



# VILLAGE OF SEVILLE - ANCHOR SPACE

State Line Road at 133rd Street, Leawood, Kansas




## LEASE RATE: \$15/SF NNN | 14,173 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,350	49,009	149,328
Avg. HH Income	\$165,266	\$176,218	\$132,028

- 14,173 SF Former Office Max - FOR LEASE
- Join new Anytime Fitness and St. Luke's Community Hospital, and two new NOW OPEN restaurants - Windy City Pub and The Breakfast Spot
- Located at the Major intersection of 133rd & State Line Road in Leawood, KS (most affluent suburb of Greater Kansas City)
- Other nearby Tenants include: Super Target, Marshalls, Pier 1 Imports, Starbucks, Chipotle, Beauty Brands, Taco Bell, CVS, Capital Federal Bank, McDonald's and other many more
- Join the newest shopping center in 1.4 million sq ft retail hub

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

#### For More Information Contact:

*Exclusive Agents*  
**MAX KOSOGLAD** | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)  
**DAVID BLOCK** | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)  
**PHIL PECK, CCIM** | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)



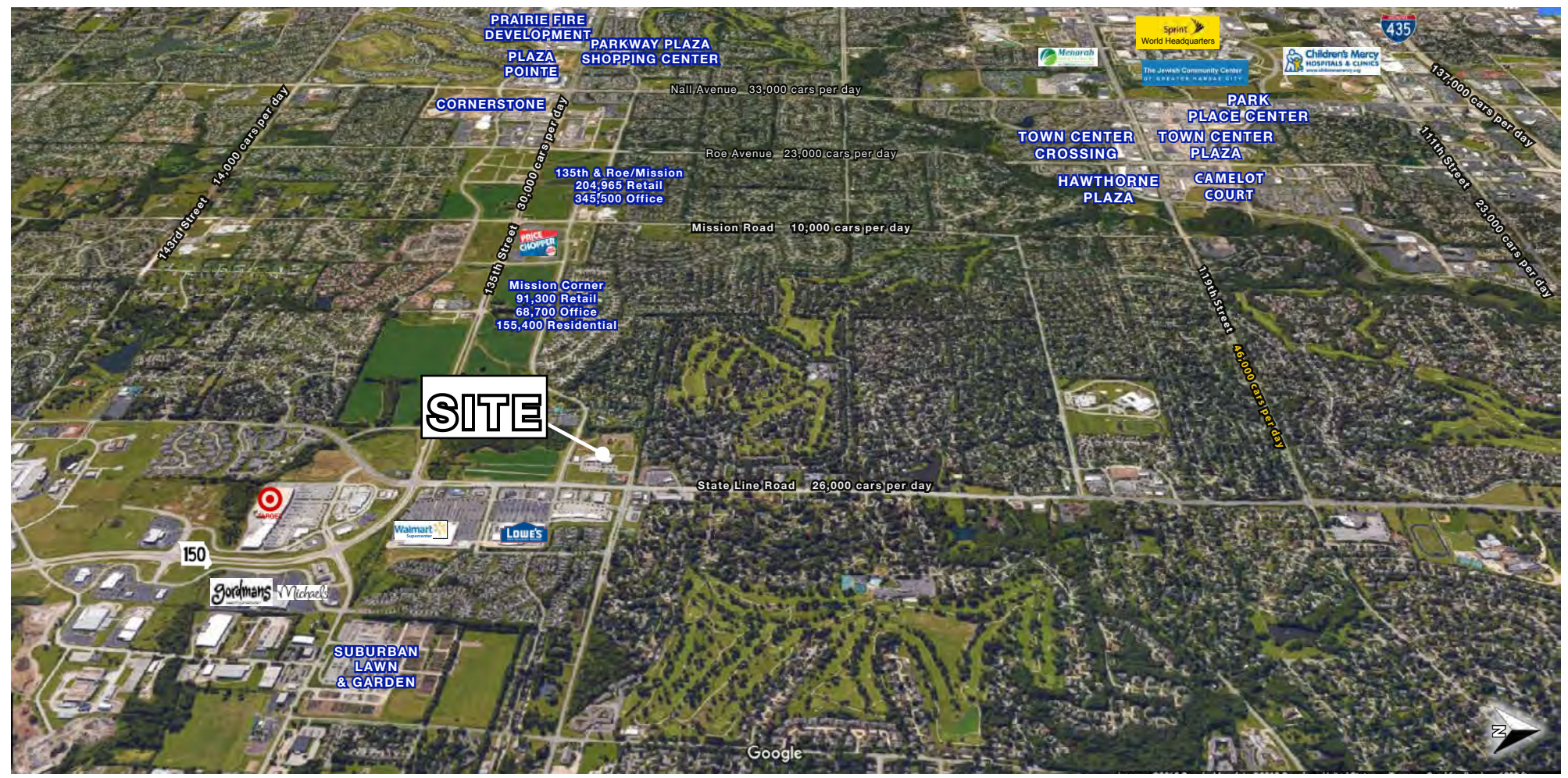


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## State Line Road at 133rd Street, Leawood, Kansas

