

# OXFORD PROMENADE

4001 WEST 135TH STREET | LEAWOOD, KANSAS 66224

# PEAK

Real Estate Partners



## PROPERTY HIGHLIGHTS:

- Beautiful mixed-use development with 103,000 SF of approved high-end retail and 294 Class A residential units
- Located within the 66224 ZIP code, one of the wealthiest zip codes in the state of Kansas. Average household income of \$263,097 within a 1-mile radius of the property
- Over 38,000 vehicles per day at the intersection of 135<sup>th</sup> St. and Mission Rd.
- Oxford Promenade is a thoughtfully designed community focused on a vibrant mix of local and national dining, shopping, and living experiences.

# PEAK

Real Estate Partners

PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300  
Leawood, KS 66206

(913) 214-6445

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

WYATT PALMER

Peak Real Estate Partners

(913) 230-3100

[wpalmer@peakrep.com](mailto:wpalmer@peakrep.com)

PHILLIP CLEMENTE

Peak Real Estate Partners

(913) 808-8543

[phillip@peakrep.com](mailto:phillip@peakrep.com)

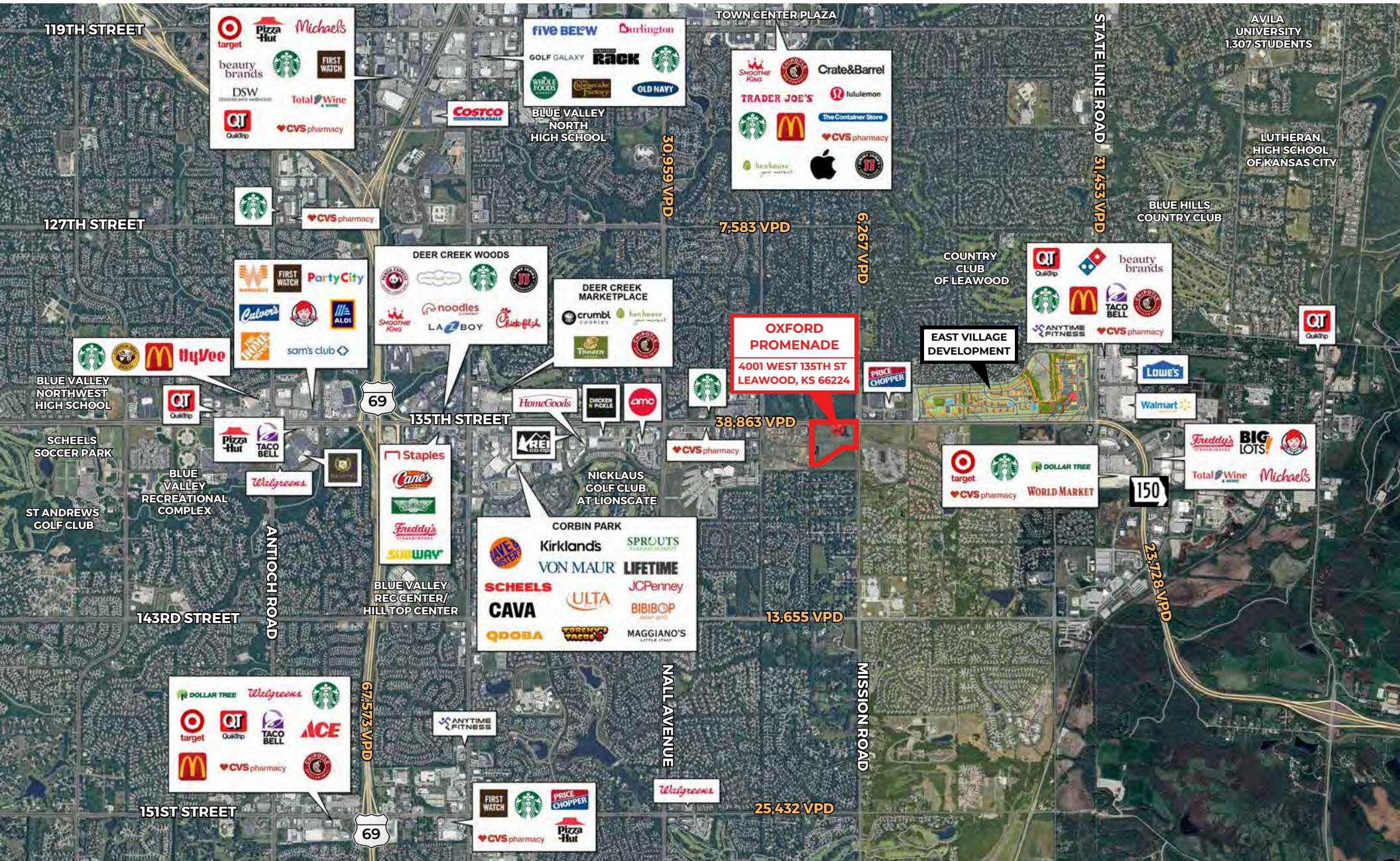


# PROPERTY OVERVIEW

OXFORD PROMENADE

# PEAK

Real Estate Partners









# SITE PLAN

## OXFORD PROMENADE



Real Estate Partners

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	8,337	69,170	161,787
Projected Population (2029)	8,405	70,770	162,813
Census Population (2020)	9,034	67,670	158,625

