

4801 COLLEGE BLVD

LEAWOOD, KS 66211



PRICE REDUCTION!



JOHN SWEENEY, CCIM
(913) 945-3718
john@reececommercial.com

CONNOR SWEENEY
(913) 945-3730
csweeney@reececommercial.com

REECE COMMERCIAL REAL ESTATE
8005 W 110th St, Ste 150, Overland Park, KS 66210
Main Office: 913.652.4300

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
- \$6,400,000 Sale Price or \$29/SF NNN Rental Rate



The information in this package 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. © 2020

PHOTOS

OVERVIEW



The information in this package 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. © 2020

PHOTOS

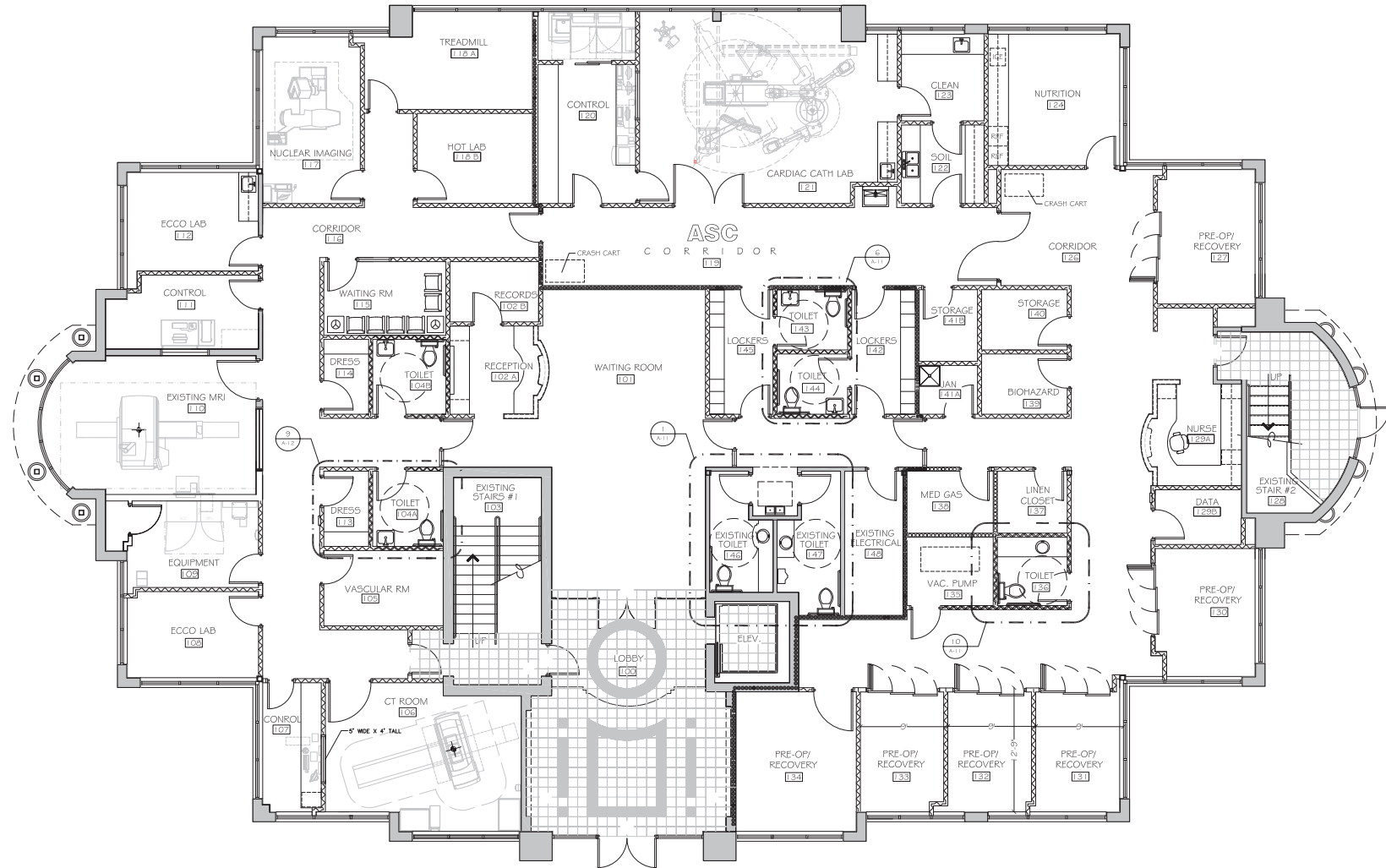
OVERVIEW



The information in this package 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. © 2020

