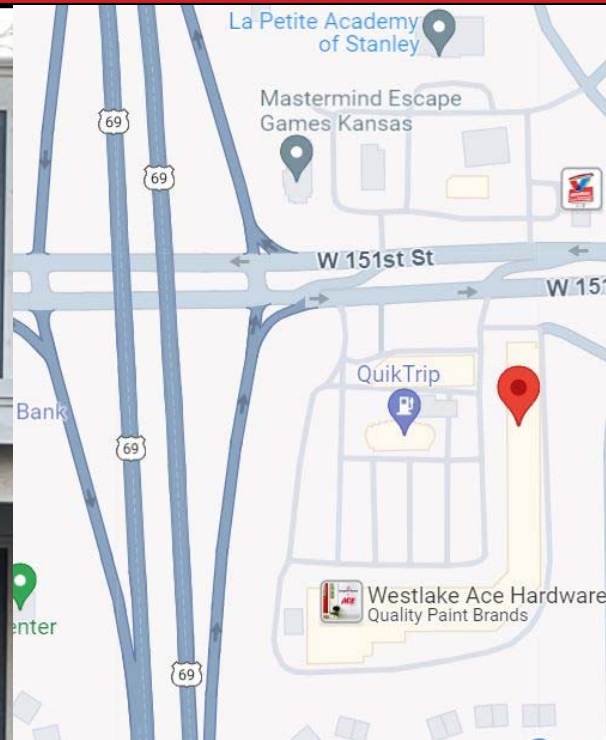


# Stanley Station Shopping Center

SE Corner of 69 Highway & W 151st Street

7699 W 151st Street  
Overland Park, Kansas



**RARE SMALL SPACE  
AVAILABLE AT BUSY  
SHOPPING CENTER**

**AVAILABLE:**

1,200 SF Available February 2024 (Sabell's Boutique)  
1,440 SF Available March 2024 (Yeti Pub)

**USES:**

Retail/Office

**LEASE RATE:**

\$14.00/SF, Triple Net

**TRIPLE NET CHARGES:**

2024: \$6.04/SF

**JOIN TENANTS:**

Westlake Ace Hardware, Sherwin-Williams, QuikTrip, Jalapeno's Mexican Restaurant and many more retail and service-oriented tenants

**LOCATION:**

- ⇒ West 151st Street Visible from Off-ramp of 169 Highway
- ⇒ Major North/South Arterial Through South Johnson County
- ⇒ Less Than 1/2 mile West of Metcalf Avenue
- ⇒ 5-mile radius:
  - Population—153,974
  - Average HH Income: \$160,748

**SUMMARY:**

**LAST SPACE AVAILABLE** in this high-traffic shopping center. Wide open "warm shell" space occupied by Sabell's Boutique until January 31, 2024.

**VARNUM**

**ARMSTRONG**

**DEETER**

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# 1,200 SF Space for Lease— Free Rent for Qualifying Tenant



## PROPERTY SIZE:

+/-65,050 SF

## OCCUPANCY:

98% - Remainder of property is FULLY LEASED!

## DAILY TRAFFIC COUNT:

N/S: 59,400 CPD

E/W: 37,700 CPD

## PROPERTY INFO:

- Great Visibility and Access 169 Hwy
- Building Signage Available
- QuikTrip Pad Site Remodeled/ Expanded in 2013



