

## PAD SITE AT LENEXA CITY CENTER



### SPACE HIGHLIGHTS

- **0.39 AC For Sale or Ground Lease**
- Access to Shared Parking Structure
- High traffic draw with pedestrian and vehicle access
- Excellent visibility at 87th & Penrose
- Immediate access to I-35
- Located at the heart of booming Lenexa City Center development
- Walkable to surrounding hotels, apartments, offices, retail, restaurants, civic campus and more!

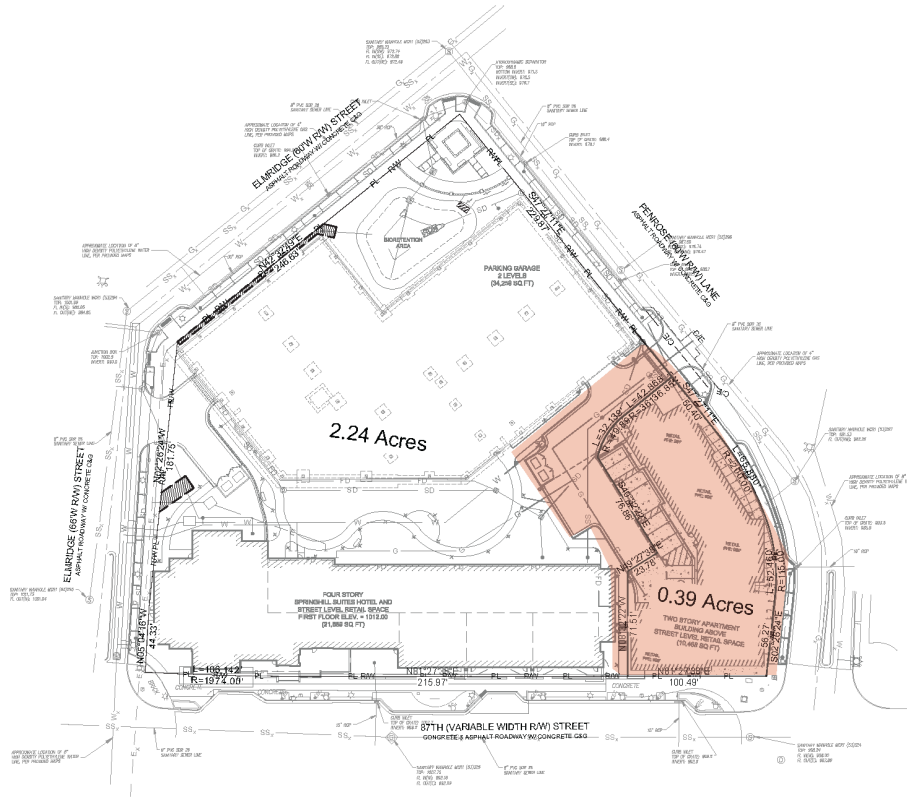
### SALES CONTACT

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# SITE PLAN

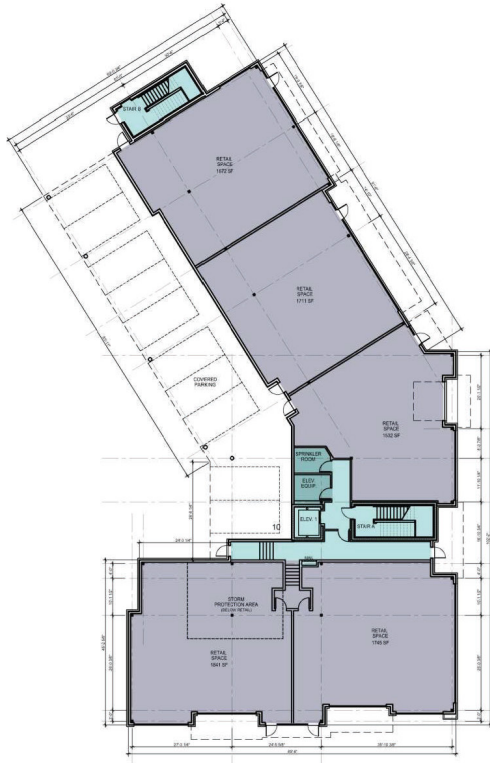
## Pad Site

- 0.39 Acres

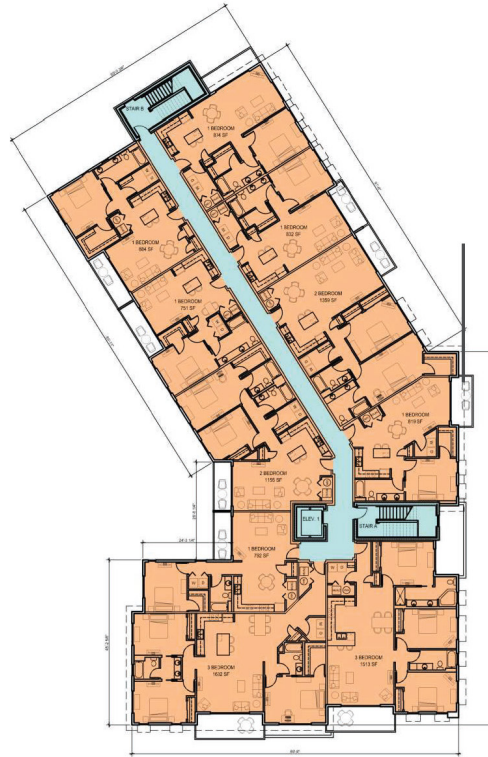


## Conceptual Plans Include

- 3 story, 35,473 SF Retail and Multi-Family building
- 8,500 +/- Retail Space, divided into 5 suites
- 20 Apartments