### 14,173 SF +/- AVAILABLE FOR LEASE

### AERIAL



## AERIAL



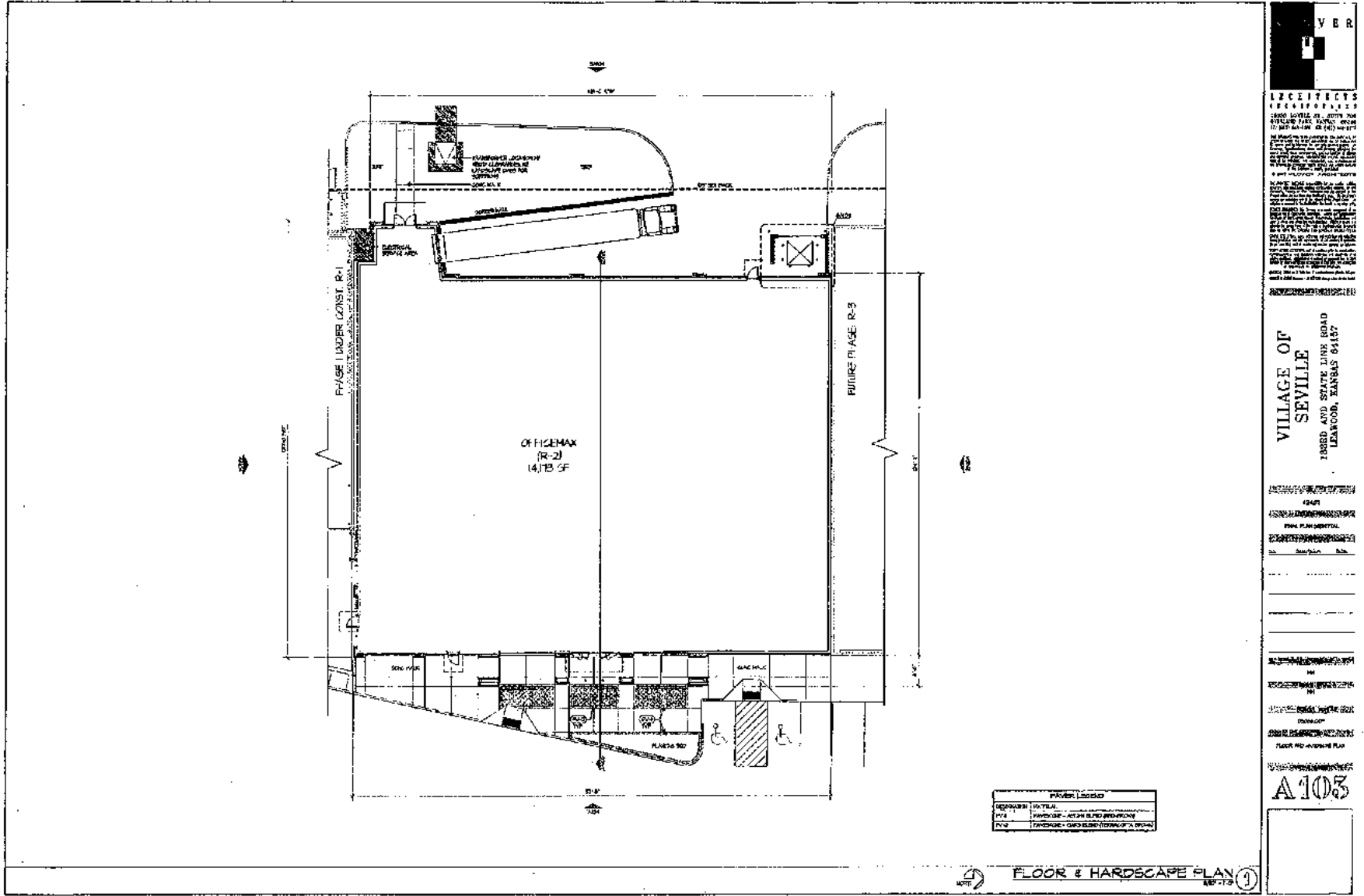


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