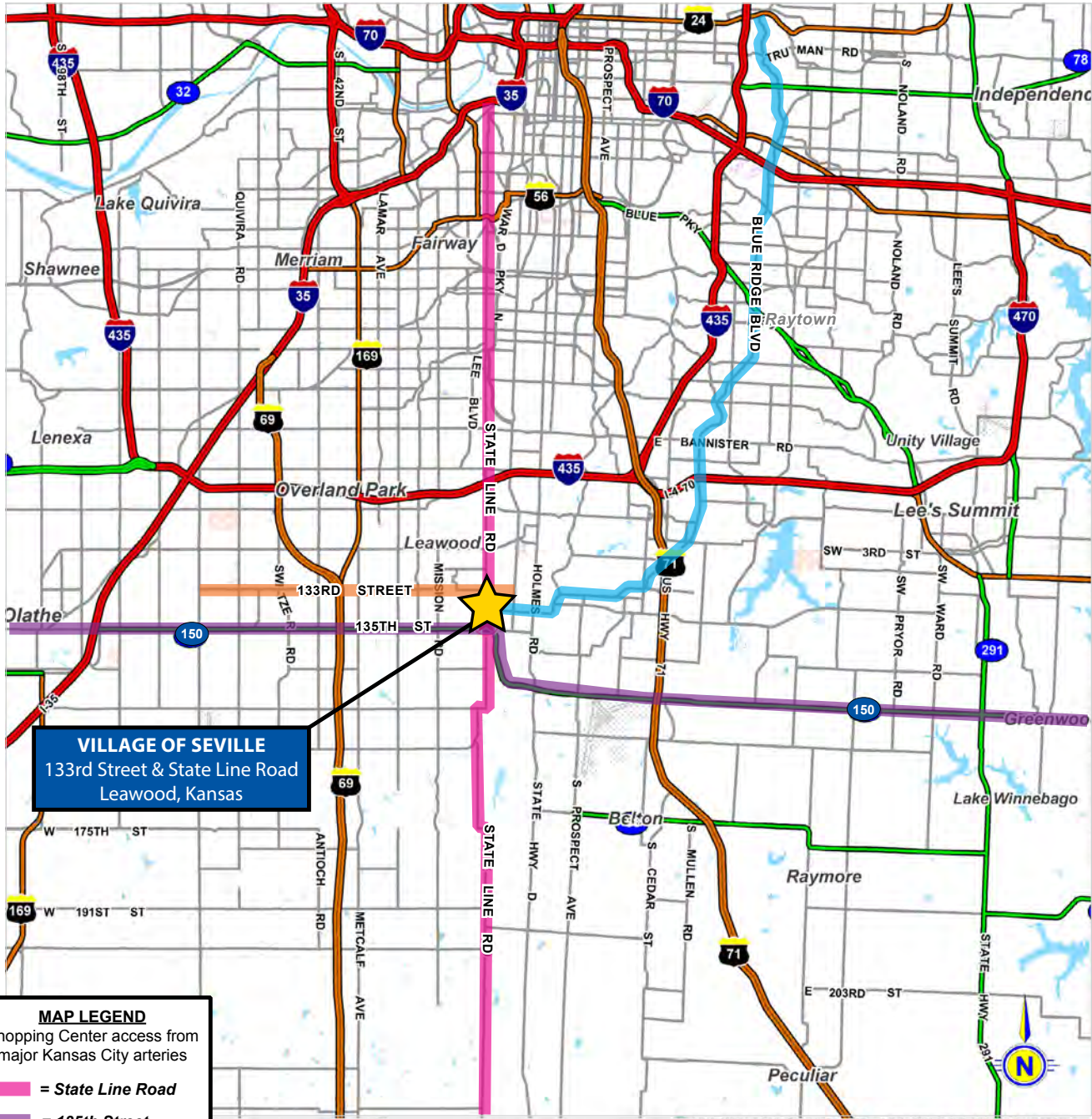
- 801 Restaurant Group
- AMC Theatres
- American Academy of Family Physicians
- Aratana
- Ascend Learning
- Creative Planning Benefits, LLC
- CrossFirst Bank
- DEMDACO
- Discover Vision Centers
- Euronet Worldwide
- Ericsson
- Houlihan's Restaurants, INC.
- IBM
- iMODULES
- Mariner Wealth Advisors
- Northwestern Mutual/RPS
- Nueterra Capital
- Reece & Nichols
- Root Dental
- SCOR
- SelectQuote
- Weight Watchers

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State Line Road at 133rd Street, Leawood, Kansas

Lat: 38.8987 Lon: -94.5901 Zoom: 34.75 mi Logos are for identification purposes only and may be trademarks of their respective companies.



VILLAGE OF SEVILLE
133rd Street & State Line Road
Leawood, Kansas

MAP LEGEND
Shopping Center access from major Kansas City arteries

- = State Line Road
- = 135th Street
- = Blue Ridge Blvd.
- = New 133rd Street

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.

