

# CONFIDENTIAL LISTING

4901 COLLEGE BLVD, LEAWOOD, KS 66211



**PRICE REDUCTION!**



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**REECE COMMERCIAL REAL ESTATE**  
8005 W 110th St, Ste 150, Overland Park, KS 66210

# HIGHLIGHTS

## OVERVIEW

- Purchase Price \$8,995,000
- Rare investment opportunity with operating hospital as tenant
- Located on College Boulevard in affluent Leawood, KS
- Class A building constructed in 2002
- Two story 18,922 SF medical office building; 100% Occupied
- Current tenant has occupied since 2002
- NNN Lease expires 5/21/23 with two 5 year options to renew
- Cap Rate 10.69% based on existing rental income
- DO NOT DISTURB TENANT



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# PHOTOS

# OVERVIEW



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# OVERVIEW



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# DEMOGRAPHICS

## OVERVIEW

|   | 1 mi radius |       | 3 mi radius |       | 5 mi radius |       |
|---|-------------|-------|-------------|-------|-------------|-------|
| <b>Leawood, KS 66211</b>                |             |       |             |       |             |       |
| <b>Population</b>                       |             |       |             |       |             |       |
| Estimated Population (2019)             | 4,281       |       | 78,443      |       | 229,547     |       |
| Projected Population (2024)             | 4,492       |       | 82,381      |       | 240,362     |       |
| Census Population (2010)                | 3,733       |       | 74,461      |       | 215,203     |       |
| Census Population (2000)                | 3,001       |       | 74,409      |       | 203,449     |       |
| Estimated Annual Growth (2010 to 2019)  | 548         | 1.6%  | 3,982       | 0.6%  | 14,344      | 0.7%  |
| Historical Annual Growth (2000 to 2010) | 732         | 2.4%  | 52          | -     | 11,754      | 0.6%  |
| Population in Group Qtrs (2019)         | 228         | 5.3%  | 1,278       | 1.6%  | 2,713       | 1.2%  |
| Median Age (2019)                       | 50.5        |       | 46.6        |       | 41.8        |       |
| <b>Households</b>                       |             |       |             |       |             |       |
| Estimated Households (2019)             | 2,071       |       | 36,090      |       | 103,369     |       |
| Projected Households (2024)             | 2,183       |       | 37,993      |       | 108,391     |       |
| Census Households (2010)                | 1,704       |       | 32,866      |       | 93,082      |       |
| Census Households (2000)                | 1,129       |       | 30,968      |       | 85,272      |       |
| Estimated Annual Growth (2010 to 2019)  | 366         | 2.4%  | 3,224       | 1.1%  | 10,287      | 1.2%  |
| Historical Annual Growth (2000 to 2010) | 576         | 5.1%  | 1,898       | 0.6%  | 7,810       | 0.9%  |
| Family Households (2019)                | 1,054       | 50.9% | 21,017      | 58.2% | 59,555      | 57.6% |
| Average Household Size (2019)           | 1.96        |       | 2.14        |       | 2.19        |       |
| <b>Age (2019)</b>                       |             |       |             |       |             |       |
| Age Under 5 Years                       | 141         | 3.3%  | 3,387       | 4.3%  | 11,833      | 5.2%  |
| Age 5 to 9 Years                        | 179         | 4.2%  | 3,698       | 4.7%  | 12,376      | 5.4%  |
| Age 10 to 14 Years                      | 219         | 5.1%  | 4,254       | 5.4%  | 13,361      | 5.8%  |
| Age 15 to 19 Years                      | 239         | 5.6%  | 4,446       | 5.7%  | 13,213      | 5.8%  |
| Age 20 to 24 Years                      | 216         | 5.0%  | 4,413       | 5.6%  | 13,881      | 6.0%  |
| Age 25 to 34 Years                      | 405         | 9.4%  | 8,236       | 10.5% | 30,501      | 13.3% |
| Age 35 to 44 Years                      | 339         | 7.9%  | 7,995       | 10.2% | 27,127      | 11.8% |
| Age 45 to 54 Years                      | 521         | 12.2% | 10,047      | 12.8% | 29,329      | 12.8% |
| Age 55 to 64 Years                      | 745         | 17.4% | 12,794      | 16.3% | 32,555      | 14.2% |
| Age 65 to 74 Years                      | 597         | 14.0% | 10,051      | 12.8% | 24,784      | 10.8% |
| Age 75 to 84 Years                      | 378         | 8.8%  | 5,887       | 7.5%  | 13,590      | 5.9%  |
| Age 85 Years or More                    | 302         | 7.0%  | 3,233       | 4.1%  | 6,997       | 3.0%  |
| <b>Occupation (2010)</b>                |             |       |             |       |             |       |
| White Collar                            | 1,678       | 82.8% | 33,053      | 77.6% | 96,519      | 75.7% |
| Blue Collar                             | 350         | 17.2% | 9,539       | 22.4% | 31,027      | 24.3% |
| <b>Income (2019)</b>                    |             |       |             |       |             |       |
| Estimated Per Capita Income             | \$115,493   |       | \$62,341    |       | \$51,873    |       |
| Estimated Median Household Income       | \$108,189   |       | \$94,994    |       | \$87,675    |       |
| Estimated Average Household Income      | \$237,897   |       | \$135,271   |       | \$115,013   |       |
| Estimated Average Family Income         | \$359,165   |       | \$183,027   |       | \$155,498   |       |
| Household Income \$200,000 or More      | 441         | 21.3% | 5,090       | 14.1% | 11,359      | 11.0% |
| Household Income \$150,000 to \$199,999 | 218         | 10.5% | 3,866       | 10.7% | 9,817       | 9.5%  |
| Household Income \$100,000 to \$149,999 | 361         | 17.4% | 6,055       | 16.8% | 17,113      | 16.6% |
| Household Income \$75,000 to \$99,999   | 242         | 11.7% | 4,951       | 13.7% | 15,444      | 14.9% |
| Household Income \$50,000 to \$74,999   | 294         | 14.2% | 5,903       | 16.4% | 18,669      | 18.1% |
| Household Income \$35,000 to \$49,999   | 200         | 9.7%  | 4,333       | 12.0% | 12,444      | 12.0% |
| Household Income \$25,000 to \$34,999   | 149         | 7.2%  | 2,693       | 7.5%  | 7,585       | 7.3%  |
| Household Income \$15,000 to \$24,999   | 82          | 4.0%  | 1,688       | 4.7%  | 5,668       | 5.5%  |
| Household Income \$10,000 to \$14,999   | 84          | 4.0%  | 1,511       | 4.2%  | 5,271       | 5.1%  |

