4801 COLLEGE BLVD

LEAWOOD, KS 66211

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a Berkshire Hathaway Affiliate

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HIGHLIGHTS

For Sale or Lease

- 18,044+/- SF Class A Medical Office Building
- Building Completely Renovated in 2013
- Includes 14 exam rooms, numerous offices, two nurse stations, one large operating room, the ability to add additional operating rooms, and back-up generator in place
- Prime Location on College Blvd in Affluent Johnson County
- Easy Access to I-435 and all Major Arteries
- Tremendous Opportunity for Investment or Owner-Occupant
- $6,995,000 or $29/SF NNN

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PHOTOS

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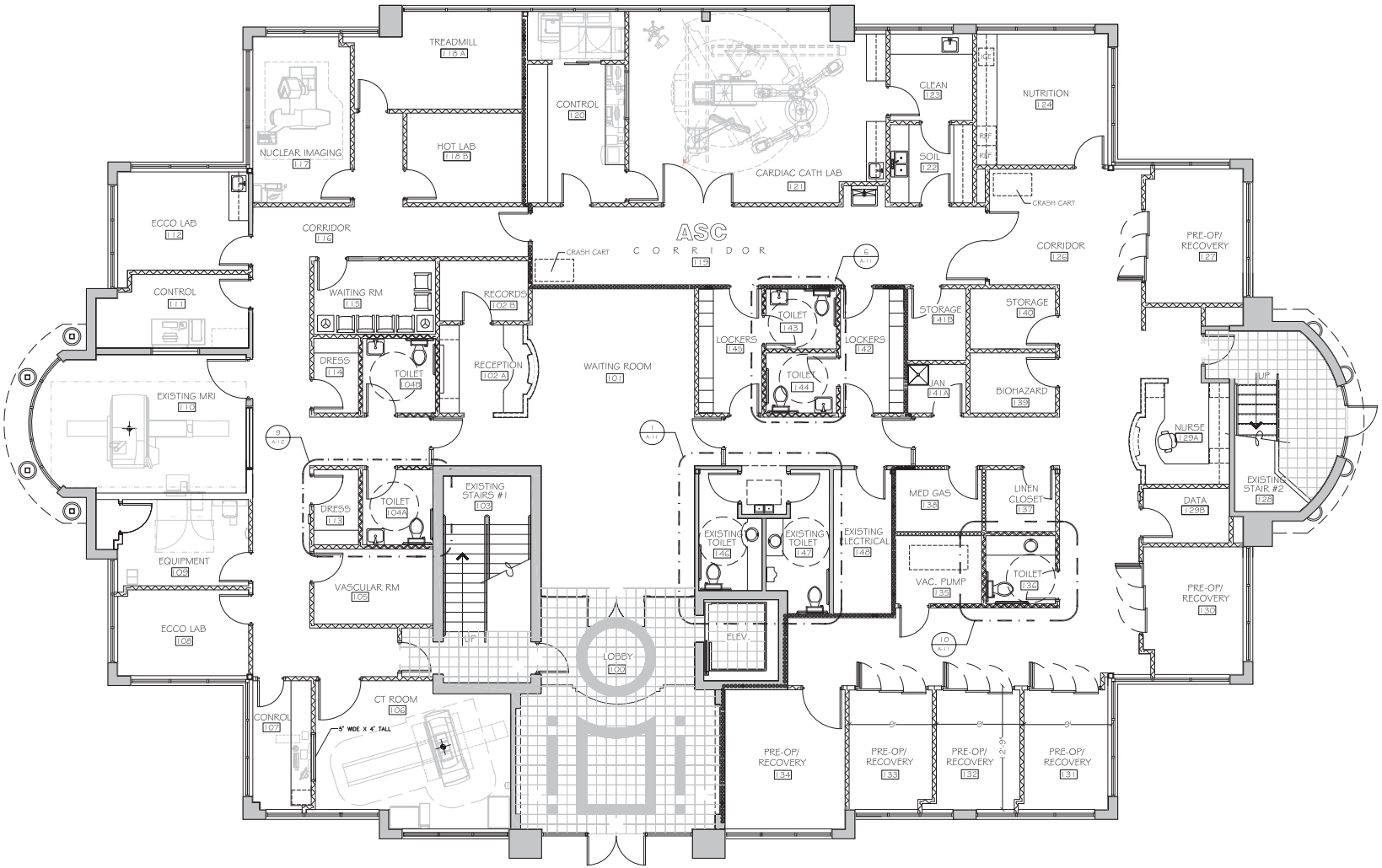
FLOOR PLANS - FIRST FLOOR