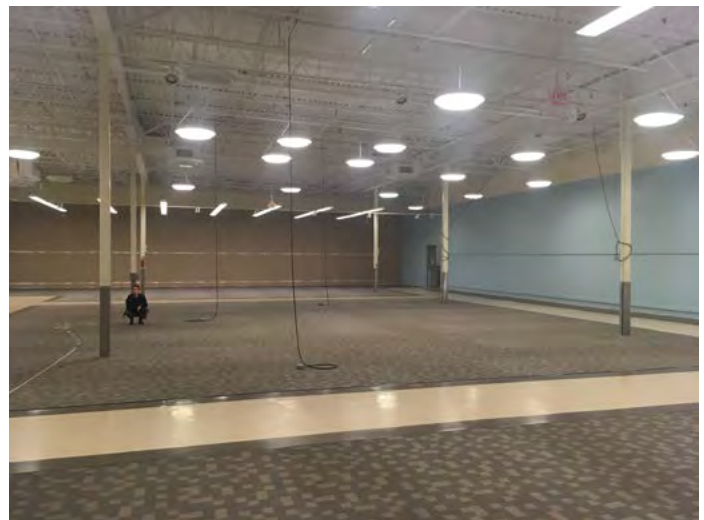
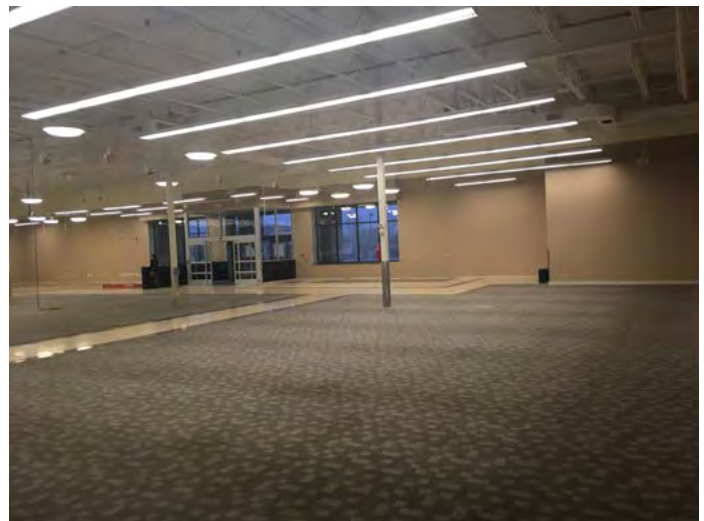
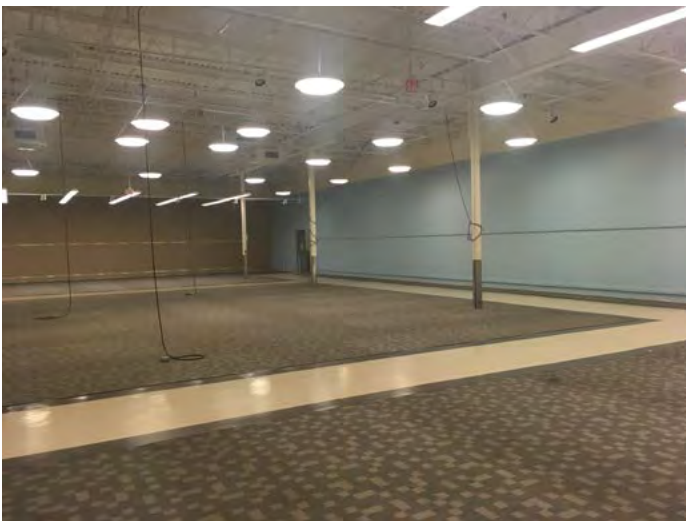
14,173 SF +/-  
AVAILABLE  
FOR LEASE

