

OFFERING MEMORANDUM:

PEAK
Real Estate Partners

12730 S PFLUMM ROAD

OLATHE, KS 66062



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12730 S Pflumm Road (the “Property”) is a 5,045 square foot commercial building located at the southwest corner of 127th Street and Pflumm Road in the Bradford Falls Shopping Center in Olathe, Kansas. The Property is available for sale or for lease.

The immediate trade is a dense residential area with a population of 95,155 within a three-mile radius. The Property is situated in the Bradford Falls Shopping Center which is home to a mix of medical, retail and office tenants and is fully occupied.

Investment Highlights:

- Purchase or lease
- 5,045 SF
- Best-in-class asset that was built in 2000
- Renovated in 2023
- Situated in a fully-occupied center with a strong mix of retail, medical and office tenants
- Stand-alone building
- Loft/mezzanine space
- Concrete tile roof
- Excellent visibility with signage opportunity
- Ability to convert to multiple uses or subdivide

PROPERTY SUMMARY

ADDRESS	12730 S PFLUMM RD OLATHE, KS 66062
YEAR BUILT	2000
SQUARE FEET	5,045
SITE AREA (SF)	0.42
TAX PARCEL	DP60680000 0001
2025 REAL ESTATE TAXES	\$22,333
ZONING	NC; NEIGHBORHOOD CENTER

FOR SALE

SALE PRICE	\$1,385,000
PRICE PSF	\$275

FOR LEASE

LEASE RATE	\$15.00
LEASE TYPE	NNN

LOCATION SUMMARY

12730 S PFLUMM ROAD | OLATHE, KS 66062

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2026)	12,987	95,155	245,158
Projected Population (2029)	13,322	95,048	247,037
Census Population (2020)	13,656	96,623	241,491

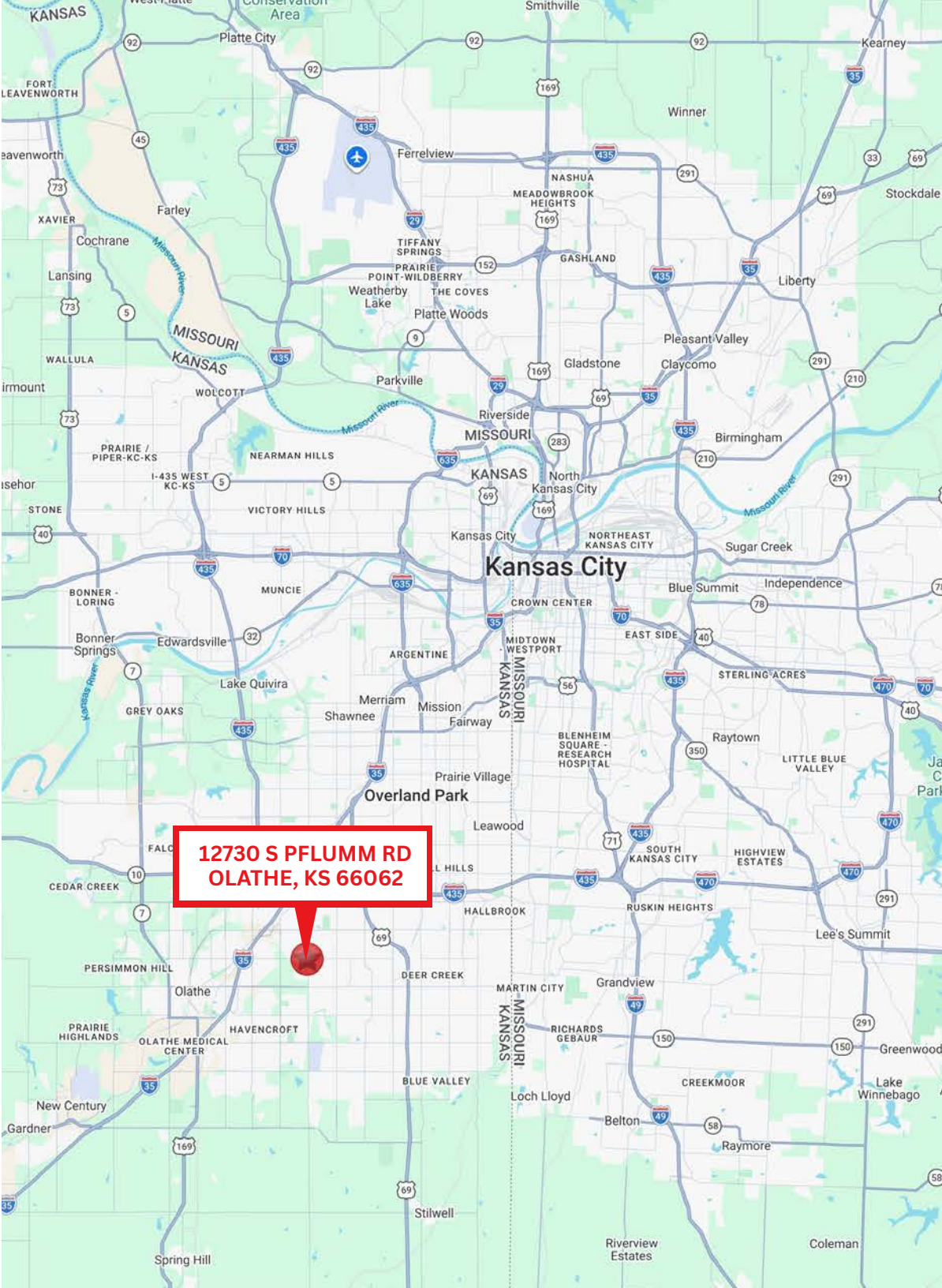
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2026)	5,343	39,195	99,714
Projected Households (2029)	5,495	39,493	101,464
Census Households (2020)	4,889	37,525	94,204

