

# HIGH PROFILE PAD/2ND GEN RESTAURANT FOR LEASE

Former Applebee's | 16110 W 135th Street | Olathe, KS 66062



**KOHL'S**  
expect great things

**BROUGHAM DR**

**5,256 SF  
AVAILABLE**

## PROPERTY FEATURES

- BUILDING: 5,256 SF
- LAND: 1.01 ACRES
- RARE PAD/2ND GEN RESTAURANT OPPORTUNITY ALONG 135TH STREET
- PRIME ACCESS WITH SIGNALLED INTERSECTION
- EXCEPTIONAL TRAFFIC WITH OVER 40,000 VPD ON 135TH STREET
- ANCHORED BY KOHL'S AND SURROUNDED BY LOWE'S, HEN HOUSE MARKET, WALMART SUPERCENTER, AND MORE
- CONVENIENT INTERSTATE ACCESS TO I-35 (114,975 VPD)

**3 MILE EST.  
POPULATION**

**104,308**

**3 MILE AVG  
HOUSEHOLD  
INCOME**

**\$132,912**

**3 MILE # OF  
HOUSEHOLDS**

**40,290**

**For more information:**

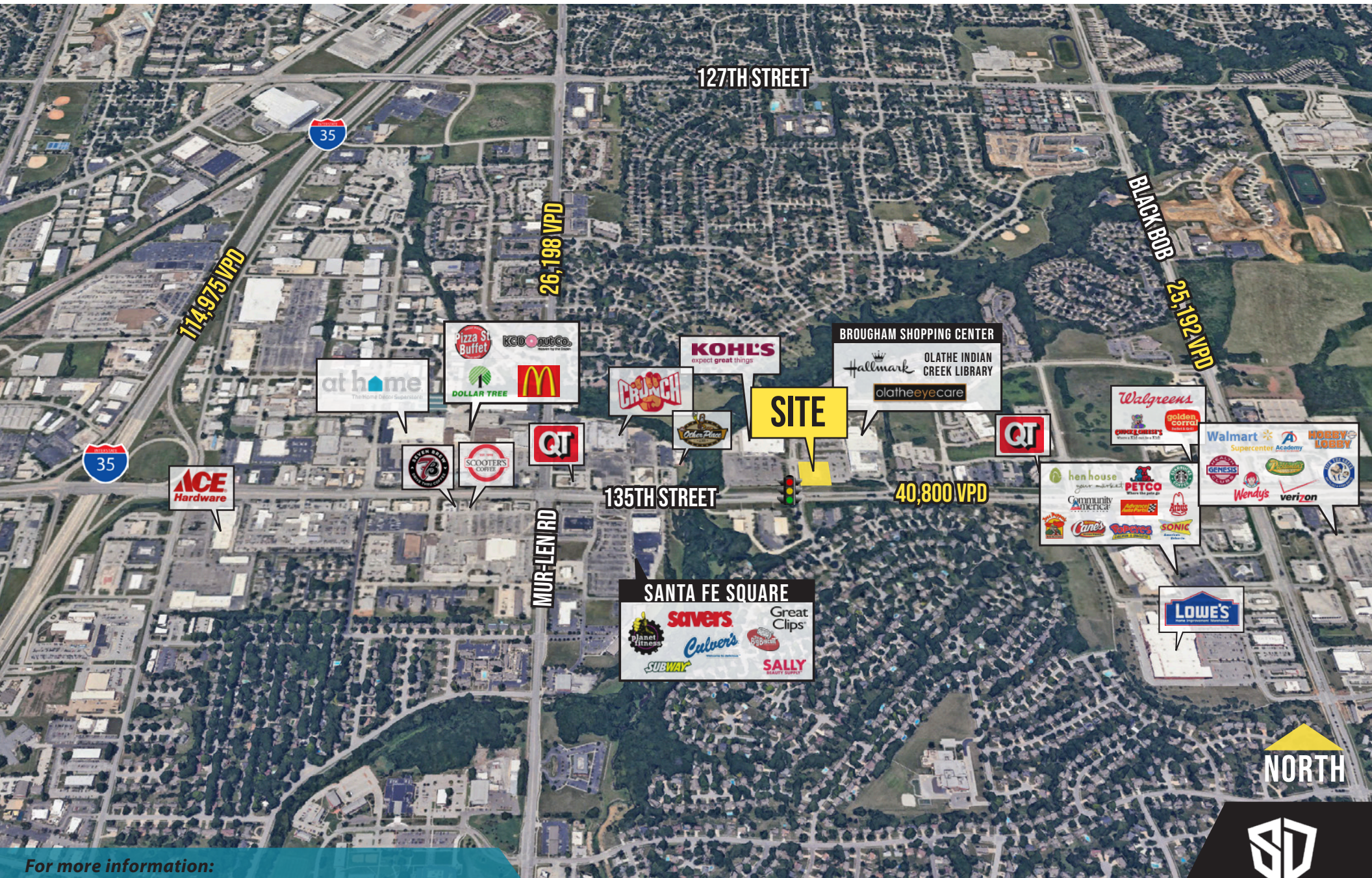
**SCOTT LIPOVAC** / Direct: 816.200.2634 / [scott@scoredevelopment.com](mailto:scott@scoredevelopment.com)