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PROPERTY PHOTOS



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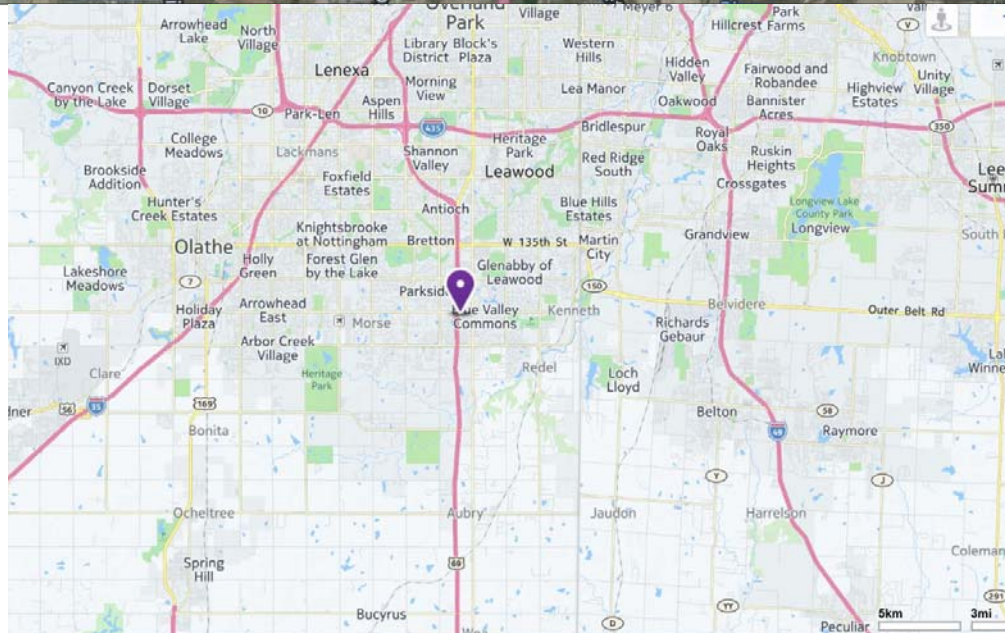
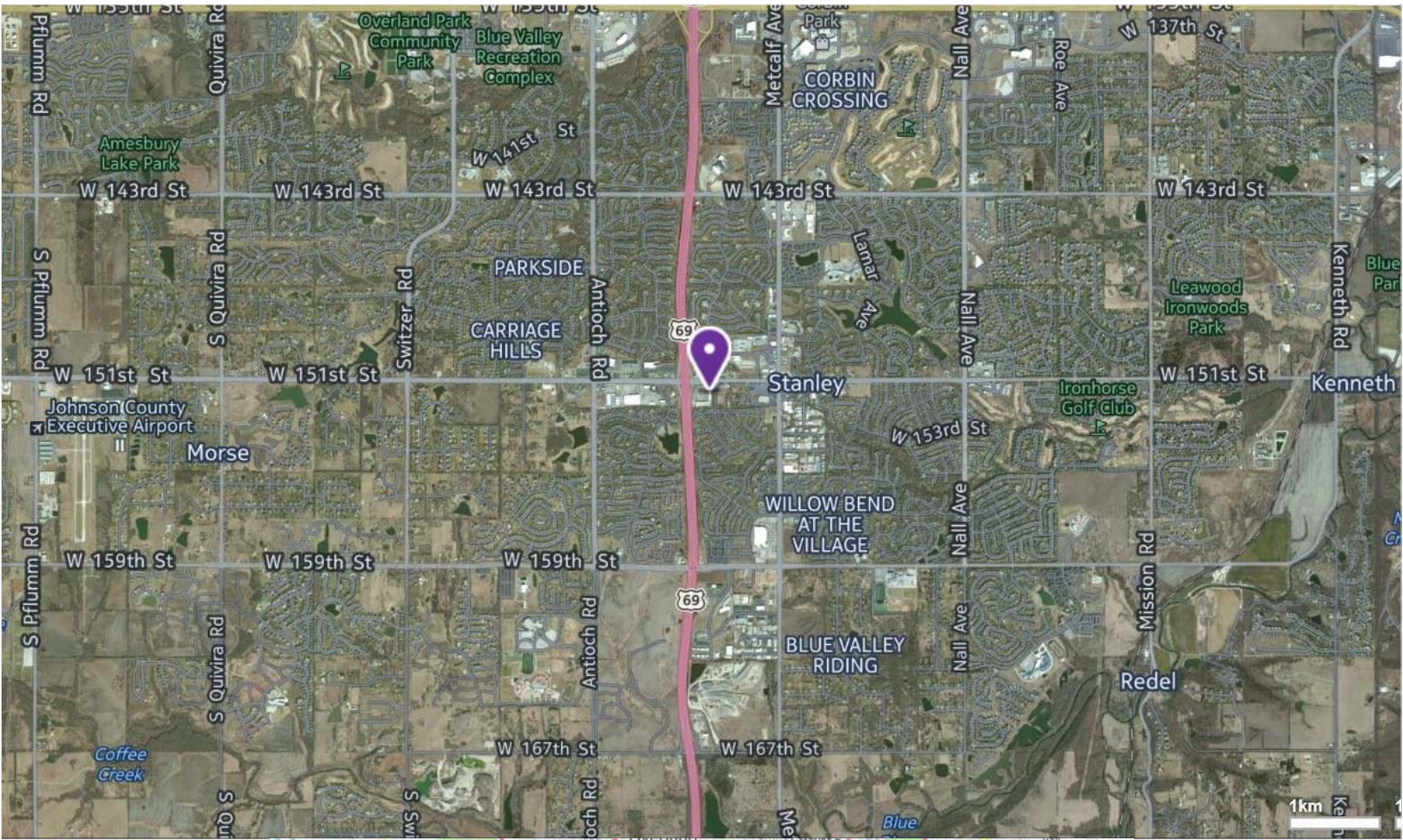
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# Choice Site in South Johnson County