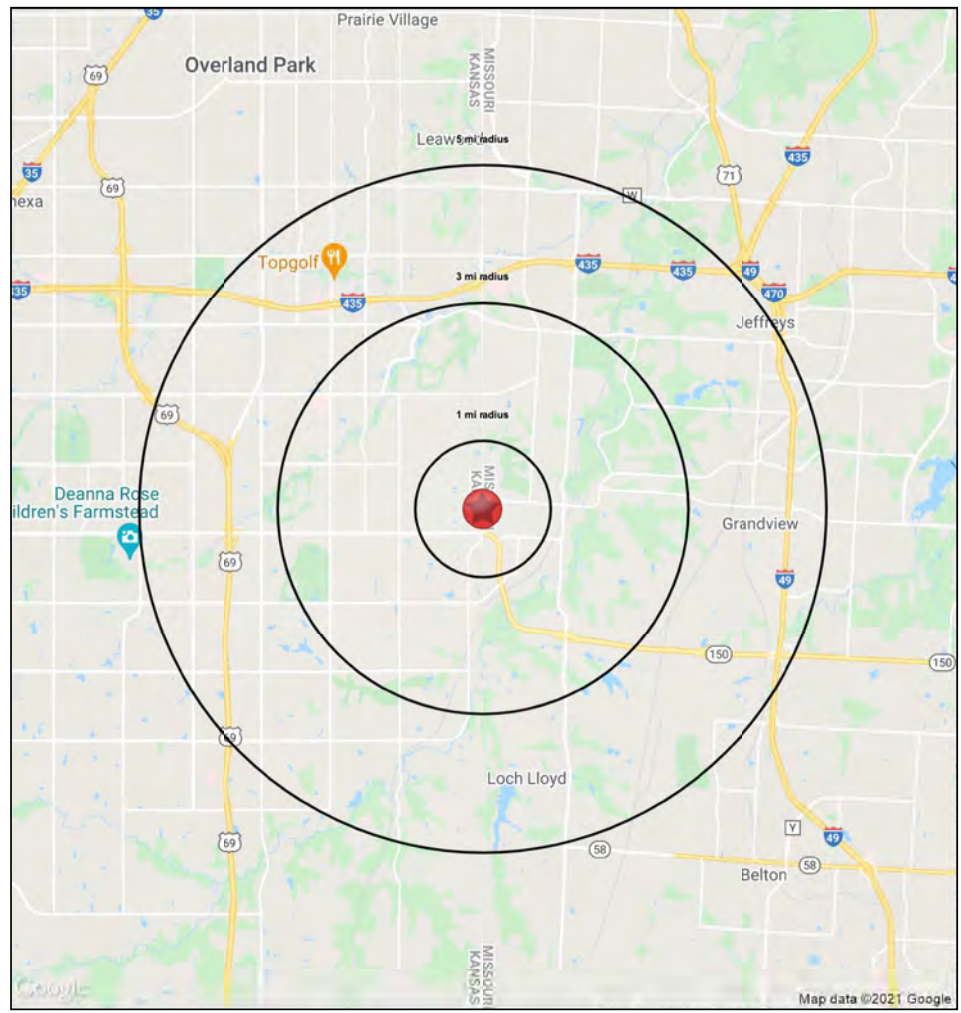
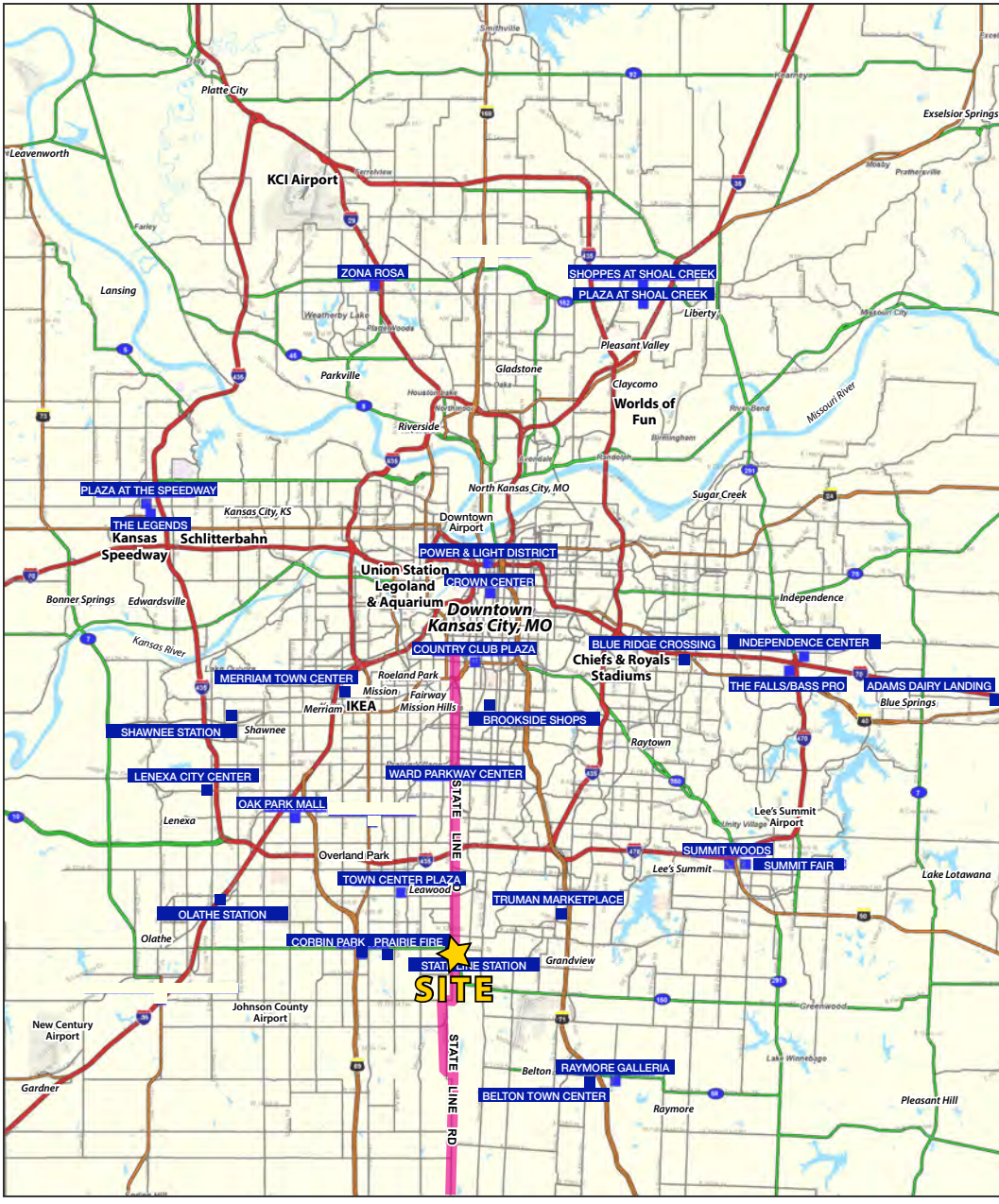
Roads highlighted on map above show direct access opportunities (see map legend for details)



