

West Crossing Coming Soon

Located off K-7 & Spruce in Olathe, Kansas



Property Features

- › New 6.2-acre development in the fast growing western section of Olathe, Kansas
- › Small shop, jr. box, and drive-thru space available
- › Brand new Olathe West High School less than 1 mile away opened in August 2017
- › Located across the street from a Walmart Supercenter
- › Other retailers in the area include Price Chopper, CVS, Firestone, Sherwin Williams, and CommunityAmerica
- › 23,000 CPD on K-7 and over 40,000 CPD at K-7 at Santa Fe Street
- › Low vacancy and high demand in the area

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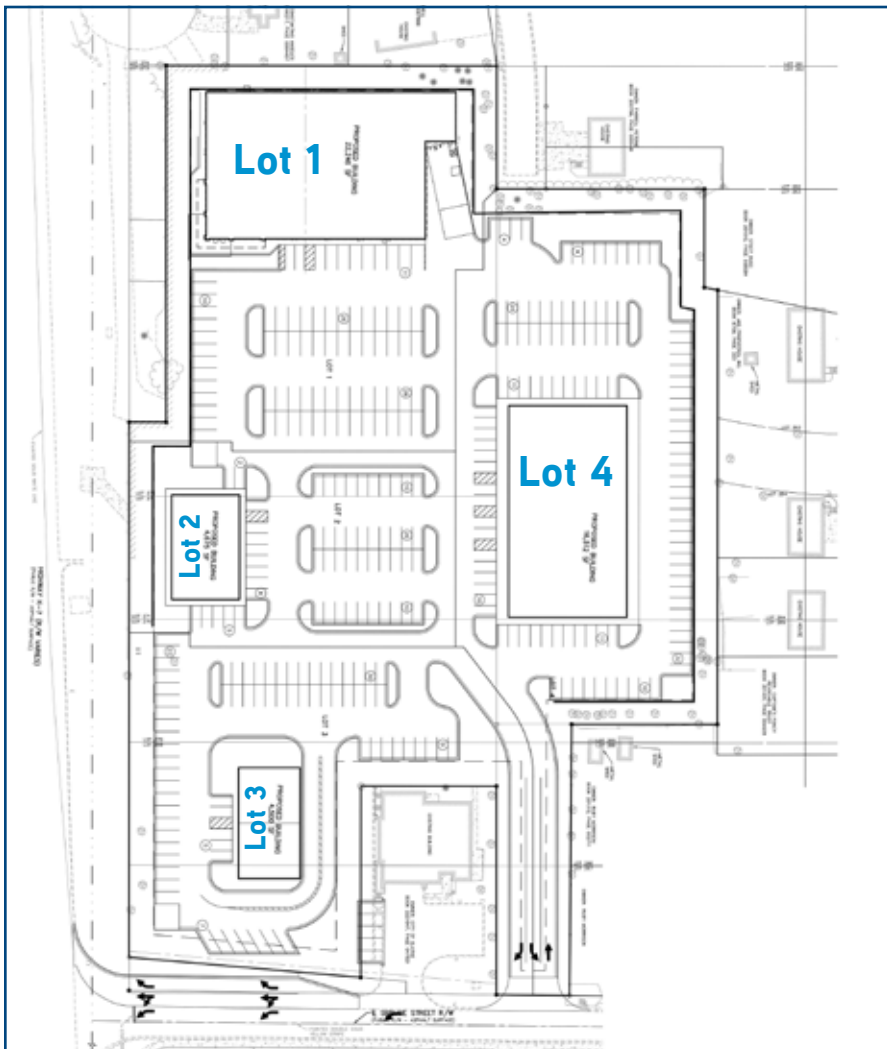
West Olathe Submarket Growth



SUBMARKET GROWTH

This development is positioned at the front of an expanding suburb which has, and will continue to provide for, tremendous growth in population and household income to the immediate area. The Olathe School District built a new, \$77 million, 375,000-square-foot high school one mile to the west of Santa Fe Street & K-7 which was delivered in August 2017. Along with the new high school, several large single-family subdivisions are currently being built with homes ranging in value from \$250,000 to \$650,000. The city will also spend over \$14 million on a major lake renovation for Lake Olathe. The renovation will include a marina and beach for public access.

Proposed Site Plan



Available Sites

Lot 1: 16,512 SF

Lot 2: 4,675 SF

Lot 3: 4,500 SF

Lot 4: 22,246 SF

**ALL BUILDING SIZES ARE
PRELIMINARY AND CAN
BE ADJUSTED TO MEET
TENANT'S NEEDS**

2016 Demographics

	1-MILE	3-MILE	5-MILE
Total Population	12,000	61,154	133,102
2016-2021 Population Change	7.7%	7.0%	7.3%
Median Household Income	\$66,819	\$65,845	\$78,110
Average Household Income	\$81,115	\$82,766	\$97,997

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