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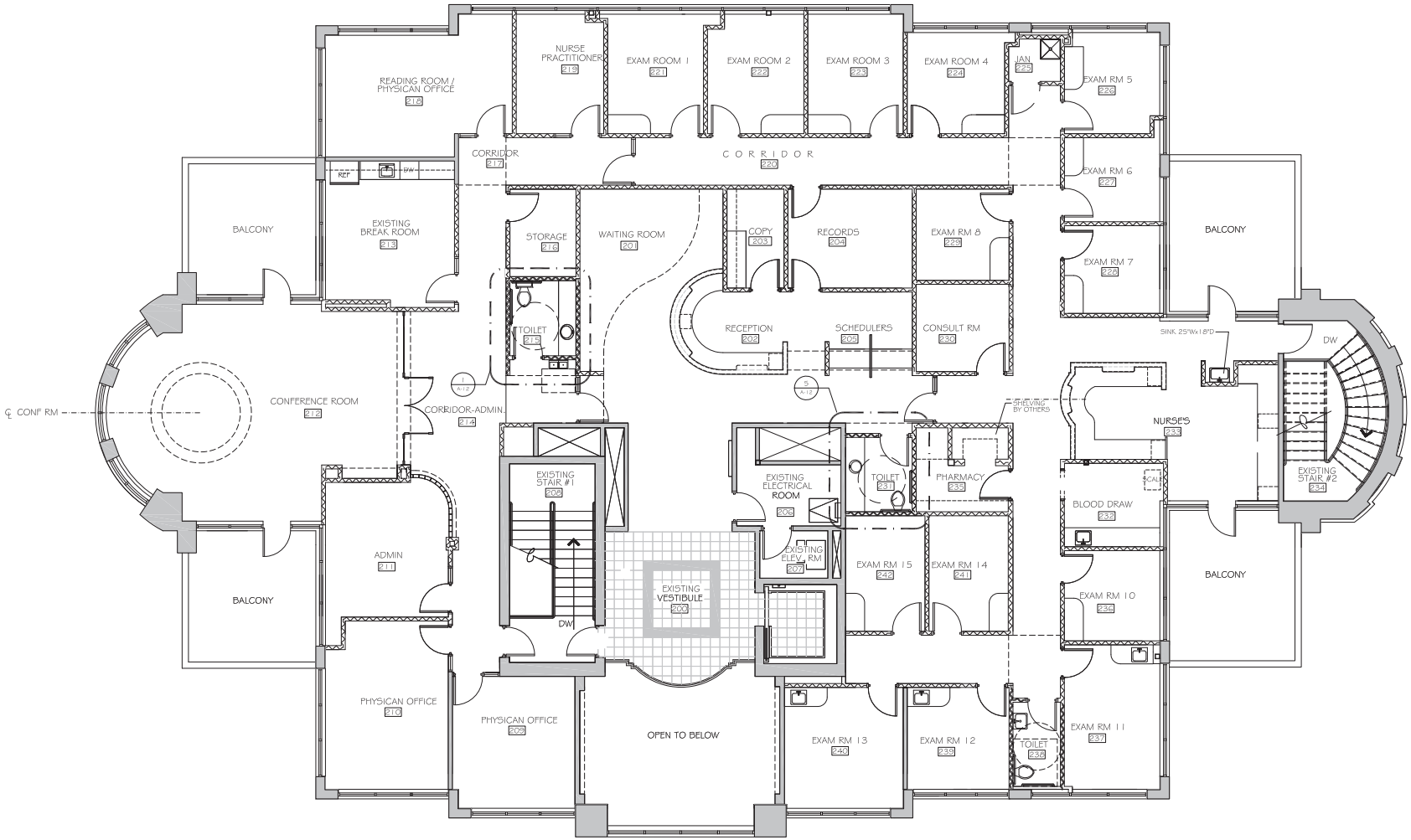
FLOOR PLANS - SECOND FLOOR



