

# SOUTHWEST PLAZA

873 S Parker Street, Olathe, KS 66061

For  
LEASE

- Exceptional multi-tenant retail shopping center
- NNN Lease
- Rent: \$14 per sqft
- Tax: \$2 per sqft
- CAM: \$2.5 per sqft
- Insurance: \$0.5 sqft

For private viewing please call:

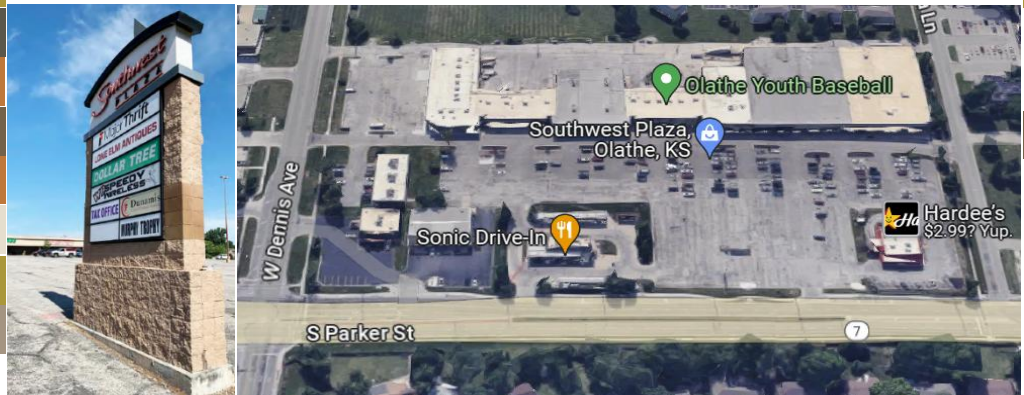
Amar Singh, Sales Agent

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- 909A: 2,050 SQFT
- 909B: 1,025 SQFT
- 911D: 2,050 SQFT
  - Excellent for retail, event center, dance studio, martial arts
- 96,422 SQFT shopping center
- Northwest Corner of Parker Street (K7 Highway) and Dennis Street.
- Busy retail center on K-7 Highway
- 20 Retail Units



Southwest Plaza is a 96,422 square foot neighborhood retail center located along the west side of Highway K-7/Parker Street in Olathe, Kansas. Anchored by Dollar Tree, Maj-R Thrift and Retail Rebel, the Property is 95% occupied. It features excellent visibility, high traffic counts, and a service-based tenancy.

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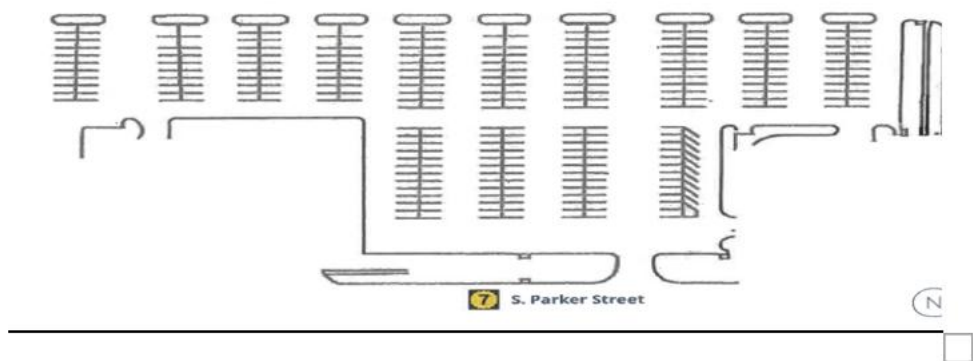
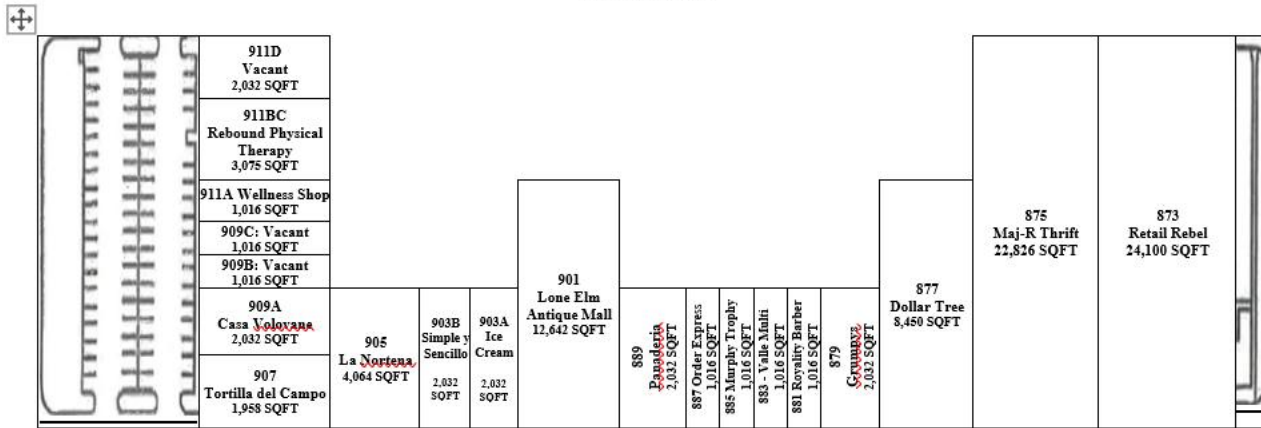




