

RIDGEVIEW FALLS - RETAIL SPACE AVAILABLE



RETAIL HIGHLIGHTS

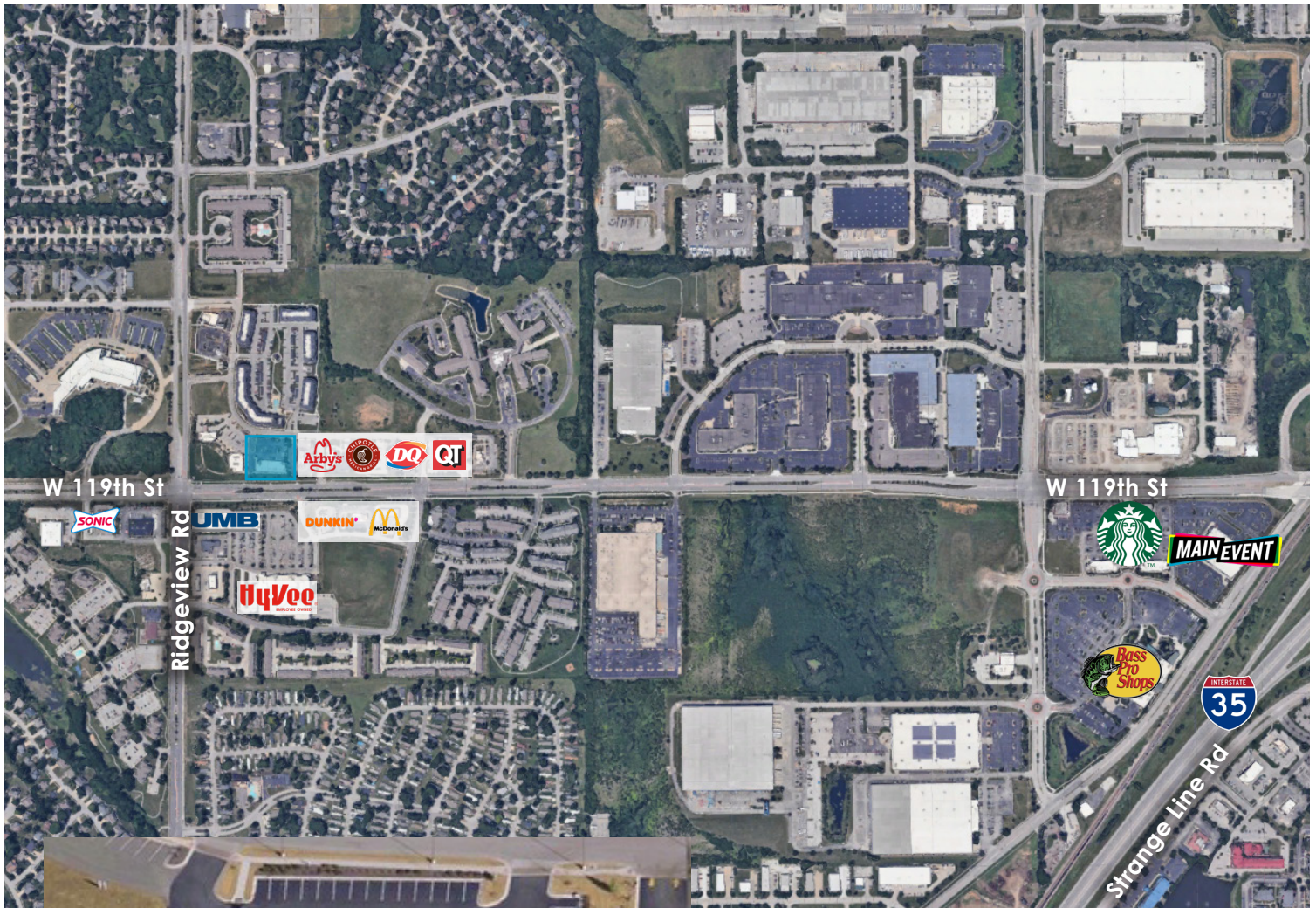
- 1,427 SF Retail Space Available 1/1/25
- Located along high-traffic 119th Street, West of I-35 near HyVee, QuikTrip, McDonald's, and more
- Intersection visible to 35,000+ cars per day
- Adjacent to 237-unit Villas at Ridgeview Falls, a new luxury residential development

