29,602 SF FOR LEASE Mahaffie Tech Center





1445-1485 S. Mahaffie Circle,

Olathe, KS

- Industrial Flex space located off I-35 and E 151st
 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 151st Street corridors accessible within 1 mile



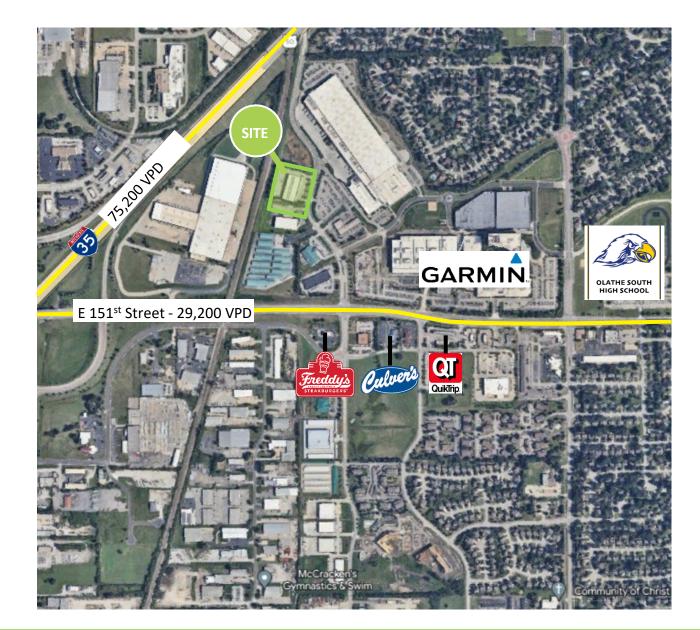
7611 State Line Road Kansas City, MO 64114 816.444.0900 | <u>tuterarealestate.com</u>

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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 151st Street with easy access to I-35

Road	Traffic Count	
I-35	75,200	



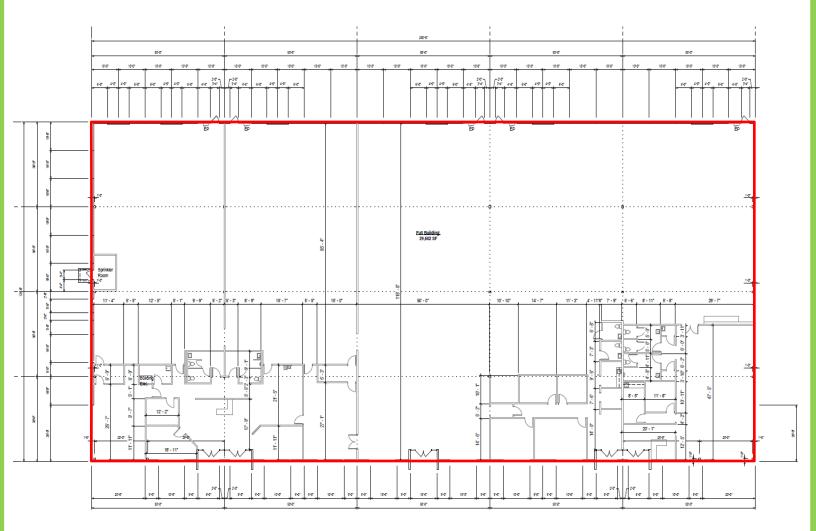
Building Vacancy

Available Space

1485 Mahaffie Street - 29,602 SF

Space Features

- 6 Bathrooms
- 3 dock doors (8 ft tall and 8 ft wide)
- 1 dock door with ramp (8 ft tall and 8 ft wide)
- 1 dock door with ramp (12 ft tall and 10 ft wide)
- 21 ft clear height
- 2004 tilt-up construction
- 2020 new roof



Demographics

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

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