

# 29,602 SF FOR LEASE

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## Mahaffie Tech Center



1445-1485 S. Mahaffie Circle,  
Olathe, KS

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- Industrial Flex space located off I-35 and E 151<sup>st</sup> Street, offering efficient access to both via recently completed Old Hwy 56
- 21 ft Clear Height, 3 Docks, 2 Overhead door with ramp, Single Tenant user or devisable up to 5-6 bays
- Mahaffie Tech located within Mahaffie Business Park anchored by Garmin World HQ, Olathe Medical Center
- I-35 and 151<sup>st</sup> Street corridors accessible within 1 mile



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# Site Location

- Located in the South Johnson County Sub-market, with a high density residential surrounding areas.
- Notable neighboring properties to the property include Garmin HQ, Olathe South High School, Olathe Medical Center, and Mahaffie Business park.
- Conveniently position off E 151<sup>st</sup> Street with easy access to I-35

Road	Traffic Count
I-35	75,200





# Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	6,578	78,100	159,988
2022 Estimate	6,316	74,504	150,833
2010 Census	6,129	69,355	129,960
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$100,462	\$100,722	\$116,747
Median	\$91,435	\$87,339	\$96,140
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	2,415	27,409	56,442
2022 Estimate	2,312	26,113	53,178
2010 Census	2,198	24,083	45,453
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$243,286	\$243,183	\$272,662

