

## RETAIL SPACE FOR LEASE IN THE VILLAGE AT CITY CENTER NORTH



### RETAIL HIGHLIGHTS

- **Flexible space sizing available**
- Dynamic tenant mix with health and wellness focus
- Easy access from I-435 and 87th Street
- Join the thriving Lenexa City Center community, one of KC's most active submarkets
- Fantastic area demographics with average household income over \$115,000

### LEASING CONTACT

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Located in Johnson County's ever-growing suburban community, City Center Lenexa will build on the energy of the entire city while creating a destination unto itself.

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, Library
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

### STRONG DEMOGRAPHICS

- 20% growth rate in the last ten years
- Residents: 48,000 (3 miles), 162,000 (5 miles)
- Average Household Income: \$115,000 (3 miles)

### VIBRANT AREA

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

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.





## LENEXA, KANSAS

When fully developed, City Center will consist of more than 2 million square feet, including civic components for the City of Lenexa, nearly 1 million square feet of office and retail, and 375 residential units.



Current retailers in Lenexa City Center and surroundings include:



and many more.

Additionally, the area includes the following offices:





AdventHealth is currently under development of a 27.5-Acres Health and Wellness Campus.

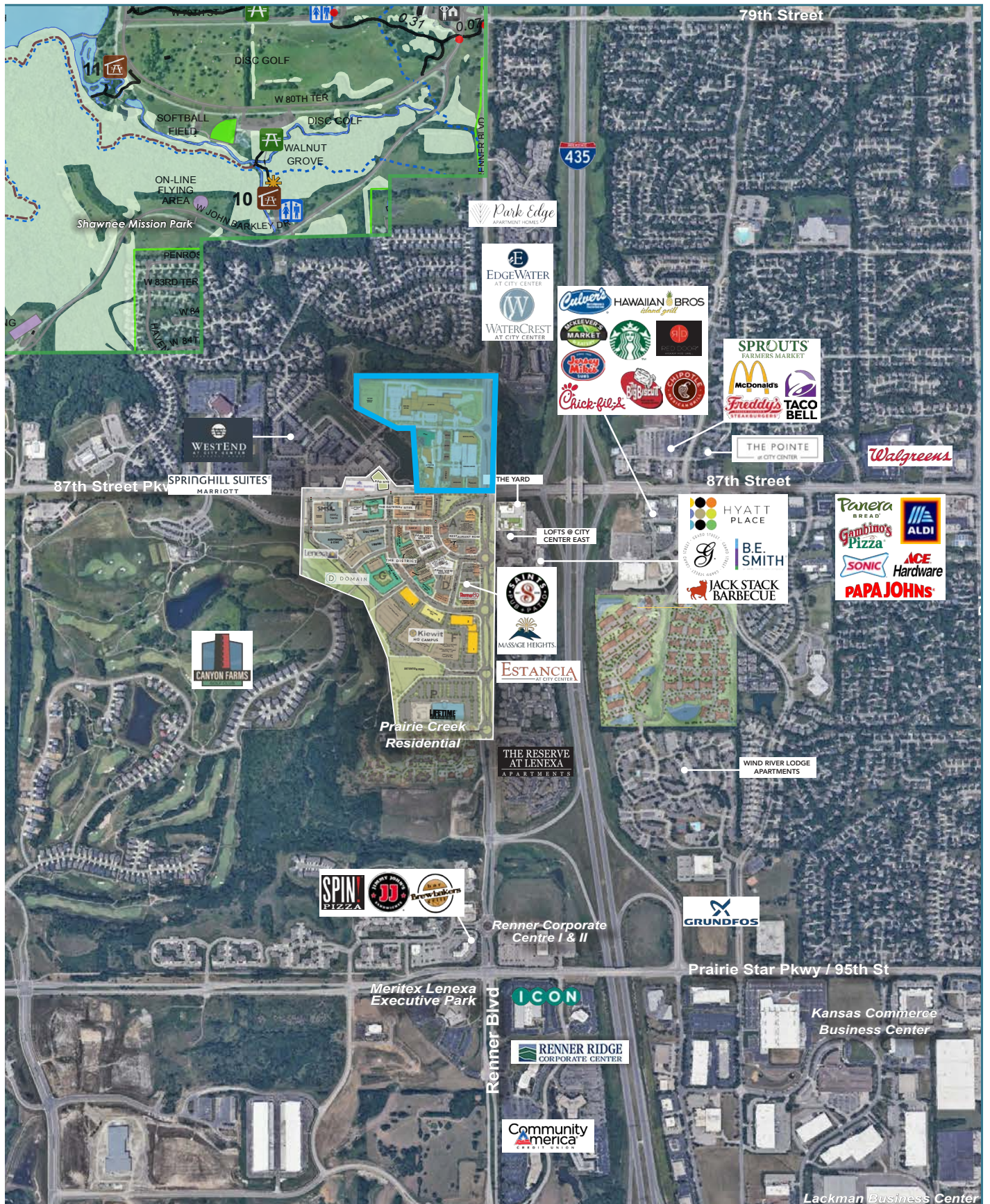
The phasing plan includes a **mixed-use retail and office component along Scarborough Street** with a three-level parking garage behind the building.

