



# FORMER RESTAURANT SPACE

1531 S. Hamilton Circle, Olathe, Kansas



**SALE PRICE: \$800,000 | LEASE RATE \$6,500/MONTH NNN**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,528	73,225	145,419
Avg. Household Income	\$108,368	\$118,731	\$137,275

- 5,150 SF building on 1.2 acres
- Johnson County former restaurant space
- Across the street from one of the highest grossing truck stops in the state
- Walking distance from two hotels
- Under market value
- Over 60 parking spaces



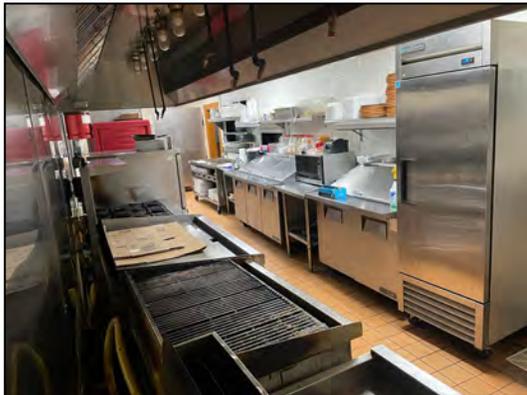
**CLICK HERE TO VIEW MORE LISTING INFORMATION**

[For More Information Contact:](#)

**DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)**



## PHOTOS



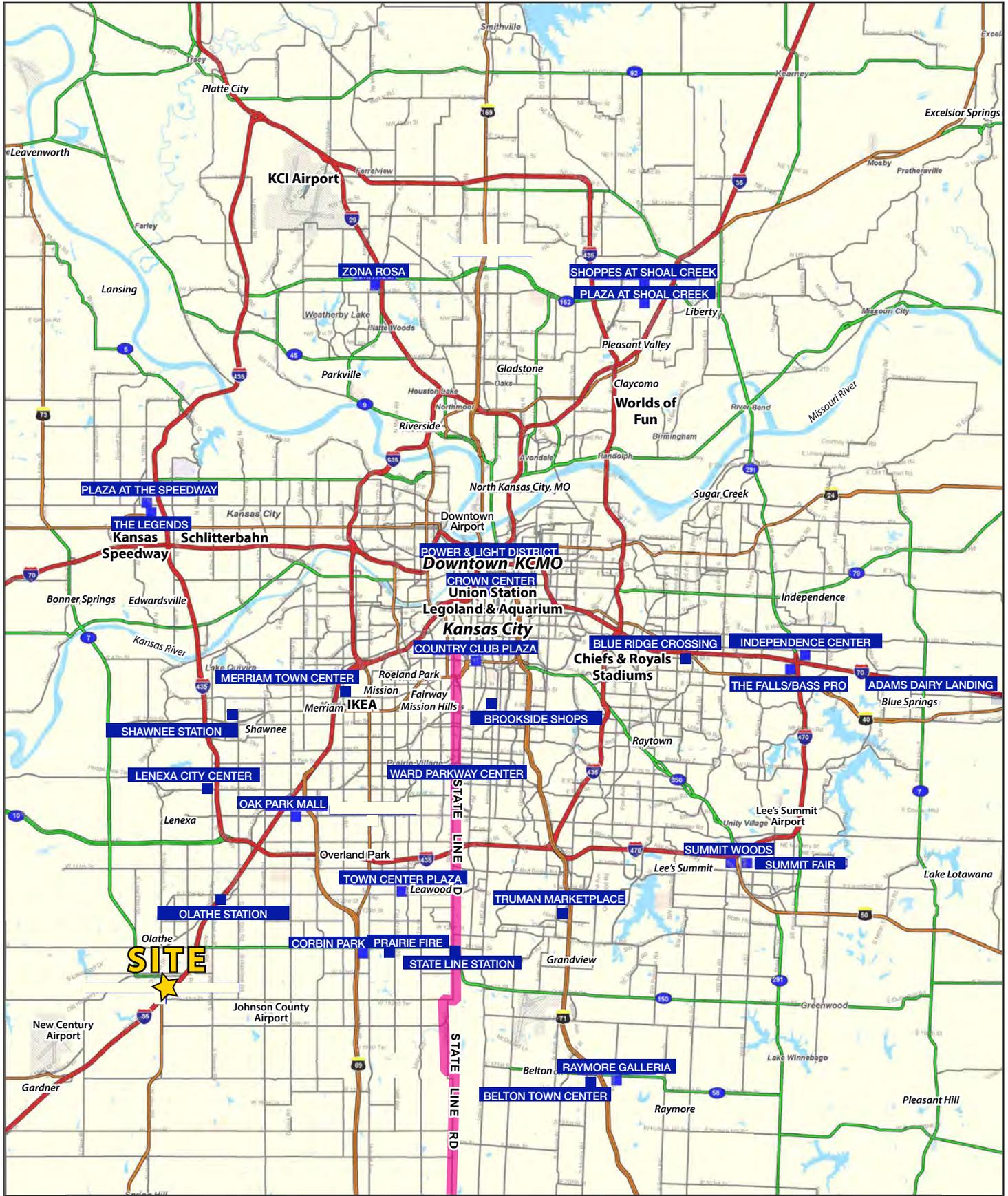
## AERIAL





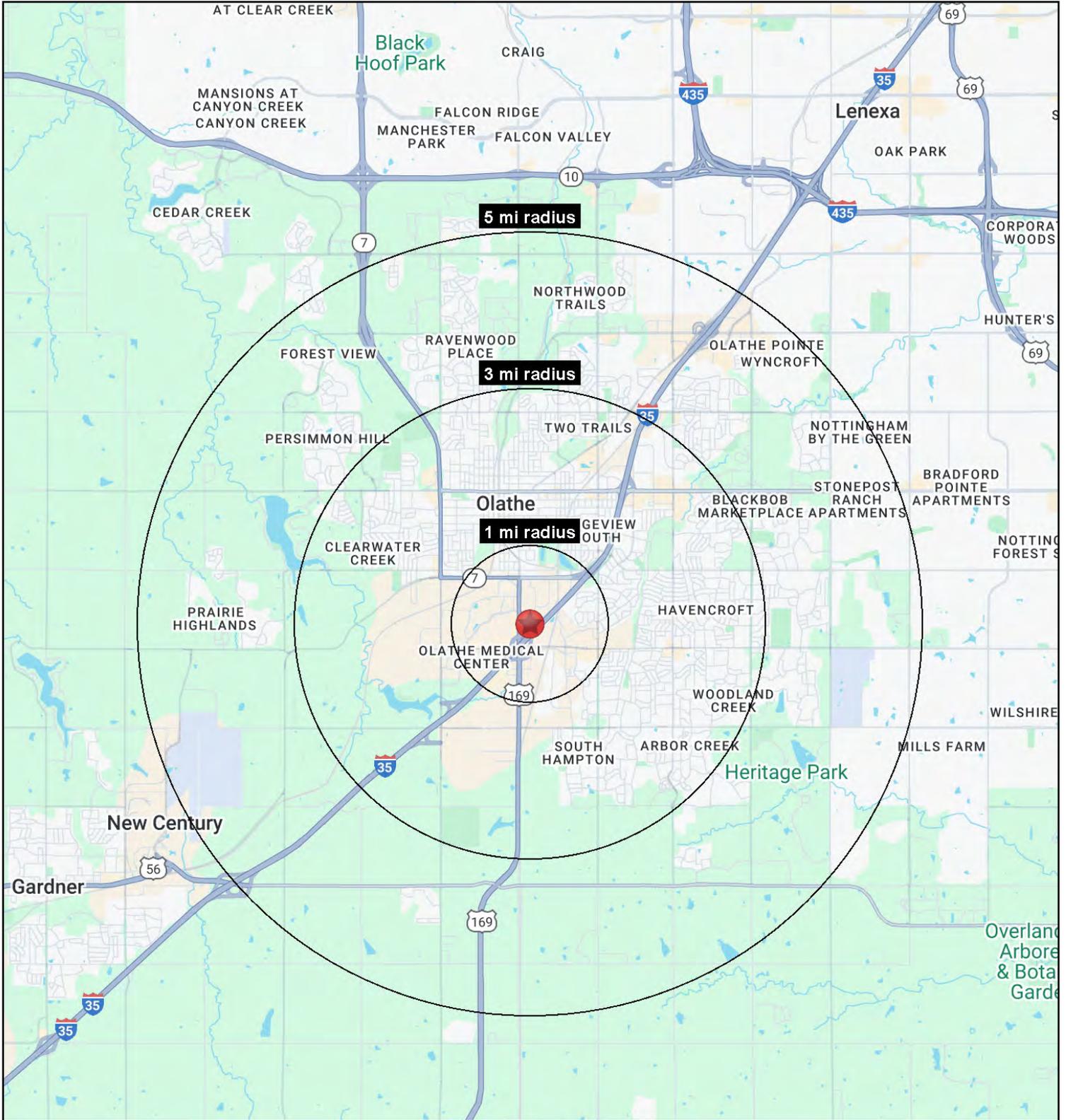
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1531 S Hamilton Cir Olathe, KS 66061	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	3,528	73,225	145,411
2029 Projected Population	3,596	74,470	150,541
2020 Census Population	3,438	72,639	142,841
2010 Census Population	3,304	68,757	126,421
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.7%
Historical Annual Growth 2010 to 2024	0.5%	0.5%	1.1%
2024 Median Age	38.7	35.2	36.1
<b>Households</b>			
2024 Estimated Households	1,343	25,974	52,701
2029 Projected Households	1,379	26,710	55,121
2020 Census Households	1,297	25,289	50,071
2010 Census Households	1,225	23,905	44,211
Projected Annual Growth 2024 to 2029	0.5%	0.6%	0.9%
Historical Annual Growth 2010 to 2024	0.7%	0.6%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.7%	74.2%	76.2%
2024 Estimated Black or African American	6.4%	7.2%	6.7%
2024 Estimated Asian or Pacific Islander	4.3%	3.8%	5.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2024 Estimated Other Races	16.0%	14.3%	11.6%
2024 Estimated Hispanic	17.3%	14.9%	12.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$108,365	\$118,731	\$137,271
2024 Estimated Median Household Income	\$94,057	\$100,096	\$115,831
2024 Estimated Per Capita Income	\$41,579	\$42,234	\$49,841
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.1%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.6%	3.3%
2024 Estimated High School Graduate	25.2%	17.3%	15.4%
2024 Estimated Some College	15.0%	19.6%	18.6%
2024 Estimated Associates Degree Only	9.4%	9.0%	8.1%
2024 Estimated Bachelors Degree Only	24.2%	28.6%	32.8%
2024 Estimated Graduate Degree	18.5%	17.8%	19.7%
<b>Business</b>			
2024 Estimated Total Businesses	441	2,241	3,711
2024 Estimated Total Employees	9,819	30,241	50,391