## SITE PLAN



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

## SPACE PHOTOS



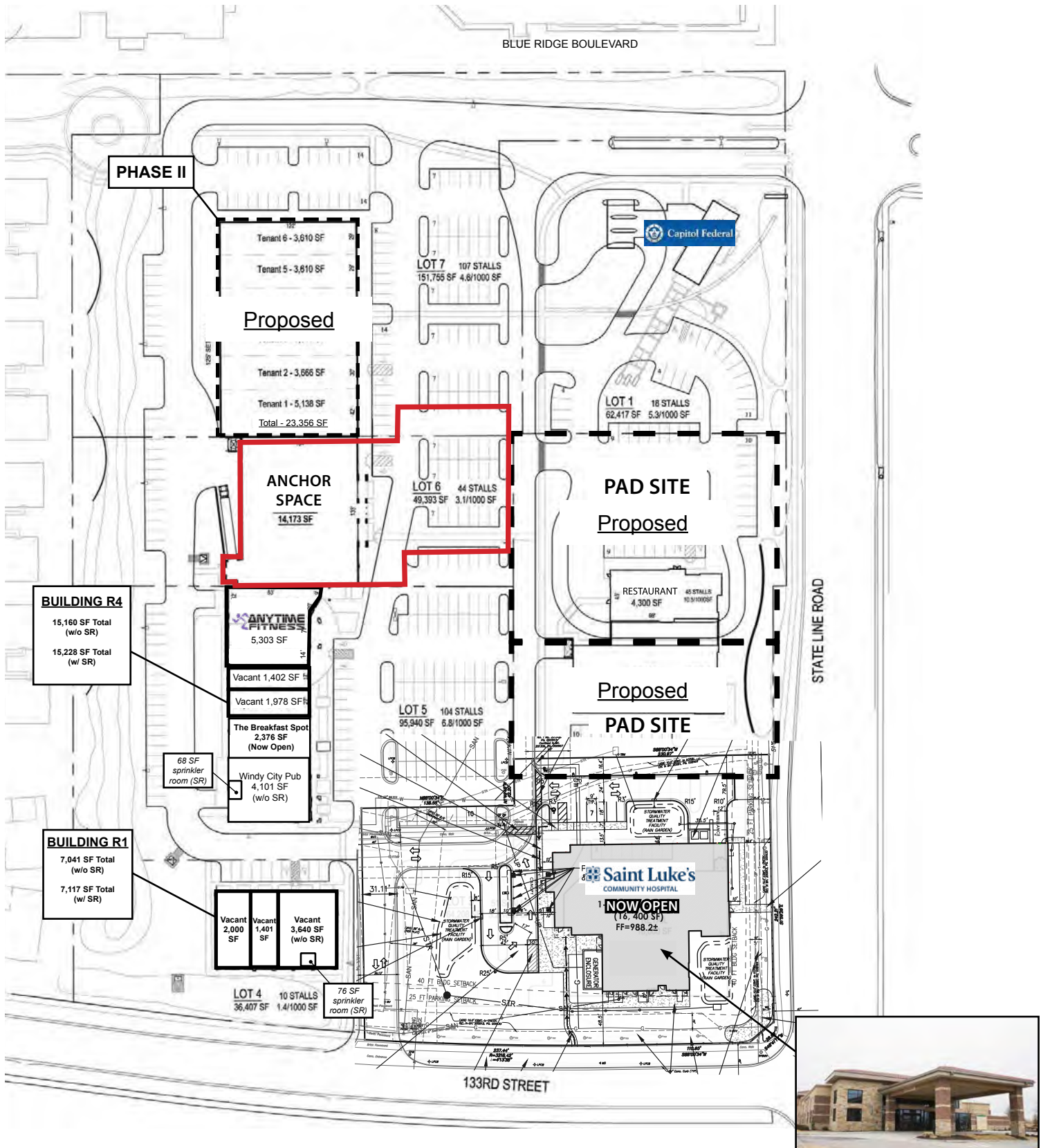
## EXTERIOR PHOTOS



## SHOPPING CENTER PHOTOS



### OVERALL SITE PLAN



## PAD SITES AVAILABLE





## SELECTED SURROUNDING AREA TENANT PHOTOS



### ABOUT LEAWOOD, KANSAS

Leawood offers a mix of location and amenities that create the perfect working and living environment for growing businesses