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## / RETAIL AERIAL



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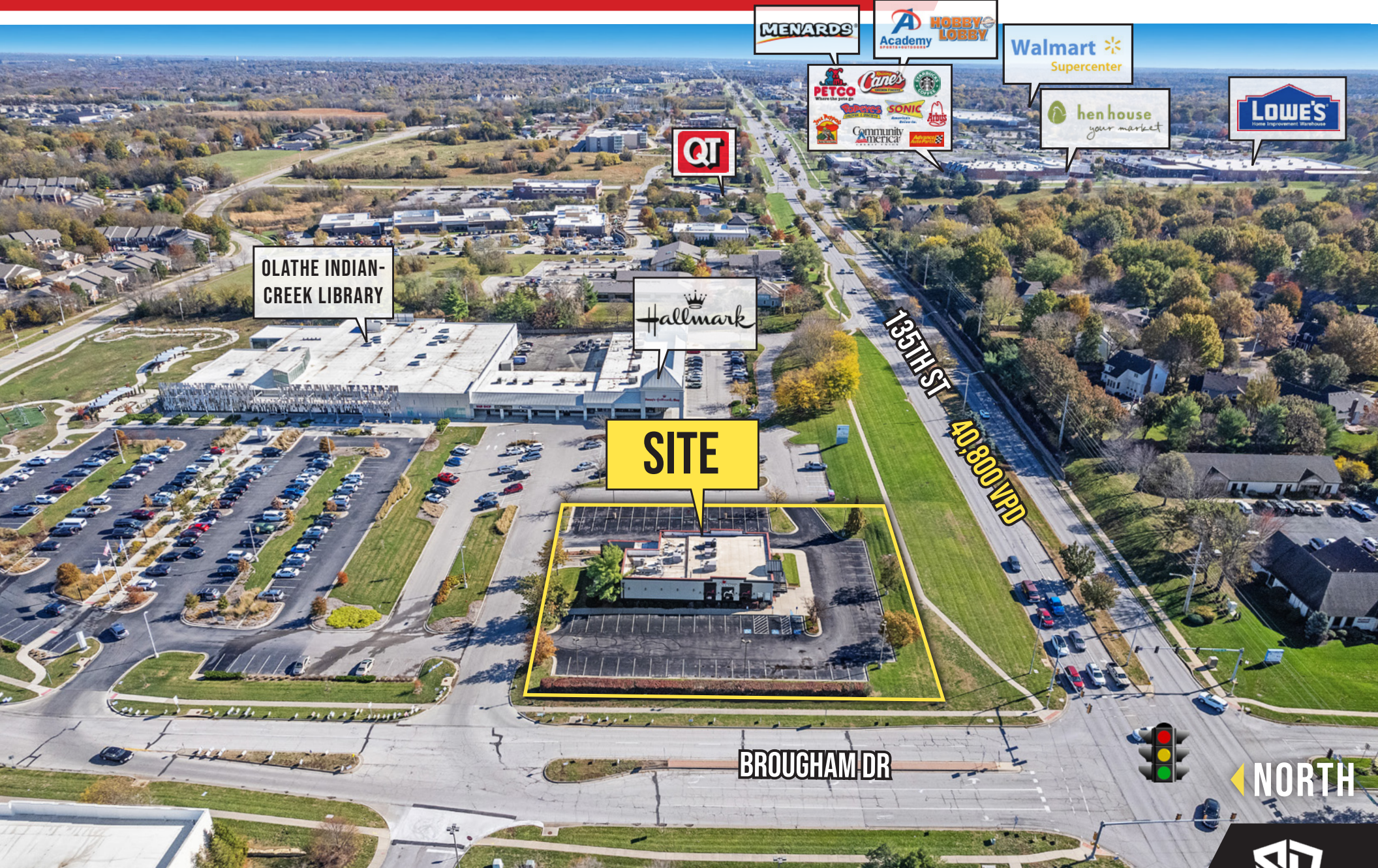
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## / AERIAL



