



# LEAWOOD VILLAGE

RETAIL

OFFICE

LUXURY APARTMENTS

HIGH-END TOWNHOMES



**Retail/Restaurant/Office Pad Sites Available**



86th Street & State Line Road | Leawood, Kansas

# Property Overview

Nestled in the heart of old Leawood, Kansas, Leawood Village is a premiere mixed-use development featuring luxury apartments, high-end townhomes, retail shops, restaurants, and office space.

## Development Highlights

- Two retail/restaurant pad sites available
- One office/medical pad site available
- 5,924 SF in-line retail/restaurant/office space available (can be demised)
- 182 luxury apartment units to be completed by Summer 2024
- 24 high-end townhomes to be completed by Spring 2025
- Across the street from more than 300,000 SF of retail including; Trader Joe's, AMC Theatres, Target, Charleston's Restaurant and multiple other retail concepts
- More than 500,000 SF of office space in the immediate area
- Affluent surrounding population - average household income \$149,000+ within 1 mile
- Visibility to 20,000+ vehicles per day on State Line Road



restaurants  
within minutes



retail concepts  
across the street



surrounded by  
lush neighborhoods



easy highway  
access

# Surrounding Area



**Total Population**  
 1-mile: 8,904  
 3-mile: 93,714  
 5-mile: 233,028



**Median Age**  
 1-mile: 43.4  
 3-mile: 42.8  
 5-mile: 41.6

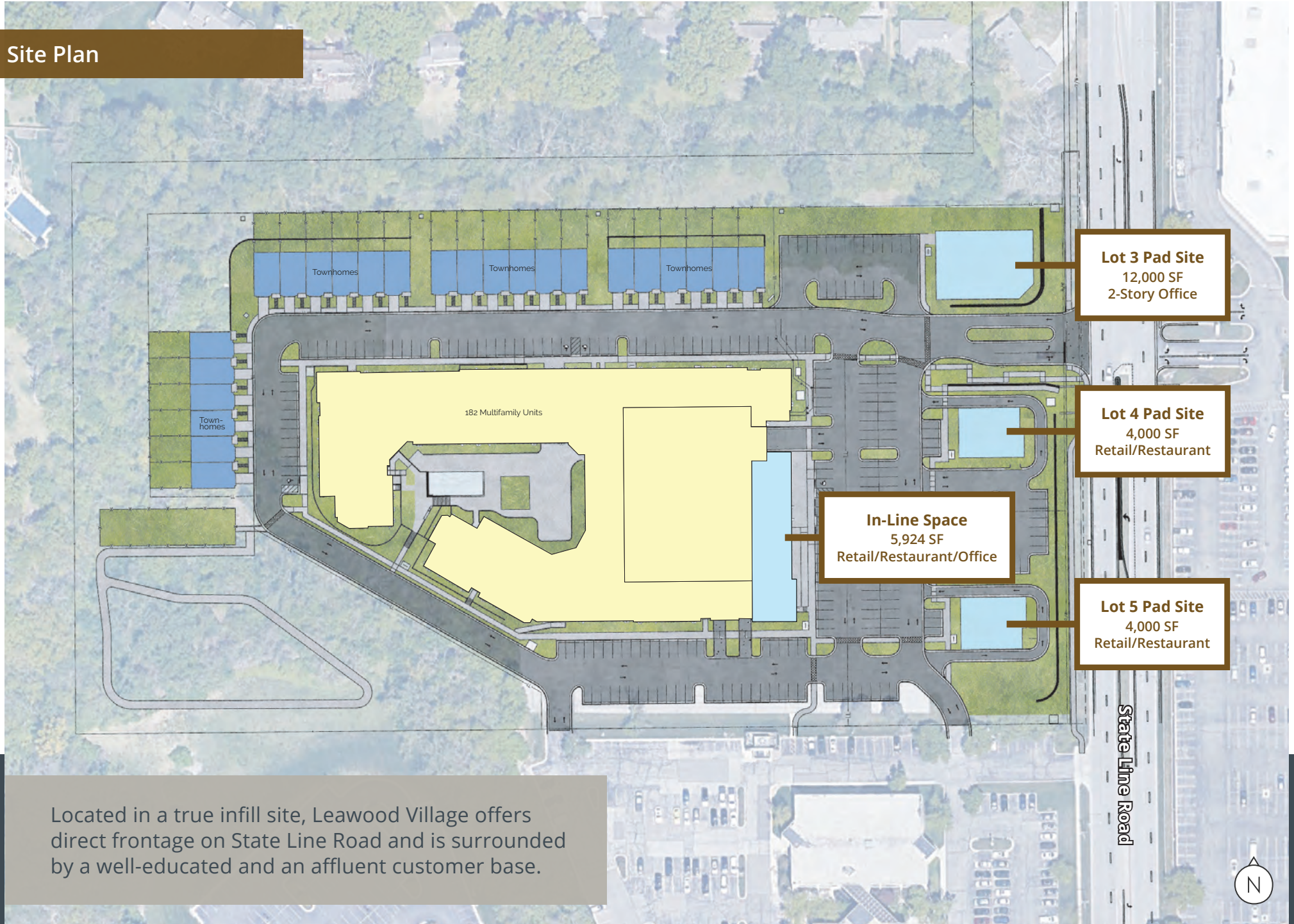


**Household Income (Avg.)**  
 1-mile: \$149,968  
 3-mile: \$130,760  
 5-mile: \$120,824



**Median Home Value**  
 1-mile: \$372,615  
 3-mile: \$341,727  
 5-mile: \$323,520

# Site Plan



Located in a true infill site, Leawood Village offers direct frontage on State Line Road and is surrounded by a well-educated and an affluent customer base.

**East Elevation**



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