Leawood is the Kansas City area's premier suburb for:

- dining
- shopping
- living
- working



Leawood is a built environment with sophisticated character, a well-maintained network of streets, parks, and public art. Leawood is also known for being one of safest suburbs in the metro, and has a nationally ranked public school system

The city features walkable, mixed-use communities, more than 50 restaurants and brand-name or boutique shopping to please every taste and price-point. Leawood is also surrounded by an easily accessible highway system, linking residents and visitors to every corner of the Kansas City metro area.

Its compact size (approximately 15 square miles), is home to 34,000 people, with a median household income of \$117,000. Surrounding Leawood are developing KC metro cities of all types, and price ranges suiting most any home buyer or renter. A qualified, well-educated citizenry provide a solid foundation for thriving businesses.

Bounded on the east by State Line Road, a major north-south metropolitan connector along the Kansas-Missouri border, Leawood is also in close proximity to the Kansas City metro's extensive system of major interstates and highways. The southern portion of the I-435 loop transects Leawood's east and west borders and conveniently links commuters and travelers to I-35, I-70, I-29 and all connecting U.S. highways in the area.

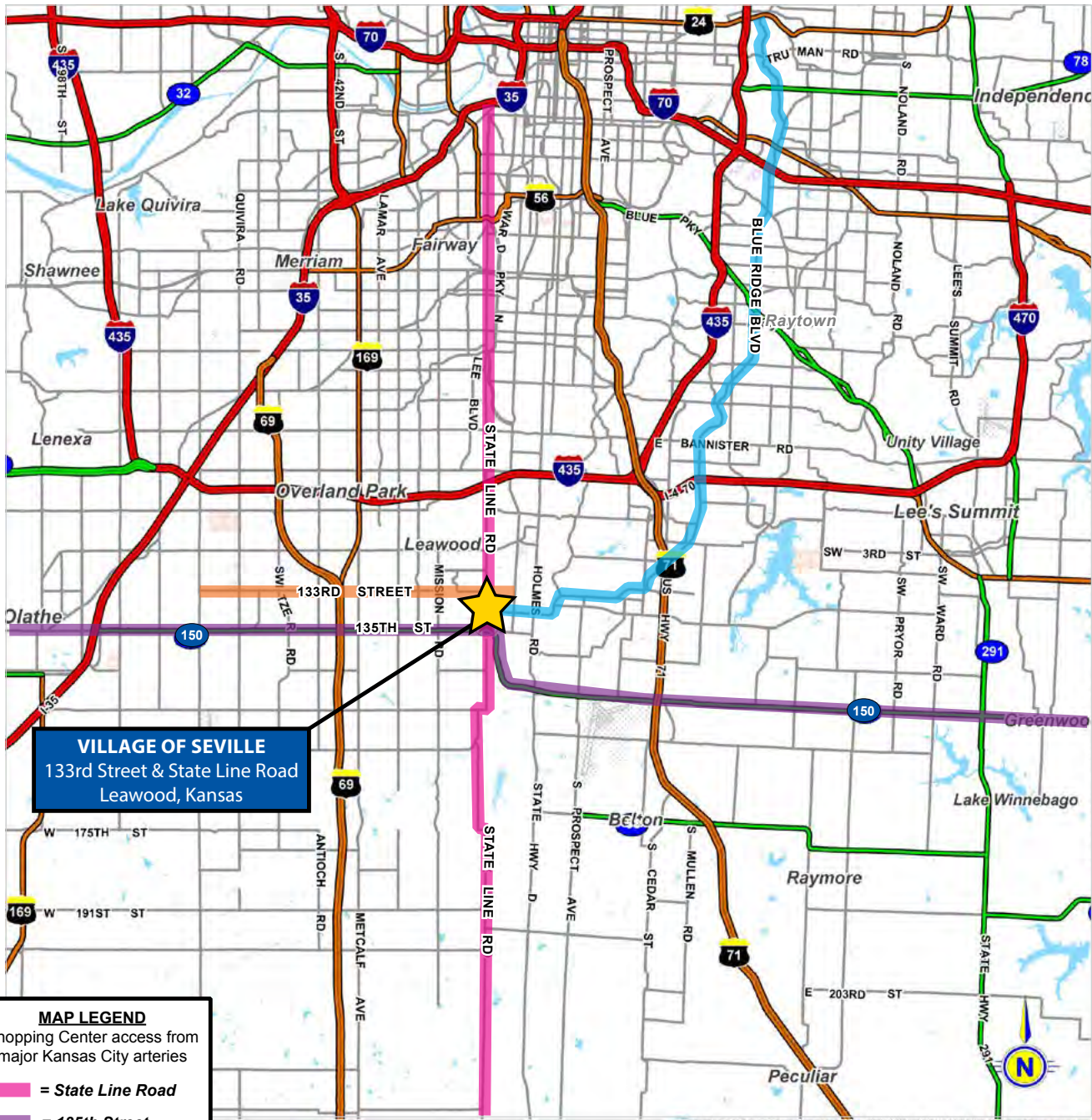
Located within 250 miles of the geographic, population and production centers of the U.S., and within the central time zone, Leawood businesses are assured more hours each day to conduct business on either coast and in between. Leawood's location along the Kansas-Missouri state border also provides a scenic link to Country Club Plaza, the Power & Light District and downtown Kansas City, Missouri.