## AERIAL PHOTOS



**VARNUM**

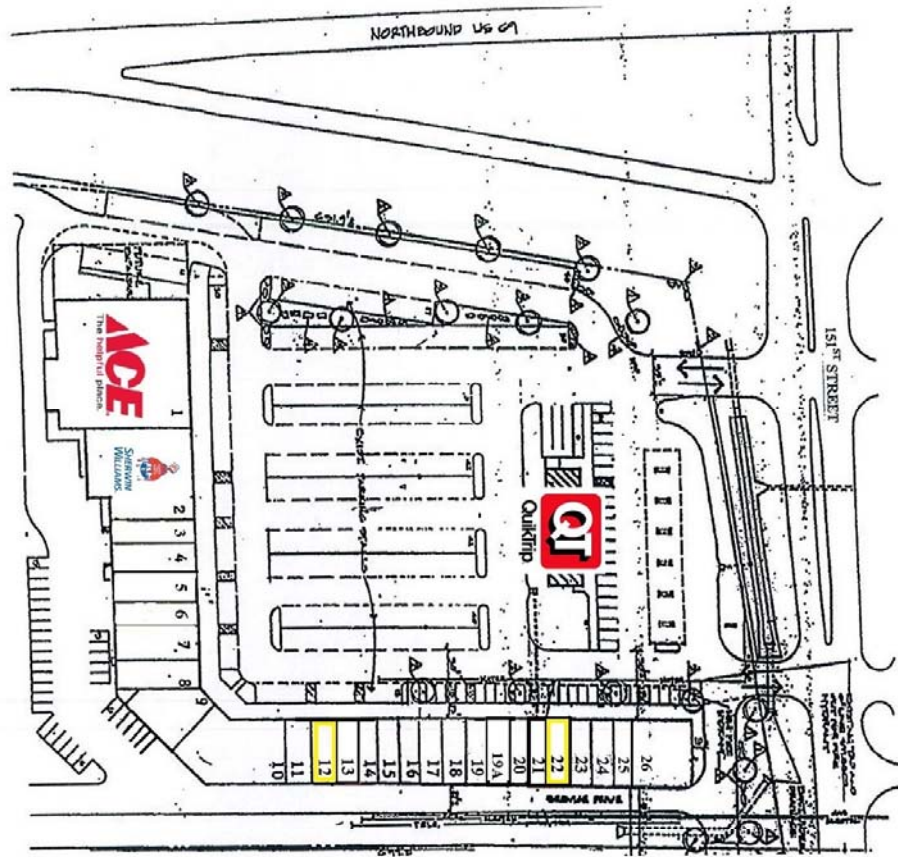
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STANLEY STATION SHOPPING CENTER

Space #	Address	Sq. Ft.	Current Tenant
1	7821	15,000	Westlake Ace Hardware
2	7819	7,600	Sherwin-Williams
3	7811	1,483	Dopps Chiropractic
4	7,809	2,117	Myabi Japanese & Asian Bistro
5	7807	2,000	The Energy Within
6	7805	1,600	Falafel Express
7	7803	2,400	Halal International Market
8/9	7733-7801	4,700	Bella B Décor
10	7729	4,680	Jalapeno's
11	7723	1,200	Sweet Caroline's
12	7721	1,440	The Yeti Pub (Available 3/1/24)
13	7719	1,200	The Native Seed Boutique
14	7717	1,200	Edward Jones
15/16	7715	2,400	Monarch Books & Gifts
17	7711	1,200	Positively Perfect
18	7709	1,200	All State Insurance
19	7707	1,200	KC Accounting
19A	7705	1,200	Kim's Alterations
20	7703	1,200	CBD American Shaman
21	7701	900	Melanie Soltz Photography
22	7699	1,200	Sabell's Boutique (Available 02/01/24)
23	7697	1,200	Asian Massage
24	7693	1,200	Barbers of Stanley
25	7691	1,200	Satisfaction Nails
26	7687	4,440	New Stanley Liquors