OLATHE INDIAN-CREEK LIBRARY

Hallmark

SITE

135TH ST  
40,800 VPD

BROUGHAM DR

NORTH

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## / DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Total Est. Population (2024)	11,453	104,308	209,991
Projected Population (2029)	11,465	106,080	215,579
Census Population (2020)	11,234	106,133	207,094

HOUSEHOLDS	1 mile	3 miles	5 miles
Estimated Households (2023)	4,433	40,290	79,770
Projected Households (2029)	4,485	41,482	82,999
Census Households (2020)	4,297	38,810	76,129

AVERAGE HOUSEHOLD INCOME	1 mile	3 miles	5 miles
Estimated Average Household Income (2024)	\$104,371	\$132,912	\$148,307
Projected Average Household Income (2029)	\$107,627	\$137,996	\$154,334
Census Average Household Income (2010)	\$69,857	\$72,535	\$79,514

MEDIAN HOUSEHOLD INCOME	3 miles	5 miles	10 miles
Estimated Median Household Income (2024)	\$86,826	\$106,734	\$121,583
Projected Median Household Income (2029)	\$89,221	\$109,372	\$124,107
Census Median Household Income (2020)	\$70,616	\$83,127	\$91,968

DAYTIME DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Businesses	631	3,041	6,441
Total Employees	6,415	42,132	99,781
Adj. Daytime Demographics Age 16 Years or Over	9,461	68,211	152,468

AGE DISTRIBUTION	1 mile	3 miles	5 miles
Median Age	32.6	35.2	36.2
Age 19 Years or Less	1,601 27.3%	14,434 27.6%	29,537 28.2%
Age 20 to 64 Years	3,596 61.4%	31,415 60.1%	61,527 58.8%
Age 65 Years or Over	663 11.3%	6,401 12.3%	13,582 13.0%

EDUCATION	1 mile	3 miles	5 miles
Adult Population Age 25 Years or Over	7,530	69,411	140,184
Elementary (Grade Level 0 to 8) 0 T	98 1.3%	1,294 1.9%	2,038 1.5%
Some High School (Grade Level 9 to 11)	169 2.2%	1,882 2.7%	2,910 2.1%
High School Graduate	1,266 16.8%	10,831 15.6%	19,101 13.6%
Some College	1,915 25.4%	13,614 19.6%	24,478 17.5%
Associate Degree Only	513 6.8%	5,505 7.9%	10,640 7.6%
Bachelor Degree Only	2,356 31.3%	22,771 32.8%	48,964 34.9%
Graduate Degree	1,213 16.1%	13,514 19.5%	32,052 22.9%
Any College (Some College or Higher)	5,997 79.6%	55,404 79.8%	116,134 82.8%
College Degree + (Bachelor Degree or Higher)	3,569 47.4%	36,285 52.3%	81,016 57.8%

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