The city of Leawood is a part of Johnson County, Kansas, a leading local economy and one of the premier business locations in the nation. Johnson County's population is expected to grow from 574,000 to 1.1 million by 2064, according to a study published in 2016 by Wichita State University's Center for Economic Development and Business Research.

### Major Employers in Leawood

- 801 Restaurant Group
- AMC Theatres
- American Academy of Family Physicians
- Aratana
- Ascend Learning
- Creative Planning Benefits, LLC
- CrossFirst Bank
- DEMDACO
- Discover Vision Centers
- Euronet Worldwide
- Ericsson
- Houlihan's Restaurants, INC.
- IBM
- iMODULES
- Manner Wealth Advisors
- Northwestern Mutual/RPS
- Nueterra Capital
- Reece & Nichols
- Root Dental
- SCOR
- SelectQuote
- Weight Watchers



Lat: 38.83967 Lon: -94.59011 Zoom: 34 / 5 m Logos are for identification purposes only and may be trademarks of their respective companies

**VILLAGE OF SEVILLE**  
133rd Street & State Line Road  
Leawood, Kansas

**MAP LEGEND**  
Shopping Center access from major Kansas City arteries

- = State Line Road
- = 135th Street
- = Blue Ridge Blvd.
- = New 133rd Street

**VILLAGE OF SEVILLE**  
**133rd Street & State Line Road**  
Leawood, Kansas

This map shows that Village of Seville Shopping Center is one of the few sites in the Kansas City metro area with multiple direct access points into both Kansas & Missouri.

