

Retail for Lease

Ridgeview North

802 - 824 N RIDGEVIEW RD | OLATHE, KS

1,000-1,200 SF



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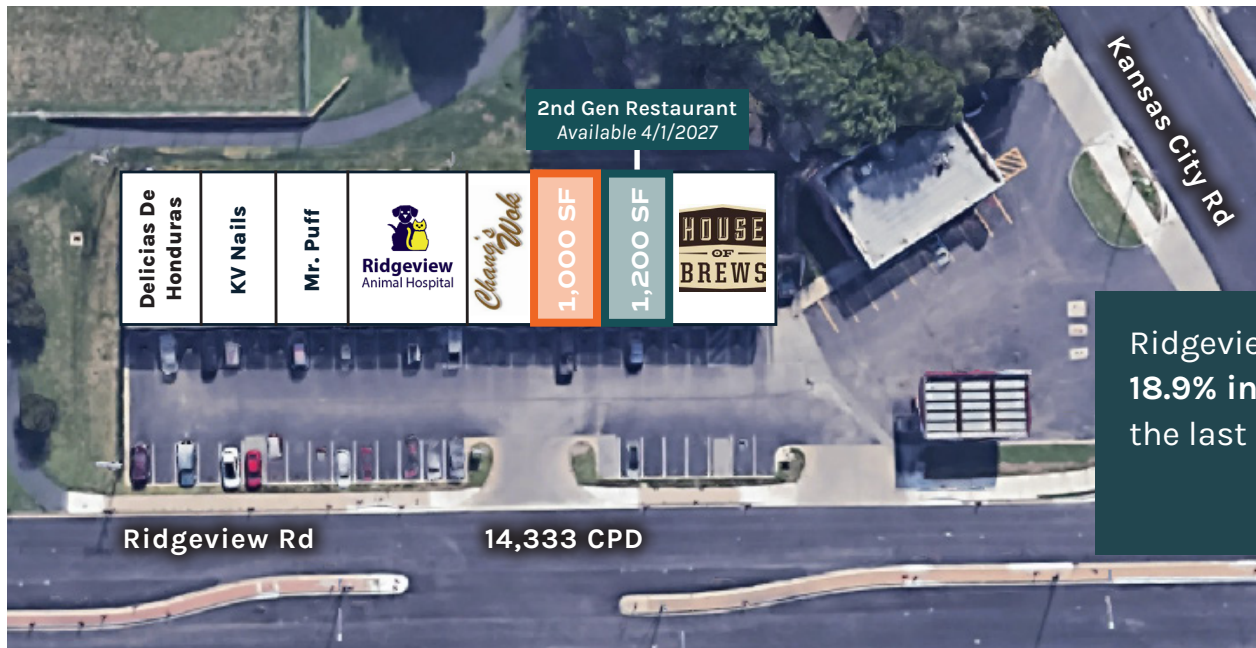
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 **BACELINE** GROUP | **LANE4**

Property Highlights

- 1,000-1,200 SF retail space
 - 1,200 SF: 2nd gen restaurant (available 4/1/2027)
- Located on Ridgeview Rd with over 14,000 CPD
- Minutes from Olathe North High School, Santa Fe Trail Middle School, Downtown Olathe, and the Olathe Community Center

Demographics	1 MI.	3 MI.	5 MI.
Population	11,571	91,291	188,077
Avg. HH Income	\$85,540	\$115,408	\$141,525
# of Businesses	725	3,662	7,195
# of Employees	7,607	53,172	110,900



VIRTUAL TOUR

Ridgeview North has seen an **18.9% increase in visits** over the last 3 years.

Source: Placer.ai (2025)





Olathe Gateway

- LONGHORN STEAKHOUSE
- Jason's deli
- KANSAS SAMPLER
- Starbucks

Bass Pro Shops

Furniture Mall of Kansas

HOMEFIELD

MAIN EVENT ENTERTAINMENT

AMC

TEXAS BREADS

OLD CHICAGO PIZZA & TAPROOM

Cacker Barrel

Target BEAUTY BRANDS

OfficeMax

KIRKLAND'S

Burlington

PET SMART

DICK'S SPORTING GOODS

ALDI

THE HOME DEPOT

Tanera

ROSS DRESS FOR LESS

Famous Footwear

GOING, GOING, GONE!

Olathe Pointe

- WHOLE FOODS MARKET
- Marshalls
- HomeGoods
- ULTA
- Michaels
- OFF BROADWAY SHOE WAREHOUSE
- OLD NAVY
- Chick-fil-A
- FIVE BELOW

SITE

Ridgeview Rd

14,333 CPD

Kansas City Rd

Mur-Len Rd

Black Bob Rd

119th St

127th St

135th St

46,983 CPD

Olathe Community Center

Olathe East High School



at home

Santa Fe Square

- planet fitness
- The Big Biscuit
- Calver's

petco

Walmart

LOWE'S

Academy SPORTS + OUTDOORS

MENARDS