FLOOR PLANS - FIRST FLOOR

OVERVIEW



ACC
S

The information in this package 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. © 2020

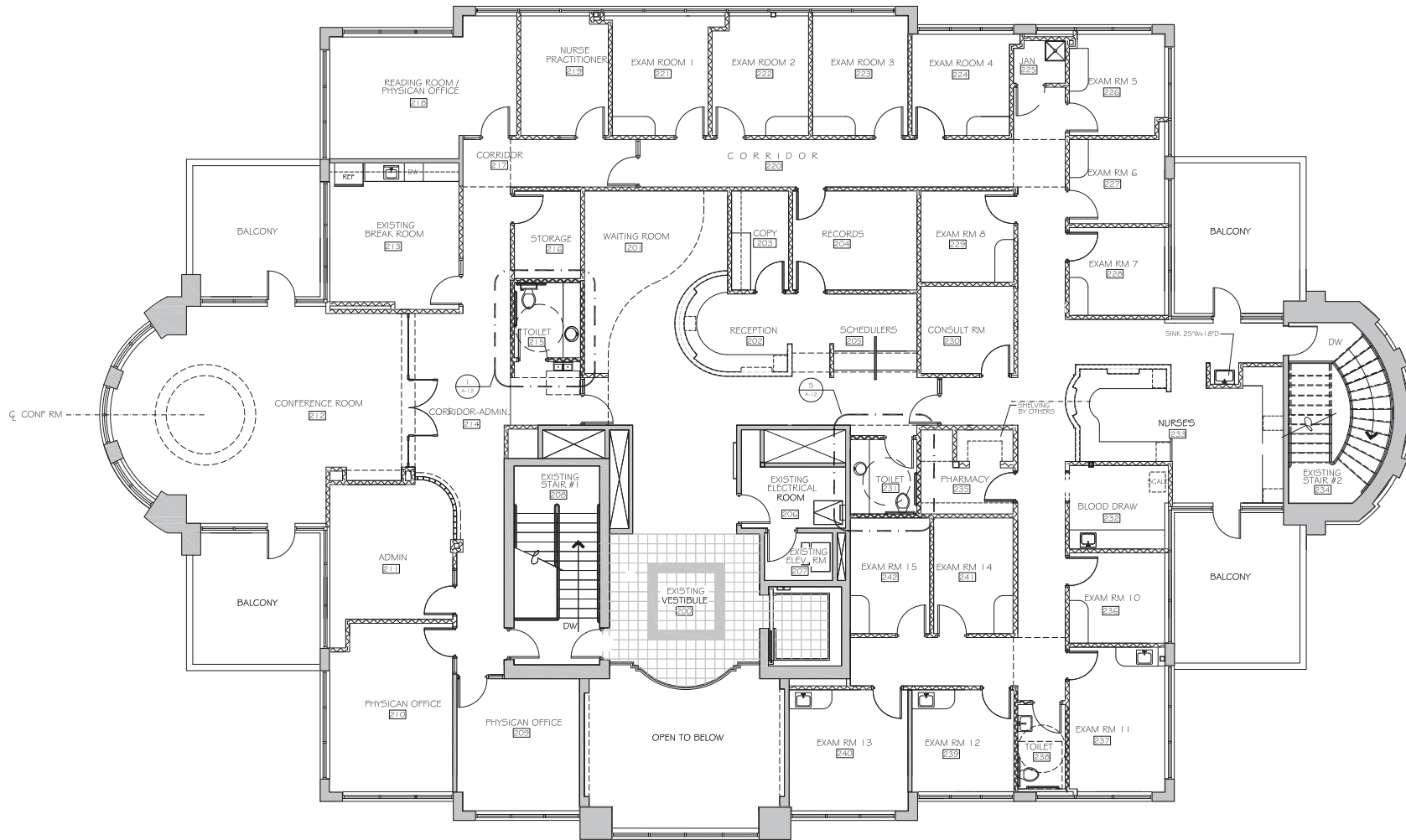


RECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

FLOOR PLANS - SECOND FLOOR

OVERVIEW



The information in this package 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. © 2020



