

RESTAURANT ROW AT LENEXA CITY CENTER



RETAIL SITE HIGHLIGHTS

- Prime location for restaurant sites with frontage and visibility to 87th Street and Renner Blvd
- Signage visible to Renner Road
- Located on City Center Drive at the entrance of the growing Lenexa City Center
- Cluster of 4 buildings with an office component connecting two of the buildings
- Immediate access to I-435
- Free-standing or multi-tenant options with flexible square footage
- Roof-top and ground level patios

LEASING CONTACTS

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DEMOGRAPHICS

Ideally positioned at the intersection of I-435 and 87th Street, City Center Lenexa stands at the nexus of dramatic economic growth in western Johnson County. This progressive, technologically advanced area offers:

REGIONAL DRAW

- LifeTime Fitness (55,000 visits/month)
- Civic Center, City Hall
- Aquatic Center (1,200 seats)
- Public Market (avg 450/day)
- Public Library (100,000 visitors in first 4 months of operations)
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

VIBRANT AREA

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+

Johnson County, Kansas is ranked in the nation's top 2% for income, is among the Midwest's top 10 counties for growth, and is home to some of the nation's top brands and Fortune 500 companies.

Largest employers in Lenexa



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.



TOTAL POPULATION

1 mile: 7,699
 3 mile: 43,709
 5 mile: 160,275

AVERAGE HOUSEHOLD INCOME

1 mile: \$89,223
 3 mile: \$104,282
 5 mile: \$ 93,559

DAYTIME POPULATION

1 mile: 9,624
 3 mile: 48,369
 5 mile: 122,375

EASY ACCESS TO

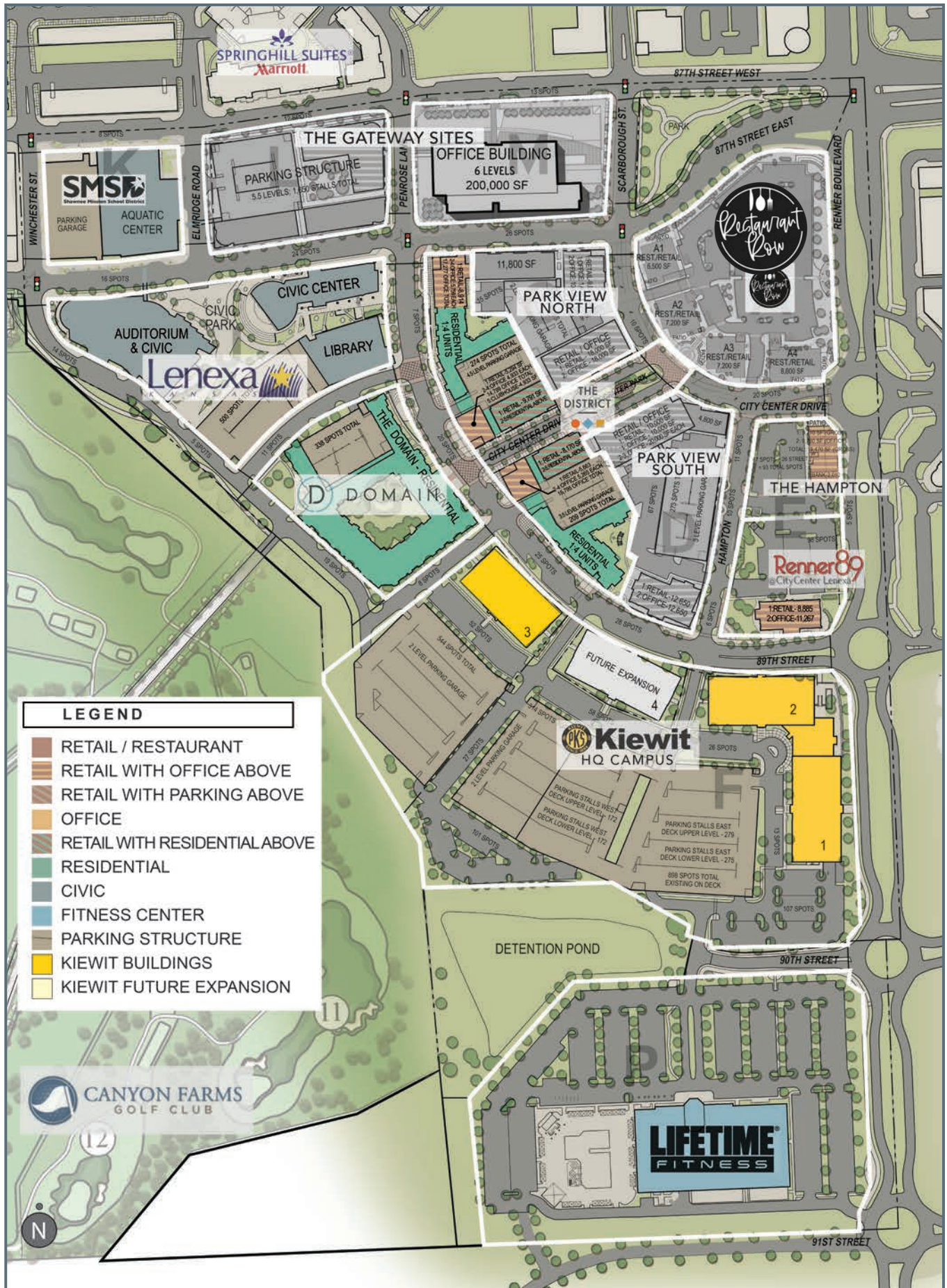
Interstate 435
 Interstate 35
 K-10
 KCI Airport