LEASING CONTACT

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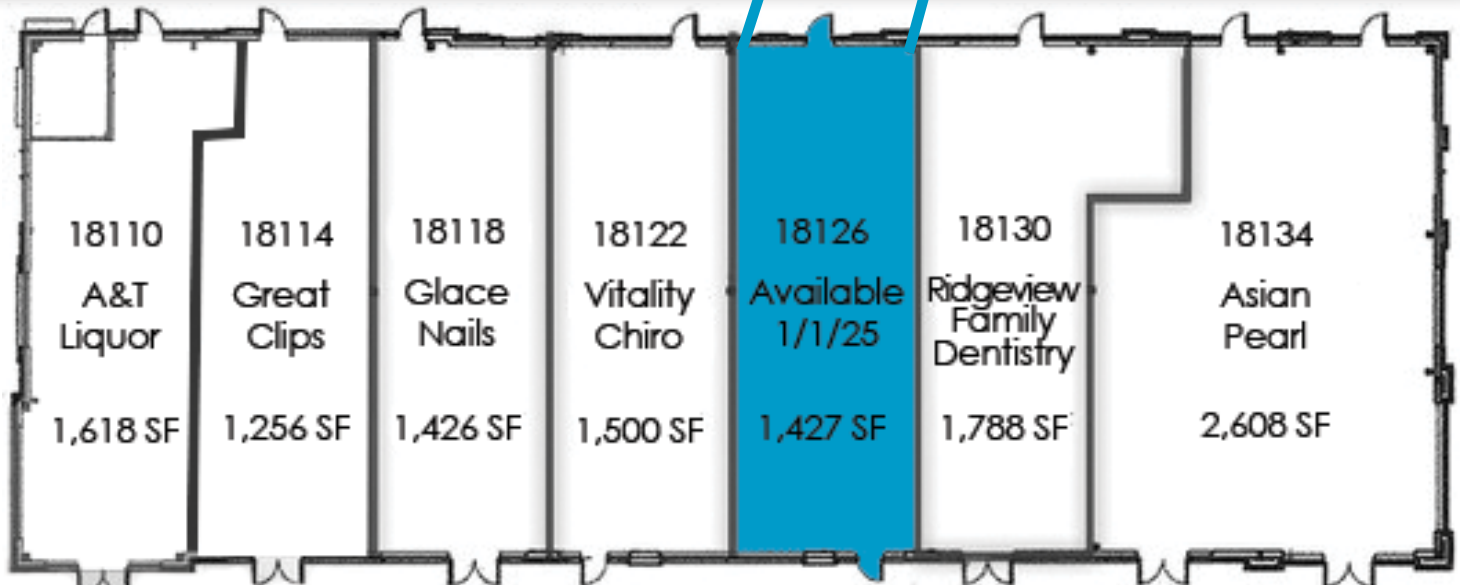
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Location Advantages:

- 1.4 miles to I-35
- 2.1 miles from Olathe Station, a mixed-use designation with various retailers
- Close proximity to Renner Business Center & Additional Olathe Entertainment Districts
- Direct route on Ridgeview to Garmin World Headquarters and Olathe Soccer Complex

	1 Mile	3 Mile	5 Mile
Population	11,069	70,925	197,058
Avg. HH Income	\$98,050	\$101,668	\$116,349



Space Highlights:

- 1,427 SF
- Available 1/1/2025
- Currently built-out as an office space
- At the intersection of W 119th St and Ridgeview Rd
- 35,000+ VPD



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