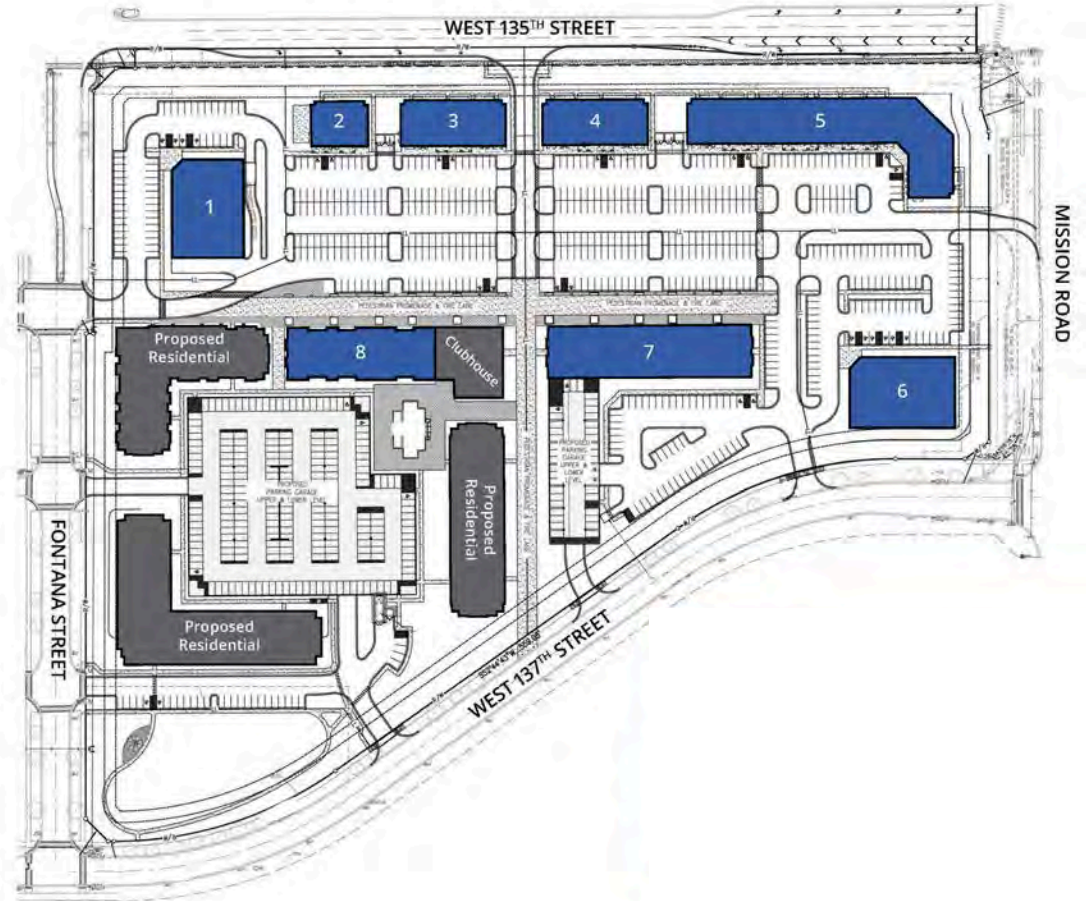
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	3,177	28,871	67,581
Projected Households (2029)	3,266	30,218	69,448
Census Households (2020)	3,140	26,622	64,207

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$263,097	\$199,337	\$169,799
Average Household Income (2029)	\$255,448	\$194,508	\$166,174
Census Average Household Income (2010)	\$155,184	\$131,555	\$111,590

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$173,139	\$138,595	\$125,877
Projected Median Household Income (2026)	\$169,127	\$135,333	\$123,406
Census Median Household Income (2020)	\$110,315	\$92,588	\$84,632

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	330	3,831	8,801
Total Employees	2,559	47,641	131,099
Adj. Daytime Demographics Age 16 Years or Over	5,117	69,706	178,674

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	43.6	43.5	41.9
Age 19 Years or Less	2,050 51.1%	16,357 23.5%	38,435 23.8%
Age 20 to 64 Years	197 4.6%	37,989 54.9%	90,797 56.1%
Age 65 Years or Over	243 5.7%	14,924 21.6%	32,555 20.1%



SPACE	STATUS	SF
1	AVAILABLE	12,900
2	AVAILABLE	4,240
3	AVAILABLE	7,950
4	AVAILABLE	7,950
5	AVAILABLE	23,500
6	AVAILABLE (1 <sup>st</sup> floor retail)	13,185
7	AVAILABLE (1 <sup>st</sup> floor retail)	19,100
8	AVAILABLE (1 <sup>st</sup> floor retail)	13,700



# OXFORD PROMENADE

4001 WEST 135TH STREET | LEAWOOD, KANSAS 66224



Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300  
Leawood, KS 66206

(913) 214-6445

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

WYATT PALMER

Peak Real Estate Partners

(913) 230-3100

[wpalmer@peakrep.com](mailto:wpalmer@peakrep.com)

PHILLIP CLEMENTE

Peak Real Estate Partners

(913) 808-8543

[phillip@peakrep.com](mailto:phillip@peakrep.com)