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## ADDRESS |

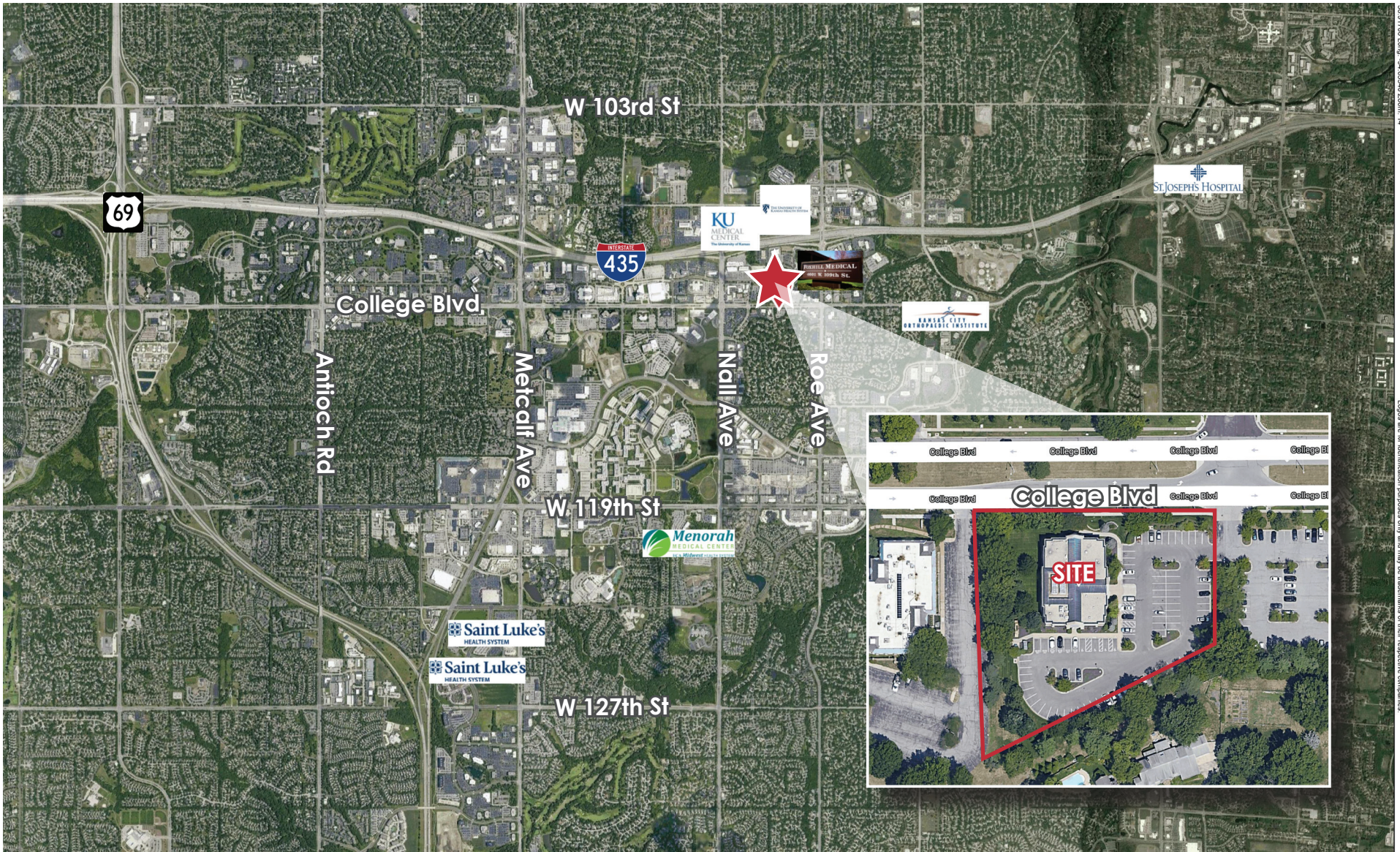
4901 College Blvd, Leawood, KS 66211



## TRAFFIC COUNTS |

16,191 Vehicles/day - College Blvd

## RETAIL MAP



38.91786 Long - 94.65340 Zoom: 14

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