The new AdventHealth will include:

- 11 Total Buildings
- A 100-bed Hospital
- Medical office buildings
- Urgent Care Center
- Lifestyle Center
- Retail and Commercial Buildings
- Hotel









CONCEPTUAL SITE PLAN

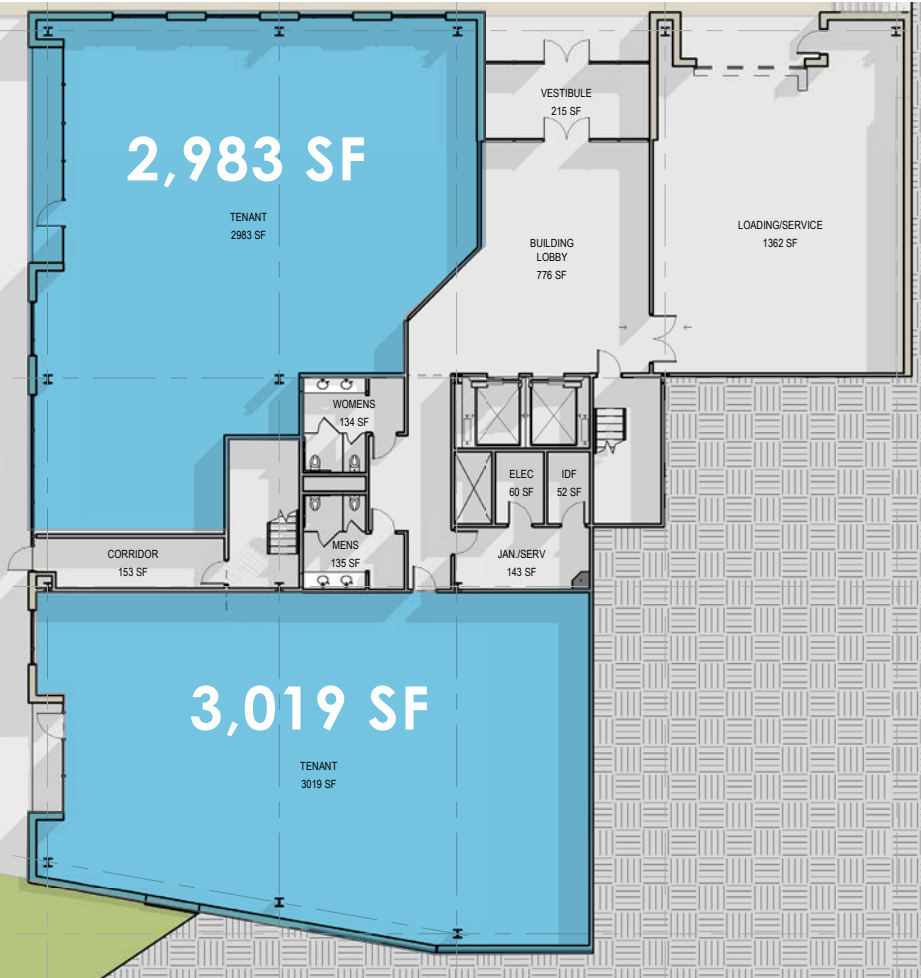






# MIXED-USE BUILDING I

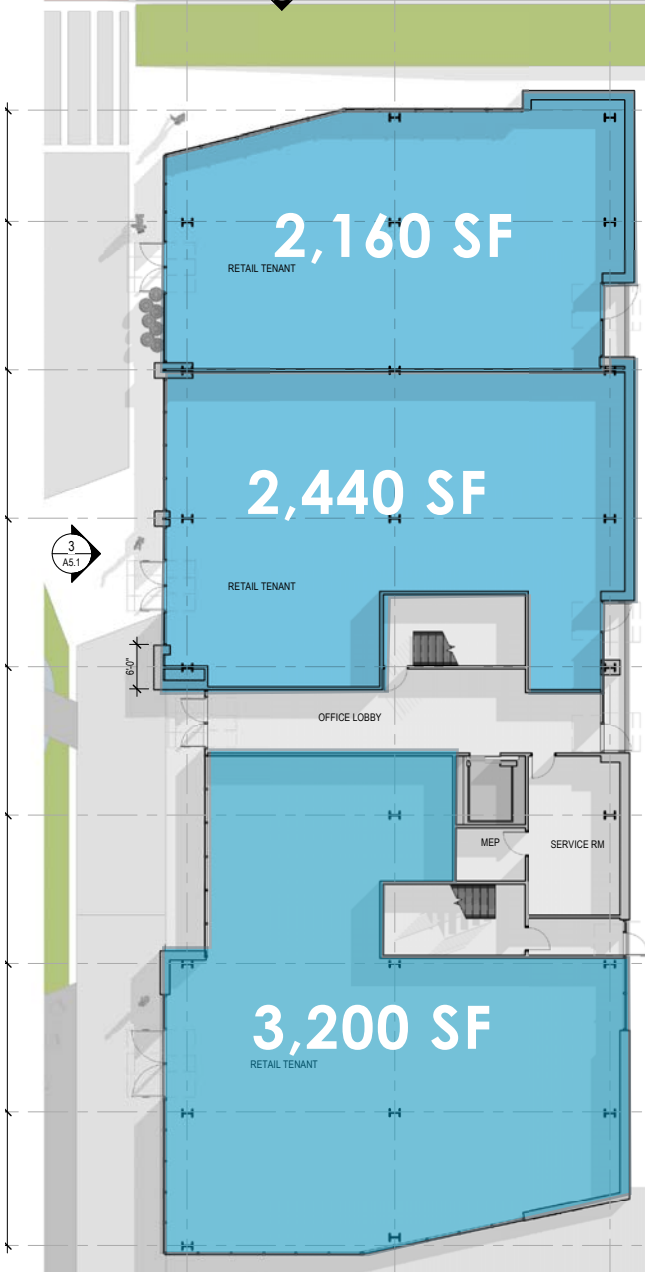
1st Floor



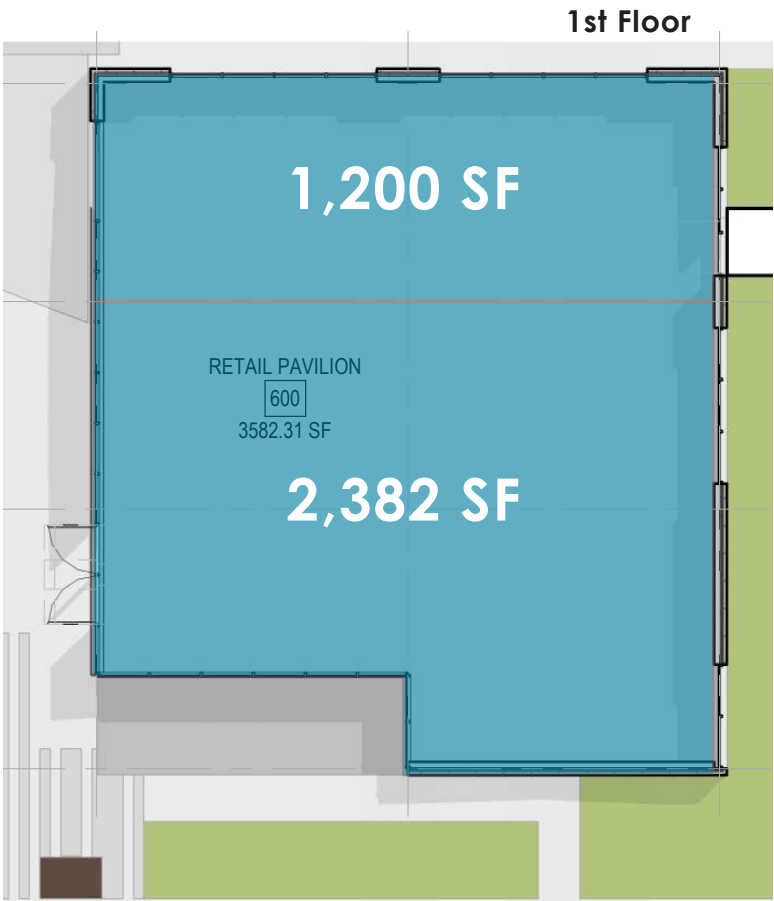




1st Floor



RETAIL PAVILION









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