

NEW RETAIL SPACE COMING TO LENEXA CITY CENTER



SPACE HIGHLIGHTS

- **1,903 - 3,829 SF Retail/Restaurant Space**
- Rare opportunity for 87th St frontage in the heart of Lenexa City Center
- Bustling intersection adjacent to Lenexa City Hall, Lenexa Public Market, SMSD Aquatic Center, and more!
- Adjoins premier 260- room, 2-hotel complex including AC Hotel and Residence Inn
- Early 2026 delivery

LEASING CONTACTS

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SITE PLAN





LOCATION

TOTAL POPULATION

1 mile: 11,002
3 mile: 46,881
5 mile: 167,290

AVERAGE HOUSEHOLD INCOME

1 mile: \$105,076
3 mile: \$116,804
5 mile: \$105,821

DAYTIME POPULATION

1 mile: 4,445
3 mile: 42,793
5 mile: 115,609

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

Ideally positioned at the intersection of I-435 and 87th Street, Lenexa City Center 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.



Retail A



Retail A



Retail B



Retail C-D



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