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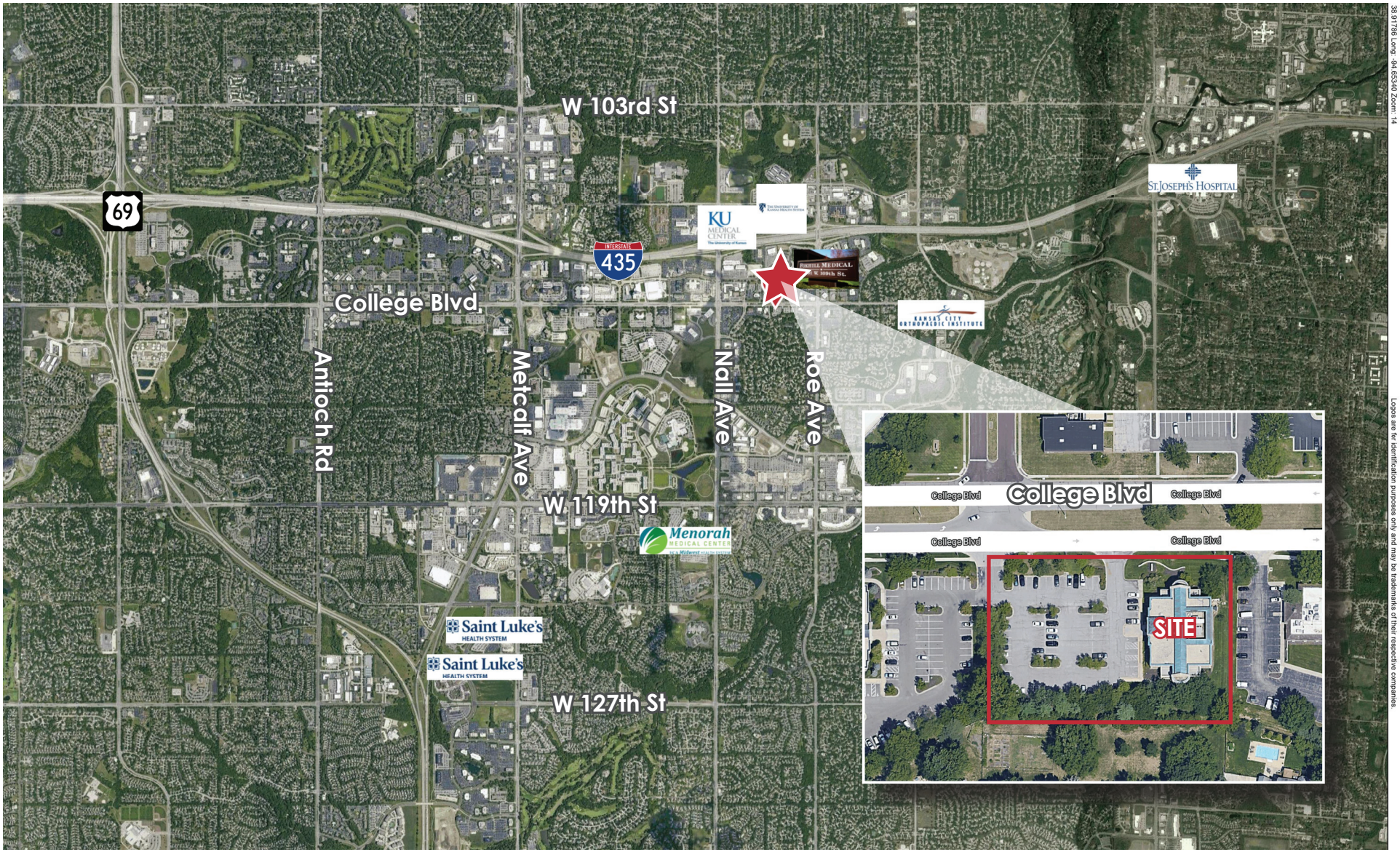
ADDRESS |

4801 College Blvd, Leawood, KS 66211

TRAFFIC COUNTS |

16,191 Vehicles/day - College Blvd

RETAIL MAP



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DEMOGRAPHICS

Leawood, KS 66211	1 mi radius		3 mi radius		5 mi radius	
Population						
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	
Households						
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	
Age (2019)						
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%*
Occupation (2010)						
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%*
Income (2019)						
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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