Located near many **new developments** including:

- The Lenexa Recreation Center
- The Public Market
- Shawnee Mission School District Aquatic Center
- Lenexa Public Library
- Kiewit Headquarters
- The Domain & District Flats Apartment Communities
- Hyatt Place Hotel and Lenexa Conference Center
- Lenexa City Hall
- Canyon Farms Golf Club

SITE PLAN



LEGEND

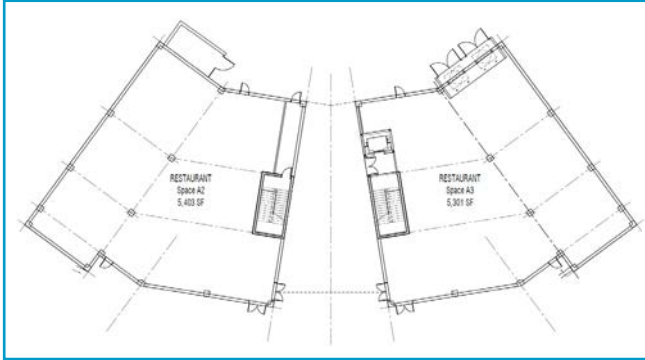
- RETAIL / RESTAURANT
- RETAIL WITH OFFICE ABOVE
- RETAIL WITH PARKING ABOVE
- OFFICE
- RETAIL WITH RESIDENTIAL ABOVE
- RESIDENTIAL
- CIVIC
- FITNESS CENTER
- PARKING STRUCTURE
- KIEWIT BUILDINGS
- KIEWIT FUTURE EXPANSION

 CANYON FARMS
GOLF CLUB

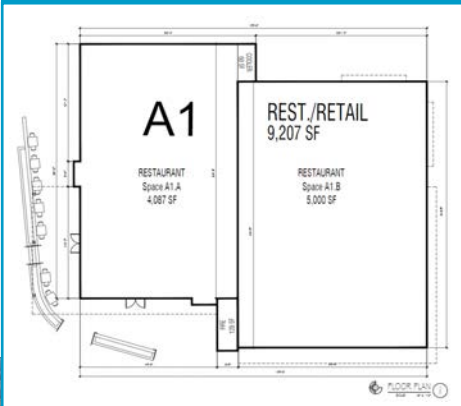
 **Kiewit**
HQ CAMPUS

LIFETIME
FITNESS

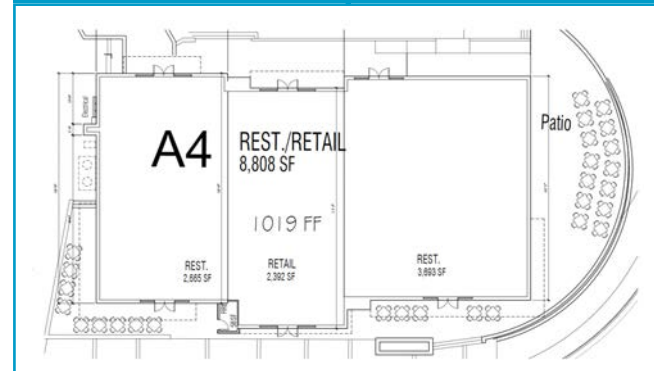
A2 & A3



A1



A4



RENDERINGS



UNDER CONSTRUCTION AT CITY CENTER

AdventHealth purchased the land and is currently building a **27.5-acre Health and Wellness campus**.

The new development is situated at the Northwest Corner of 87th Street and Renner Boulevard, directly north of the Gateway Sites.

Construction is underway with hospital construction date expected for 2025.



“AdventHealth’s campus in Lenexa City Center will redefine health care in Kansas City.”

- Karsten Randolph, CFO of AdventHealth’s Mid-America Region



The new AdventHealth will include:

- A 100-bed hospital
- Medical office buildings
- Urgent care center
- Lifestyle center
- Retail & Commercial building



To learn more visit: www.adventhealth.com/hospital/adventhealth-lenexa

FOR LEASE



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