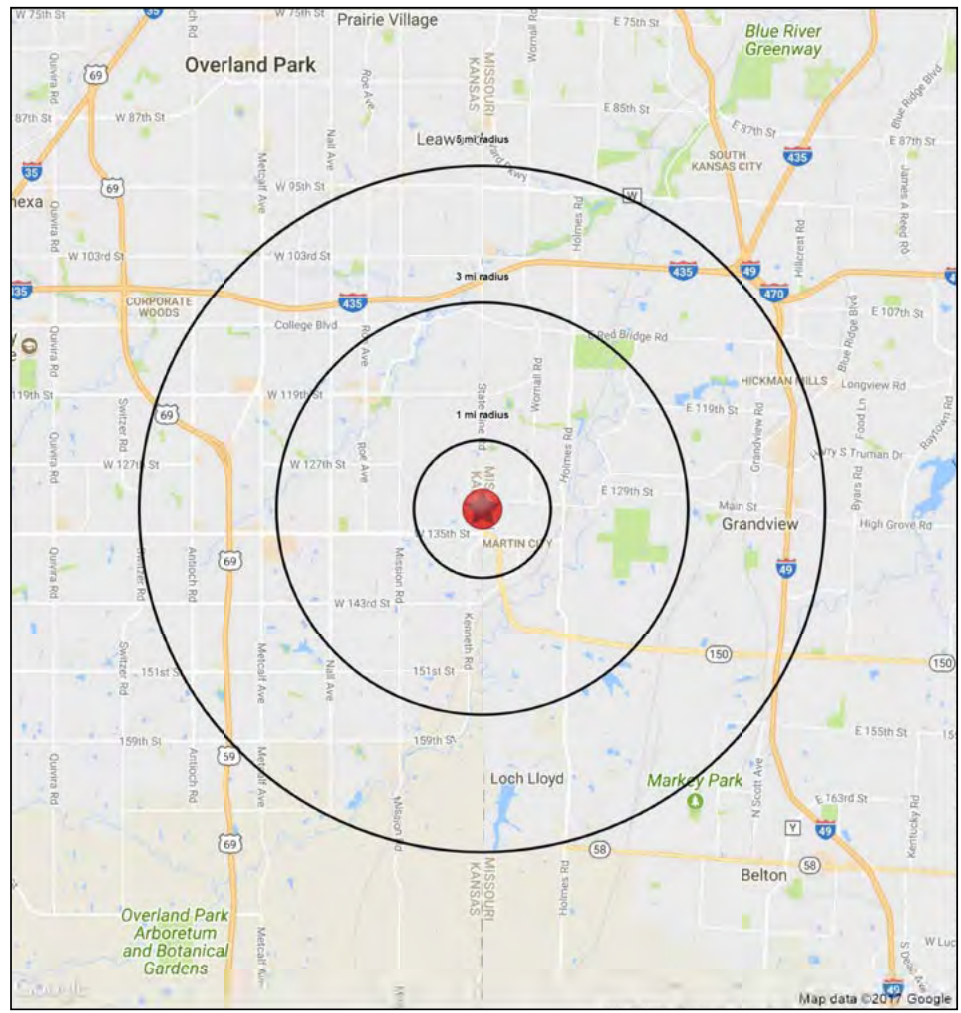
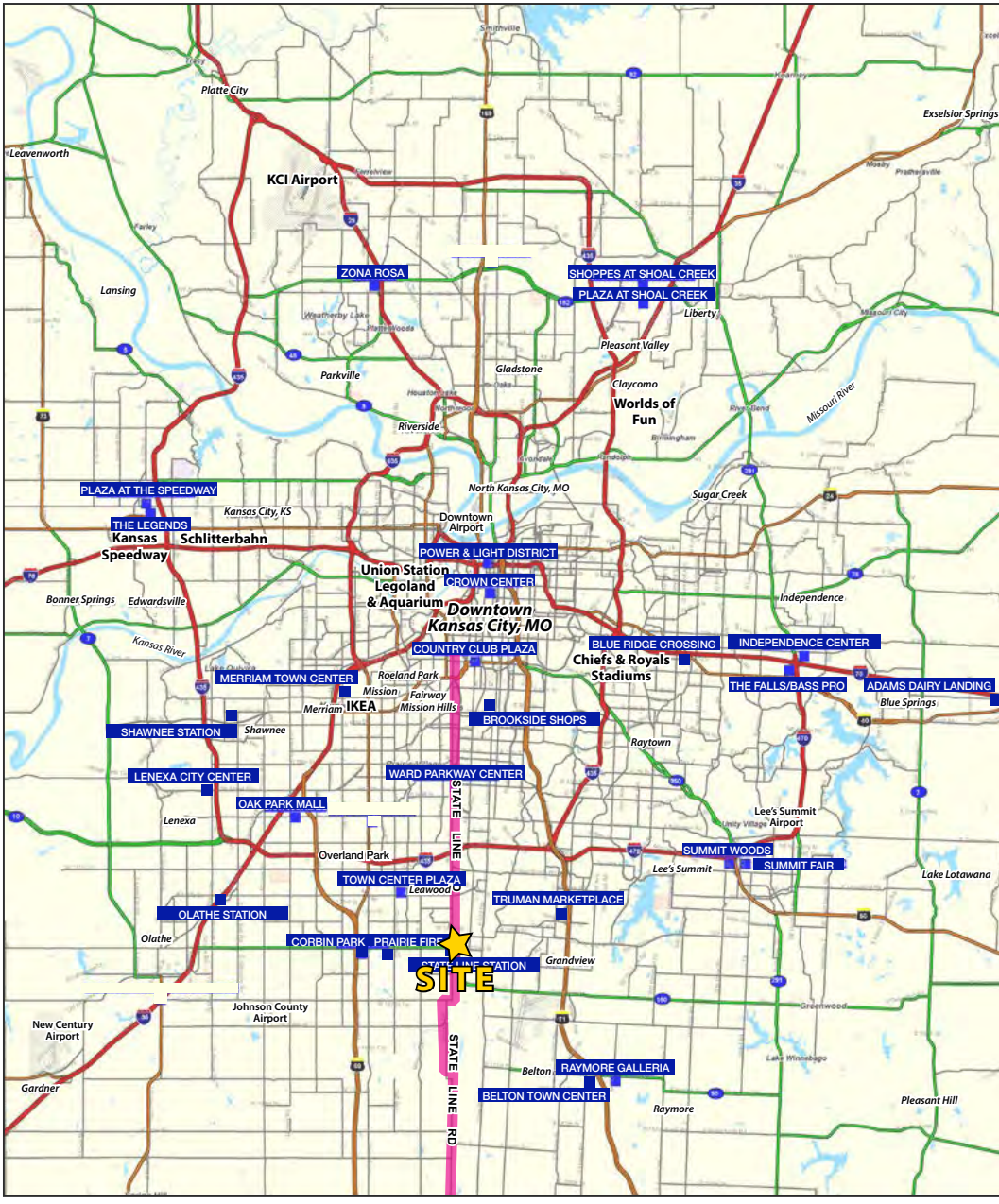
*Roads highlighted on map above show direct access opportunities (see map legend for details)*