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**MULTI-TENANT
RETAIL SPACE
FOR LEASE**



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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133rd Street & State Line Road		1 mi radius	3 mi radius	5 mi radius
Leawood, Kansas				
POPULATION	2021 Estimated Population	6,464	49,372	154,690
	2026 Projected Population	6,625	51,348	159,550
	2010 Census Population	6,266	44,671	140,432
	2000 Census Population	5,333	37,170	122,005
	Projected Annual Growth 2021 to 2026	0.5%	0.8%	0.6%
	Historical Annual Growth 2000 to 2021	1.0%	1.6%	1.3%
HOUSEHOLDS	2021 Median Age	49.0	45.7	41.6
	2021 Estimated Households	2,632	20,273	64,753
	2026 Projected Households	2,746	21,522	68,180
	2010 Census Households	2,489	17,741	56,850
	2000 Census Households	2,023	14,184	47,930
	Projected Annual Growth 2021 to 2026	0.9%	1.2%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	1.4%	2.0%	1.7%
	2021 Estimated White	86.8%	83.1%	76.9%
	2021 Estimated Black or African American	6.1%	6.7%	10.8%
	2021 Estimated Asian or Pacific Islander	4.3%	6.7%	7.4%
	2021 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
	2021 Estimated Other Races	2.7%	3.3%	4.6%
INCOME	2021 Estimated Hispanic	3.6%	4.4%	5.6%
	2021 Estimated Average Household Income	\$192,996	\$184,358	\$136,553
	2021 Estimated Median Household Income	\$124,849	\$117,950	\$99,994
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$78,745	\$75,873	\$57,261
	2021 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.1%	1.1%
	2021 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.2%	2.0%
	2021 Estimated High School Graduate	11.1%	11.1%	14.2%
	2021 Estimated Some College	14.8%	15.3%	16.8%
	2021 Estimated Associates Degree Only	5.2%	5.1%	6.5%
BUSINESS	2021 Estimated Bachelors Degree Only	38.6%	37.9%	35.4%
	2021 Estimated Graduate Degree	28.1%	28.4%	24.0%
	2021 Estimated Total Businesses	274	2,001	8,194
	2021 Estimated Total Employees	3,535	23,774	124,506
	2021 Estimated Employee Population per Business	12.9	11.9	15.2
	2021 Estimated Residential Population per Business	23.6	24.7	18.9