**VARNUM • ARMSTRONG • DEETER • LLC**

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# Strong Demographic Market Area



## Executive Summary

7719 W 151st Overland Park KS 66223  
 7719 W 151st Overland Park KS 66223  
 Rings: 1, 3, 5 mile radii

Latitude: 38.8536  
 Longitude: -94.6748

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	7,646	32,411	94,717
2010 Population	11,441	55,623	131,521
2021 Population	11,895	67,372	153,974
2026 Population	12,295	72,494	163,789
2000-2010 Annual Rate	4.11%	5.55%	3.34%
2010-2021 Annual Rate	0.35%	1.72%	1.41%
2021-2026 Annual Rate	0.66%	1.48%	1.24%
2021 Male Population	48.6%	49.3%	49.0%
2021 Female Population	51.4%	50.7%	51.0%
2021 Median Age	38.0	37.7	39.2

In the identified area, the current year population is 153,974. In 2010, the Census count in the area was 131,521. The rate of change since 2010 was 1.41% annually. The five-year projection for the population in the area is 163,789 representing a change of 1.24% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	79.1%	80.1%	82.0%
2021 Black Alone	3.1%	3.3%	3.7%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	14.0%	12.9%	10.5%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.6%	0.7%	1.0%
2021 Two or More Races	3.0%	2.7%	2.6%
2021 Hispanic Origin (Any Race)	4.1%	3.8%	4.0%

Persons of Hispanic origin represent 4.0% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.8 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	195	218	208
2000 Households	2,500	10,311	33,007
2010 Households	4,036	19,353	48,607
2021 Total Households	4,225	23,550	56,852
2026 Total Households	4,367	25,378	60,502
2000-2010 Annual Rate	4.91%	6.50%	3.95%
2010-2021 Annual Rate	0.41%	1.76%	1.40%
2021-2026 Annual Rate	0.66%	1.51%	1.25%
2021 Average Household Size	2.82	2.86	2.70

The household count in this area has changed from 48,607 in 2010 to 56,852 in the current year, a change of 1.40% annually. The five-year projection of households is 60,502, a change of 1.25% annually from the current year total. Average household size is currently 2.70, compared to 2.69 in the year 2010. The number of families in the current year is 41,741 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.5%	12.9%	13.3%
<b>Median Household Income</b>			
2021 Median Household Income	\$122,117	\$137,050	\$122,284
2026 Median Household Income	\$132,255	\$149,148	\$132,524
2021-2026 Annual Rate	1.61%	1.71%	1.62%
<b>Average Household Income</b>			
2021 Average Household Income	\$152,905	\$172,982	\$160,748
2026 Average Household Income	\$167,678	\$187,210	\$175,033
2021-2026 Annual Rate	1.86%	1.59%	1.72%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$53,302	\$60,630	\$59,271
2026 Per Capita Income	\$58,509	\$65,714	\$64,561
2021-2026 Annual Rate	1.88%	1.62%	1.72%

**Households by Income**  
 Current median household income is \$122,284 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$132,524 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$160,748 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$175,033 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$59,271 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$64,561 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	189	167	162
2000 Total Housing Units	2,626	10,961	34,865
2000 Owner Occupied Housing Units	2,302	9,245	26,389
2000 Renter Occupied Housing Units	198	1,065	6,618
2000 Vacant Housing Units	126	651	1,858
2010 Total Housing Units	4,201	20,379	51,270
2010 Owner Occupied Housing Units	3,502	14,779	36,117
2010 Renter Occupied Housing Units	534	4,574	12,490
2010 Vacant Housing Units	165	1,026	2,663
2021 Total Housing Units	4,374	24,820	59,851
2021 Owner Occupied Housing Units	3,613	16,690	39,951
2021 Renter Occupied Housing Units	612	6,859	16,900
2021 Vacant Housing Units	149	1,270	2,999
2026 Total Housing Units	4,518	26,713	63,592
2026 Owner Occupied Housing Units	3,774	18,028	42,516
2026 Renter Occupied Housing Units	594	7,350	17,986
2026 Vacant Housing Units	151	1,335	3,090

Currently, 66.8% of the 59,851 housing units in the area are owner occupied; 28.2%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 51,270 housing units in the area - 70.4% owner occupied, 24.4% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 7.12%. Median home value in the area is \$388,452, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 0.98% annually to \$407,929.

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