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133rd Street & State Line Road		1 mi radius	3 mi radius	5 mi radius
Leawood, Kansas				
POPULATION	2018 Estimated Population	6,350	49,009	149,328
	2023 Projected Population	6,544	50,955	155,055
	2010 Census Population	6,089	44,183	138,488
	2000 Census Population	5,129	36,073	119,798
	Projected Annual Growth 2018 to 2023	0.6%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	1.3%	2.0%	1.4%
	2018 Median Age	48.5	44.4	41.3
HOUSEHOLDS	2018 Estimated Households	2,581	19,793	61,885
	2023 Projected Households	2,679	20,768	64,792
	2010 Census Households	2,420	17,366	55,925
	2000 Census Households	1,956	13,659	46,919
	Projected Annual Growth 2018 to 2023	0.8%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	1.8%	2.5%	1.8%
RACE AND ETHNICITY	2018 Estimated White	87.7%	84.0%	78.3%
	2018 Estimated Black or African American	5.7%	6.3%	10.7%
	2018 Estimated Asian or Pacific Islander	3.8%	6.4%	6.5%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2018 Estimated Other Races	2.6%	3.0%	4.2%
	2018 Estimated Hispanic	3.3%	3.8%	5.0%
INCOME	2018 Estimated Average Household Income	\$165,266	\$176,218	\$132,028
	2018 Estimated Median Household Income	\$120,487	\$118,761	\$97,725
	2018 Estimated Per Capita Income	\$67,326	\$71,316	\$54,806
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.3%	1.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.6%	2.4%
	2018 Estimated High School Graduate	11.8%	10.2%	13.8%
	2018 Estimated Some College	17.1%	16.6%	18.3%
	2018 Estimated Associates Degree Only	5.5%	5.7%	6.4%
	2018 Estimated Bachelors Degree Only	34.2%	34.9%	34.0%
	2018 Estimated Graduate Degree	28.3%	29.7%	23.9%
BUSINESS	2018 Estimated Total Businesses	351	1,960	9,132
	2018 Estimated Total Employees	4,332	24,510	144,872
	2018 Estimated Employee Population per Business	12.3	12.5	15.9
	2018 Estimated Residential Population per Business	18.1	25.0	16.4