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### SITE PLAN



## Demographics

Population	1-mile	3-mile	5-mile	Households	1-mile	3-mile	5-mile	Income	1-mile	3-mile	5-mile
2010 Population	8,268	53,709	118,523	2010 Households	2,913	18,890	41,030	2022 Median Household Income	\$76,803	\$85,623	\$97,573
2022 Population	8,296	60,898	134,694	2022 Households	2,963	21,295	46,912	2022 Average Household Income	\$91,242	\$105,333	\$121,393
2027 Population (projected)	8,428	62,500	139,087	2027 Households (projected)	3,027	21,901	48,525	2022 Per Capita Income	\$32,836	\$36,827	\$42,296
2022 Daytime Population	8,619	61,606	129,912	2022 Average Household Size	2.74	2.81	2.82				

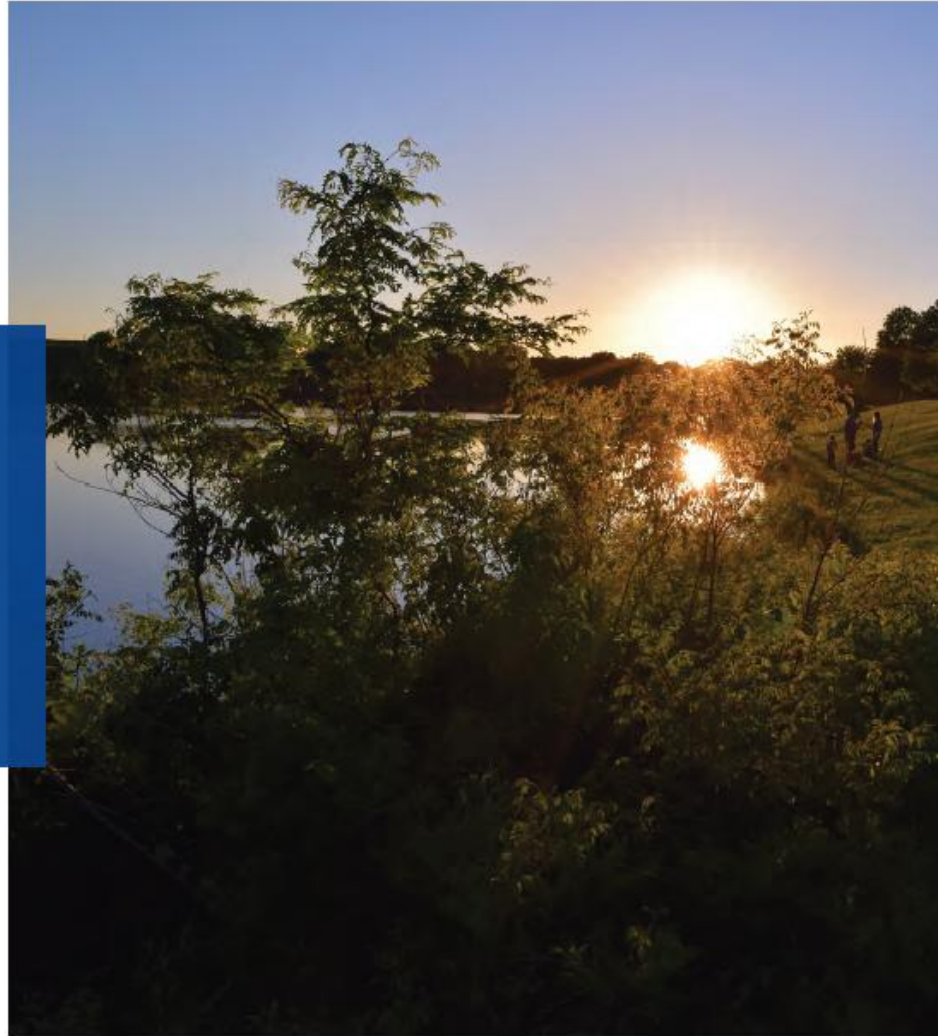
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## Olathe, Kansas Overview

