

4630 W 137TH ST

LEAWOOD, KS 66224



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

PRICE REDUCTION!



HIGHLIGHTS

- 5,025 SF Class A Office Building
- Currently Divided into 2 Units; 3,658 SF and 1,367 SF
- Includes 13 Offices, 2 Conference Rooms, Bullpen Area, 2 Break Rooms, Reception, and 3 Restrooms
- Located in Affluent South Johnson County Near 135th & Roe
- Close Proximity to Many Amenities Including Prairie Fire & Corbin Park
- Ideal for Law Firm, CPA, Real Estate Company, Professional Services
- Constructed in 2007
- Zoning SD-O

FOR SALE

\$1,150,000 (\$228/SF)

FOR MORE INFO, PLEASE CONTACT:

John Sweeney, CCIM

Office: 913-945-3718

Mobile: 913-461-6326

Email: john@reececommercial.com

Terry Moody

Office: (913) 945-3727

Mobile: (913) 558-2083

Email: moody@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.

© 2019

PHOTOS

4630 W 137TH ST, LEAWOOD, KS 66224



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



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.

© 2019

AERIALS

4630 W 137TH ST, LEAWOOD, KS 66224



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



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.

© 2019

FLOOR PLAN

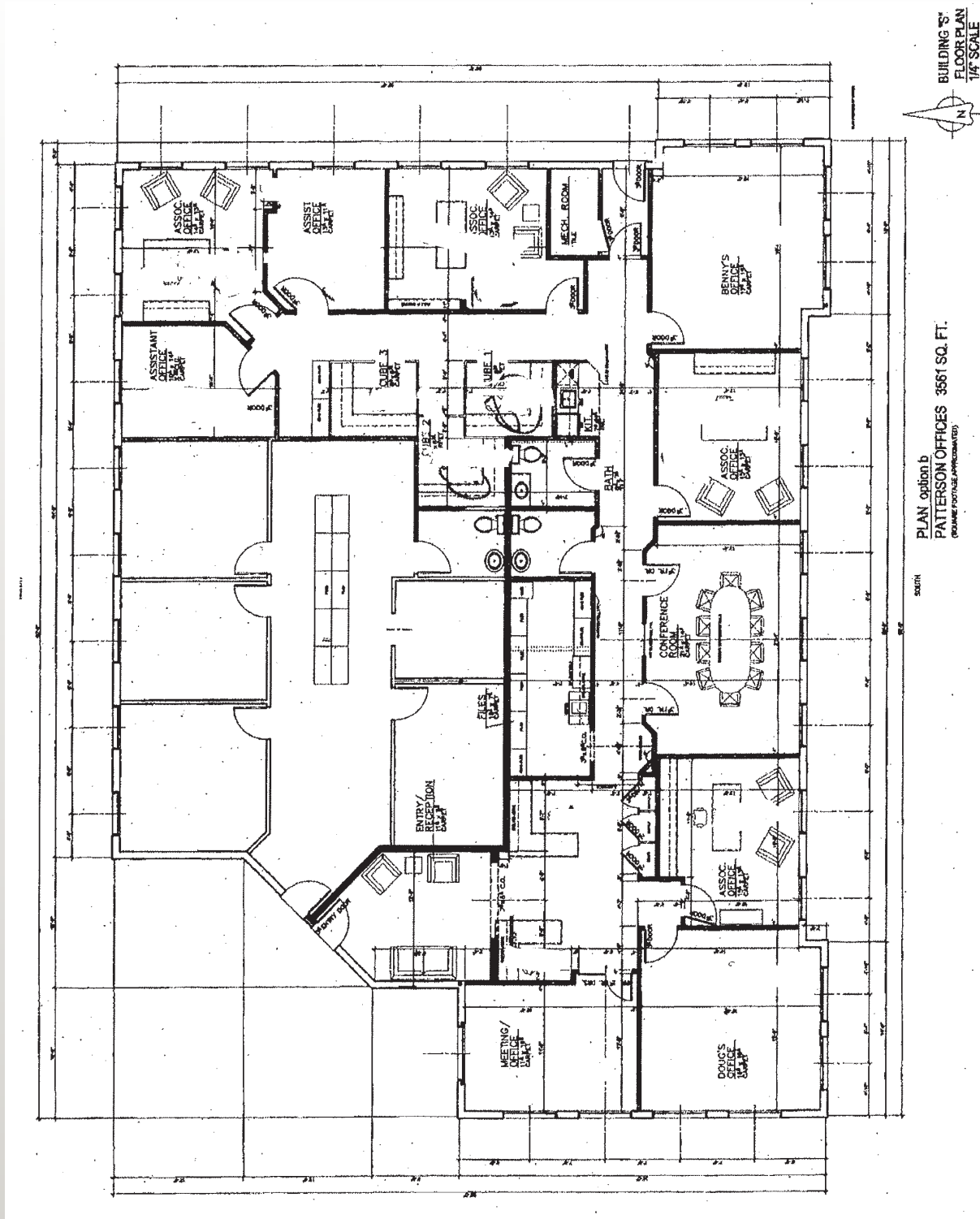
4630 W 137TH ST, LEAWOOD, KS 66224



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



BUILDING "S"
FLOOR PLAN
1/4" SCALE

PLAN option b
PATTERSON OFFICES 3561 SQ. FT.
(NAME FOOTING UNDEVELOPED)

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.

DEMOGRAPHICS

4630 W 137TH ST, LEAWOOD, KS 66224



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

4630 W 137th St		1 mi radius	3 mi radius	5 mi radius	15 min drivetime
Leawood, KS 66224					
POPULATION	2019 Estimated Population	8,580	69,701	153,518	159,388
	2024 Projected Population	9,027	73,140	160,853	166,905
	2010 Census Population	7,304	61,789	138,150	145,796