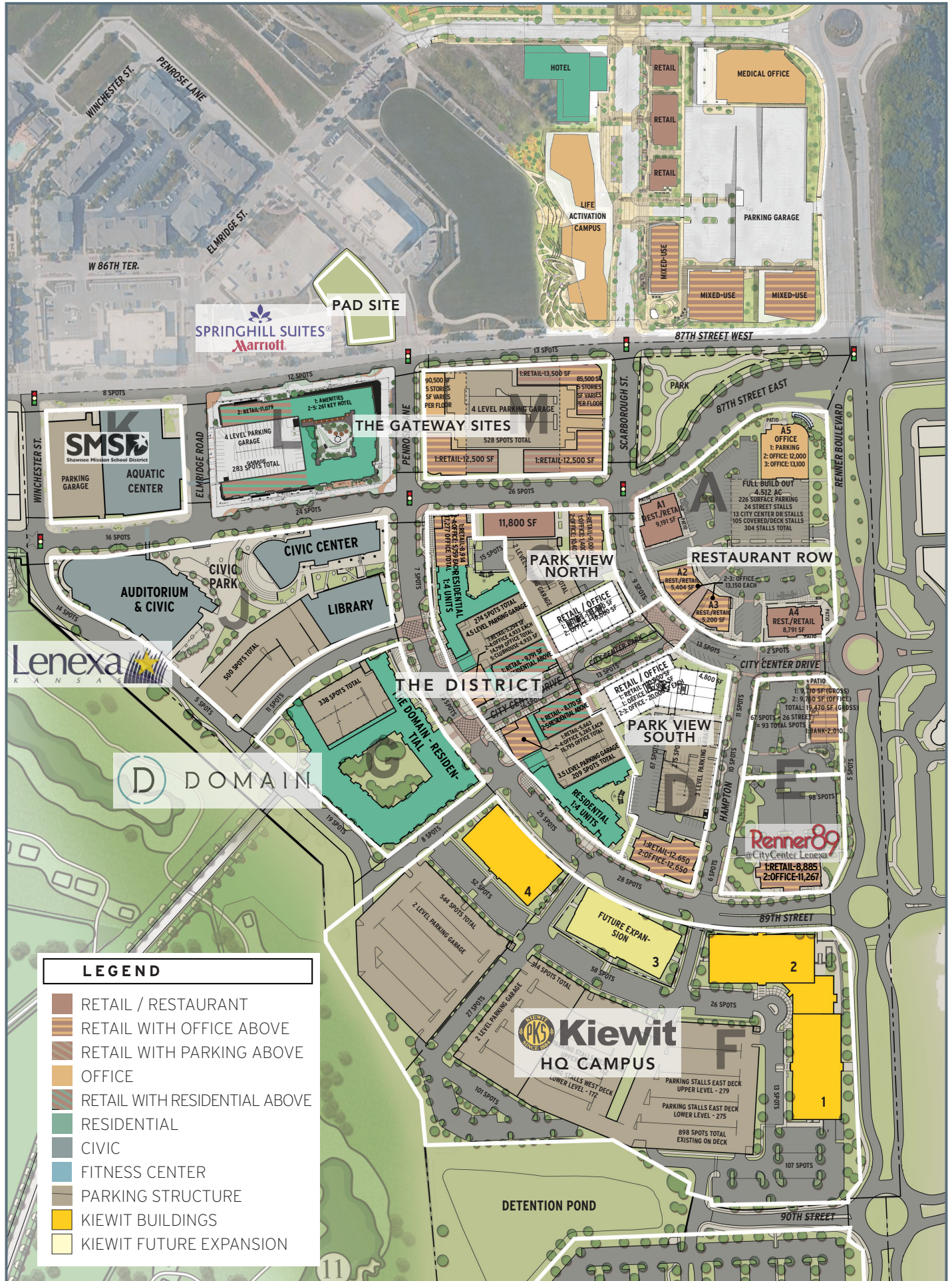
APARTMENT BLDG - 1ST FLOOR PLAN



APARTMENT BLDG - 2ND FLOOR PLAN



# LENEXA CITY CENTER



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

## 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](http://www.adventhealth.com/hospital/adventhealth-lenexa)

# DEMOGRAPHICS

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.



**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

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