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2026)	\$162,894	\$146,863	\$150,293
Average Household Income (2029)	\$162,129	\$145,698	\$149,610
Census Average Household Income (2010)	\$112,295	\$91,945	\$89,417

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2026)	\$121,045	\$117,916	\$119,659
Projected Median Household Income (2026)	\$120,837	\$116,874	\$118,953
Census Median Household Income (2020)	\$91,419	\$78,088	\$75,991

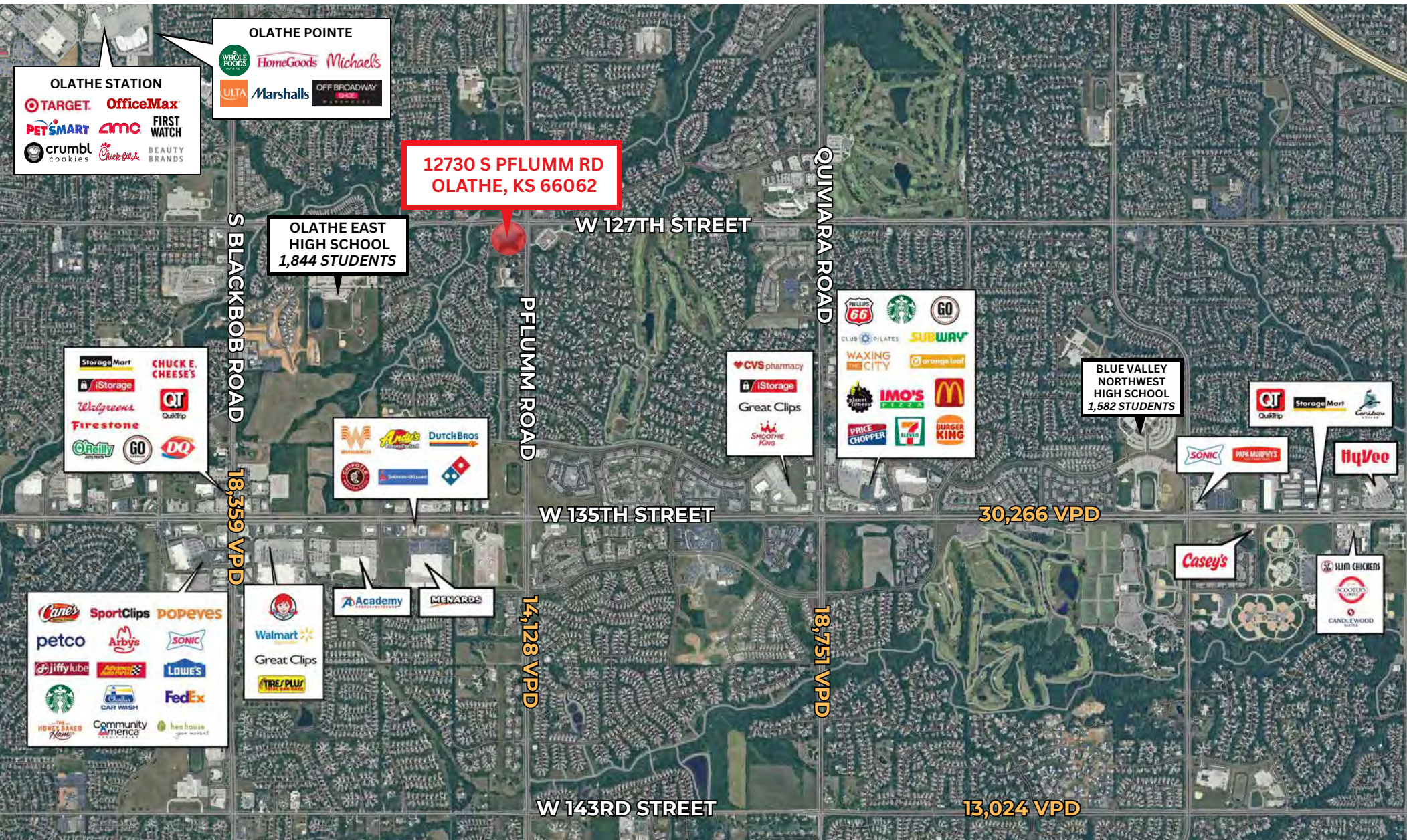
DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	190	3,511	10,495
Total Employees	1,046	55,059	169,905
Adj. Daytime Demographics Age 16 Years or Over	4,128	78,553	230,077

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	37.7	37.6	37.9
Age 19 Years or Less	3,231 24.9%	23,339 24.5%	61,714 25.2%
Age 20 to 64 Years	7,824 60.2%	57,162 60.1%	144,929 59.1%
Age 65 Years or Over	1,932 14.9%	14,654 15.4%	38,515 15.7%



PROPERTY AERIAL

12730 S PFLUMM ROAD | OLATHE, KS 66062



PROPERTY PHOTOS

12730 S PFLUMM ROAD | OLATHE, KS 66062

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MARKET OVERVIEW

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Located in the heart of southern Johnson County, Olathe is one of the Kansas City metro's most established and fastest-growing communities. Anchored by strong household incomes, top-rated schools, and a diverse employment base, the city continues to attract new residential and commercial investment. Positioned near the intersection of 127th Street and Pflumm Road with convenient access to K-10, I-35, and K-7, the Property benefits from excellent regional connectivity, a highly educated workforce, and a dense surrounding population, making it an ideal location for businesses serving the affluent South Johnson County market.



PRAIRIEFIRE

Premier dining, retail, and entertainment destinations contribute to the area's strong consumer appeal.



Johnson County Executive Airport

A key regional business aviation hub supporting corporate users and continued economic growth.



Olathe Health / The University of Kansas Health System Campus

Major healthcare institutions provide significant employment and attract visitors from across the region.



Olathe Station

Ongoing mixed-use and residential development continues to strengthen the area's long-term growth and consumer base.

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