	2000 Census Population	5,832	46,511	112,610	118,336
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	2.5%	2.6%	1.9%	1.8%
	2019 Median Age	39.9	42.3	41.8	41.2
HOUSEHOLDS	2019 Estimated Households	3,376	27,992	62,837	65,504
	2024 Projected Households	3,562	29,438	65,951	68,702
	2010 Census Households	2,740	23,541	54,321	57,368
	2000 Census Households	1,929	16,216	42,408	44,523
	Projected Annual Growth 2019 to 2024	1.1%	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2019	3.9%	3.8%	2.5%	2.5%
RACE AND ETHNICITY	2019 Estimated White	84.2%	83.2%	83.0%	82.2%
	2019 Estimated Black or African American	5.0%	4.3%	5.2%	5.7%
	2019 Estimated Asian or Pacific Islander	8.0%	9.3%	8.1%	8.2%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.3%
	2019 Estimated Other Races	2.7%	3.0%	3.5%	3.6%
	2019 Estimated Hispanic	3.7%	3.7%	4.4%	4.6%
INCOME	2019 Estimated Average Household Income	\$194,693	\$167,418	\$147,400	\$143,106
	2019 Estimated Median Household Income	\$119,717	\$114,673	\$109,261	\$106,254
	2019 Estimated Per Capita Income	\$76,600	\$67,309	\$60,411	\$58,888
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.1%	0.7%	1.0%	1.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	0.5%	1.0%	1.4%	1.5%
	2019 Estimated High School Graduate	6.9%	8.7%	10.0%	10.4%
	2019 Estimated Some College	12.7%	14.1%	15.5%	15.6%
	2019 Estimated Associates Degree Only	5.5%	5.6%	6.1%	6.4%
	2019 Estimated Bachelors Degree Only	39.7%	38.9%	38.2%	37.6%
	2019 Estimated Graduate Degree	34.6%	30.9%	27.9%	27.4%
BUSINESS	2019 Estimated Total Businesses	352	4,968	10,193	10,503
	2019 Estimated Total Employees	3,328	67,181	144,626	146,590
	2019 Estimated Employee Population per Business	9.4	13.5	14.2	14.0
	2019 Estimated Residential Population per Business	24.4	14.0	15.1	15.2

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.