Just 20 miles southwest of downtown Kansas City, Olathe is one of the fastest growing suburbs in the area. Olathe is in Johnson County, Kansas, a highly desired affluent area of the metro. Most of the metro's new office and retail developments have occurred in Johnson County, matching a recent population boom in Olathe. Between 2000 and 2022, the City of Olathe has grown by a remarkable 53.51%. According to the most recent US census, Olathe is the 24th fastest growing community in the US for populations of 100,000+. With 144,878 residents in 2022, Olathe's population is projected to grow another 3.47% over the next 5 years.



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## Living in Olathe

Olathe is conveniently located with great access to Interstates 35 and 435, US Highways 56 and 169, and State Highways K-7 and K-10. Within minutes, residents can be in downtown Kansas City, the Country Club Plaza, or anywhere in the metropolitan suburbs. Olathe offers a wide array of amenities including nationally acclaimed schools, several parks, walking trails, and golf courses. Populated with

young, well-educated families, the median age for residents of Olathe is 34.9. The median income is well above the metro average with a reported household income of \$98,243 in 2022. The median home value is \$290,805, much higher than the metro average. Nearly 70.8% of the homes in Olathe are owner-occupied.





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### Development in Olathe

Olathe boasts several new commercial developments. Along the K-10 corridor recent projects include the Embassy Suites/Olathe Conference Center, Terracon office headquarters, Shawnee Mission Health - Prairie Star Campus expansion, and the Garmin Olathe Soccer Complex. The soccer complex estimates 1.5 million visitors annually and hosts several local and regional youth soccer leagues and tournaments year-round. New hotels were recently added near the soccer complex including a 200-room Embassy Suites, a 93-room Holiday Inn Express, and a 96-room Four Points Sheraton that was completed in early 2021. In downtown Olathe, the new \$193-million 7-story Johnson County Courthouse was delivered in late

2020. Johnson County Library recently broke ground on a new branch in downtown Olathe. The new library will be an anchor tenant in a \$25 million project totaling 46,600 SF over four stories. The new development is projected to be delivered in 2023.

From an industrial standpoint, Olathe continues to be a major warehouse and distribution hub. Several Class A modern warehouses are being developed throughout Olathe, contributing to the strength of the Kansas City industrial market. Along the I-35 corridor, several big-box industrial developments were completed in the I-35 Logistics Park, 56 Commerce Center, and Lone Elm Logistics Center. Additionally, FedEx Smartpost, Lone Elm Commerce Center, Lone Elm 515, and Lone Elm 716 were

recently completed in the Lone Elm Corridor. Garmin International recently completed a new 720,000 SF manufacturing and distribution facility and is poised for additional expansion in the future.

Recent multifamily growth in Olathe includes the Villas at Ridgeview Falls, a 237-unit complex completed in Q2 2020. Satori, a 240-unit complex located at the southwest corner of 119th and Pflumm, was completed in Q3 2020. Milhaus is currently developing the Arrello Apartments, a 228-unit complex in downtown Olathe.

INSURANCE

JOHN DEERE



TRANSAM

Terracon

Company	Industry	Size
Sysco Food Services	Food wholesale/distribution	585
John Deere Company	Sales and marketing (N.A. Hdq.)	450
TVH	Distribution (N.A. Hdq.)	450
FedEx SmartPost	Delivery services	400
Pepsi Beverages Company	Beverage distribution center	315
The Gerson Company	Specialty wholesaler, importer, and mfg.	250
NIC	eCommerce government services	220
Terracon	Engineers (Hdq.)	205
Dillard's	Distribution, warehouse	100