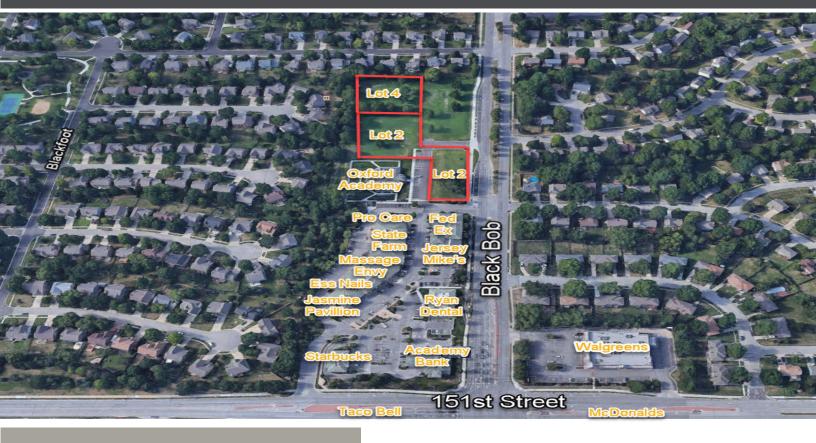
## PRAIRIE TRAILS WEST II

14908 & 14968 S BLACK BOB ROAD, OLATHE, KS 64012





### HIGHLIGHTS

GREAT LOCATION! Just north of Prairie Trails West at 151st Street and S Black Bob Road

Lot 2 14968 S Black Bob RoadPrice \$1,095,715Price/SF \$16.50 (66,407 SF)

Preliminary Building Size 19,700 SF (Two Story)

Lot 4 14908 S Black Bob Road

Price \$603,847

Price/SF \$14.50 (41,644 SF)
Preliminary Building Size 9,000 SF

>> Video tour: <a href="https://youtu.be/HUqk9ORJmHY">https://youtu.be/HUqk9ORJmHY</a>

### FOR SALE: RETAIL/PAD SPACE Lot 2 \$1,095,715

Lot 4 \$603,847

### **DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2018 POPULATION	14,863	82,556	180,107
2018 AVG HOUSEHOLD INCOME	\$108,437	\$94,179	\$89,523

### TRAFFIC COUNTS

BLACK BOB ROAD AND 151ST	35,903 vehicles/day
MUR-LEN AND 151ST	37,975 vehicles/day
SANTA FE AND BLACK BOB	18,614 vehicles/day

#### **George Jump**

Senior Broker Associate

Mobile: 913-558-6828 Direct: 816-251-1475

Office: 913-652-4300

Email: gjump@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### **DIRECTIONS**

Take Interstate 35 to Sante Fe

Go east on Sante Fe to Black Bob Road. Turn right.

Lots will be on your right just before 151st Stree



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