ADDRESS |

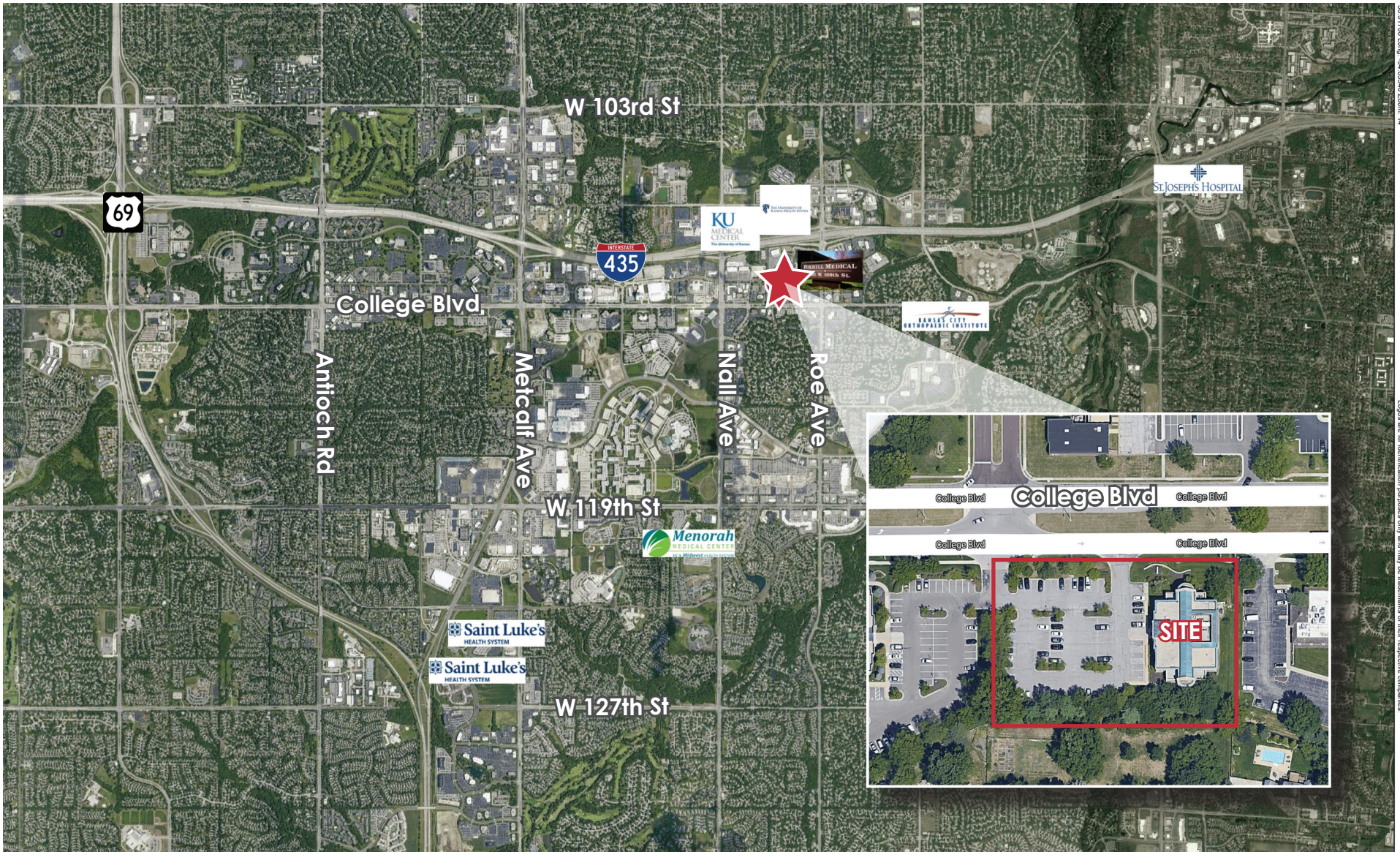
4801 College Blvd, Leawood, KS 66211



TRAFFIC COUNTS |

16,191 Vehicles/day - College Blvd

RETAIL MAP



38.91786 Long - 94.65340 Zoom: 14

Logos are for identification purposes only and may be trademarks of their respective companies.

The information in this package 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. © 2020



DEMOGRAPHICS

OVERVIEW

	1 mi radius		3 mi radius		5 mi radius	
Leawood, KS 66211						
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%

The information in this package 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. © 2020



RECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate