



# HAWTHORNE PLAZA

# DISCOVER YOUR CORNER of KC



119<sup>TH</sup> STREET AND ROE AVENUE | OVERLAND PARK, KANSAS

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**LANE4**



- Located at Kansas City's most dominant, upscale retail intersection
- South Johnson County has some of the highest household incomes in the metro: **\$162K avg. household income (5 mi)**
- The bustling 119<sup>th</sup> Street corridor houses nearly 3.5 million SF of retail
- Diverse tenant mix with high-end fashion, wellness + health, local restaurants, and everyday services
- Easy access to Interstate 435 and Highway 69
- Located near the College Boulevard office corridor and Aspiria campus with over 85,500 employees within 3 miles of the center
- Local ownership, management, leasing and marketing team
- Walkable, safe, open-air shopping environment

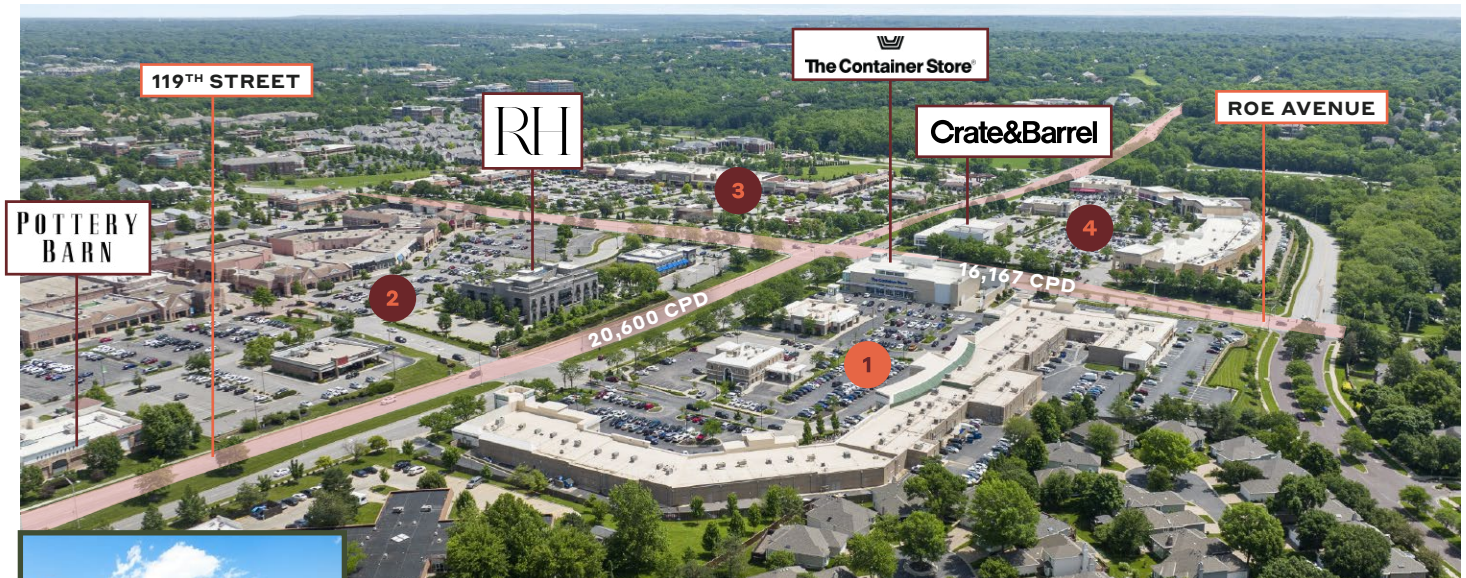
119th & Roe Intersection:  
**10.3 million annual visitors**

Hawthorne Plaza:  
**67,000 avg. unique monthly visits**

*Source: Placer.Ai (2025)*



# THE EPICENTER OF THE 119<sup>TH</sup> STREET CORRIDOR



*aerie* ANTHROPOLOGIE Apple Store ARHAUS ARITZIA ATHLETA  
 BANANA REPUBLIC BRISTOL SEAFOOD GRILL Crate&Barrel DIAMONDS DIRECT EVEREVE J.Jill  
 KENDRA SCOTT lululemon macy's Madewell NORTH ITALIA  
 THE NORTH FACE POTTERY BARN RH SOMA TECOVAS The Container Store  
 TRADER JOE'S vineyard vines WILLIAMS SONOMA WHBM YETI

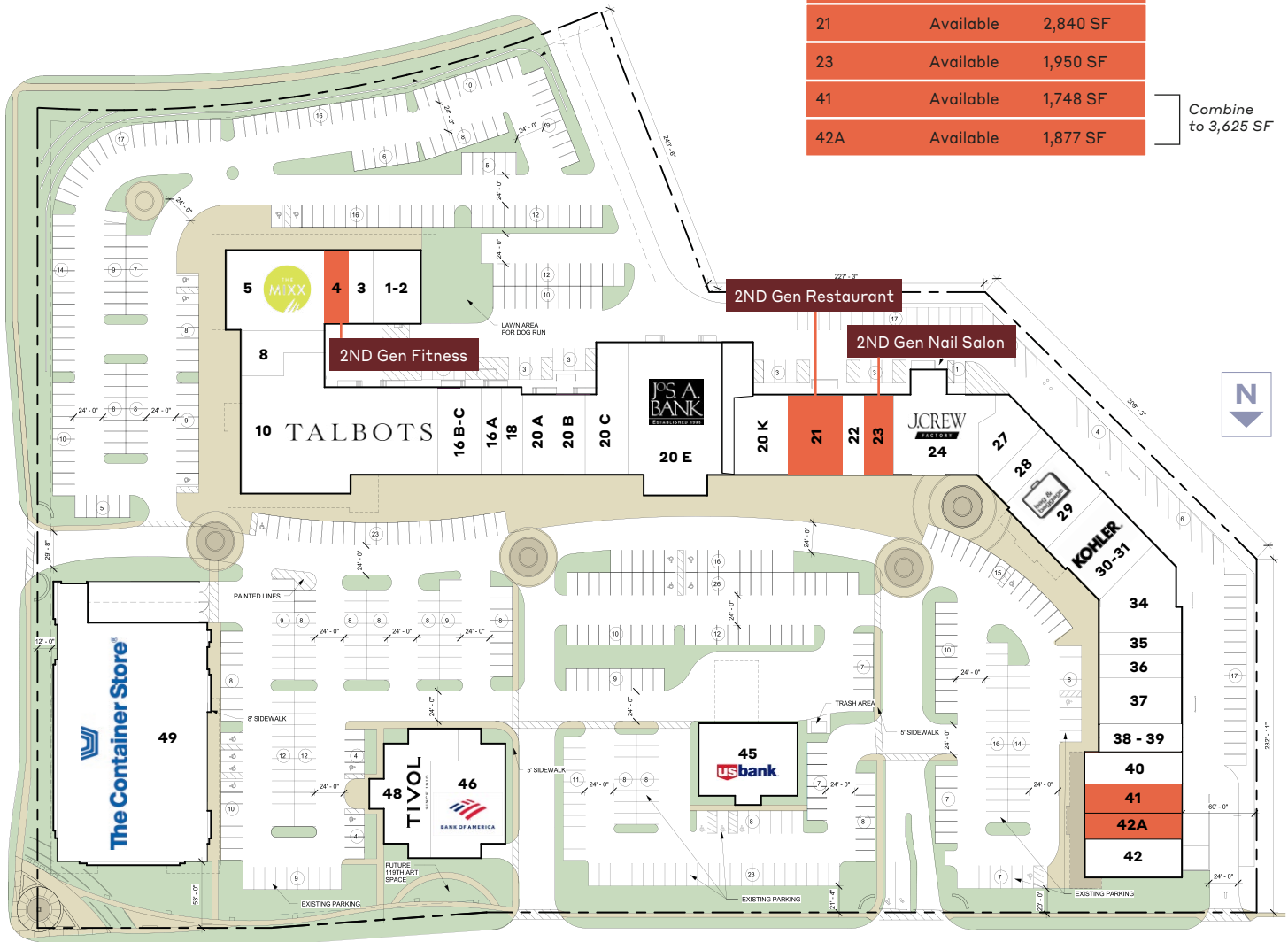
119<sup>TH</sup> & ROE TENANT ROSTER

AVAILABLE FOR LEASE

|     |           |          |
|-----|-----------|----------|
| 4   | Available | 1,487 SF |
| 21  | Available | 2,840 SF |
| 23  | Available | 1,950 SF |
| 41  | Available | 1,748 SF |
| 42A | Available | 1,877 SF |

Combine to 3,625 SF

ROE AVENUE



119TH STREET

# TENANT DIRECTORY

|       |                      |       |                         |     |                       |
|-------|----------------------|-------|-------------------------|-----|-----------------------|
| 1-2   | Hawthorne Animal     | 20E   | Jos. A Bank             | 40  | Alloy Fitness         |
| 3     | Clairvaux            | 20K   | Urban Egg               | 41  | Available - 1,748 SF* |
| 4     | Available - 1,487 SF | 21    | Available - 2,840 SF    | 42A | Available - 1,877 SF* |
| 5     | The Mixx             | 22    | Summer Salt             | 42  | Chipotle              |
| 8     | Clairvaux            | 23    | Available - 1,950 SF    | 45  | US Bank               |
| 10    | Talbots              | 24    | J.Crew Factory          | 46  | Bank of America       |
| 16B-C | Carbon Health        | 27    | LaMira Interiors        | 48  | Tivol                 |
| 16A   | Lilly Pulitzer       | 28    | Nekter Juice Bar        | 49  | The Container Store   |
| 18    | The Rice Gallery     | 29    | Bag & Baggage           |     |                       |
| 20A   | The Dance Shop       | 30-31 | Kohler                  |     |                       |
| 20B   | Elite Feet           | 34    | Restore Hyper Wellness  |     |                       |
| 20C   | Swimwear Solution    | 35    | Romanelli Optix         |     |                       |
|       |                      | 36    | LOOK Med Spa            |     |                       |
|       |                      | 37    | Annabelles Fine Linens  |     |                       |
|       |                      | 38-39 | New Tenant Coming Soon! |     |                       |

\*Can combine to 3,625 SF

16 YEARS  
AVERAGE TENANT  
OCCUPANCY TENURE

# IMPRESSIVE TRADE AREA DEMOGRAPHICS, HIGHLIGHTED BY THE FOLLOWING CHARACTERISTICS:

**152,656**

Employees  
(5 mi)

**\$130k**

Avg. disposable income  
(5 mi)

**57.9%**

Bachelor's degree or higher  
(3 mi)

**1.7%**

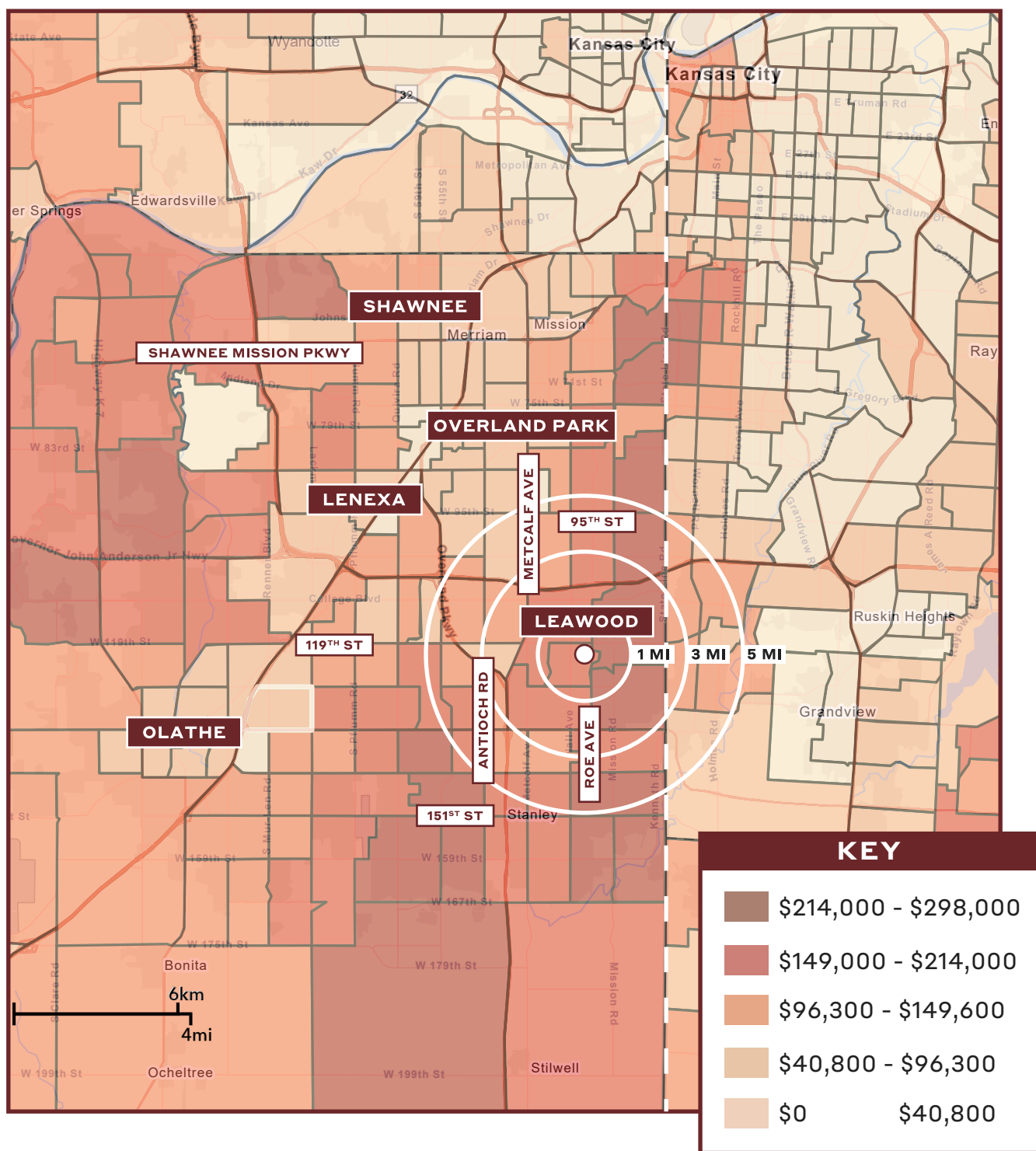
Unemployment  
(Johnson Co.)

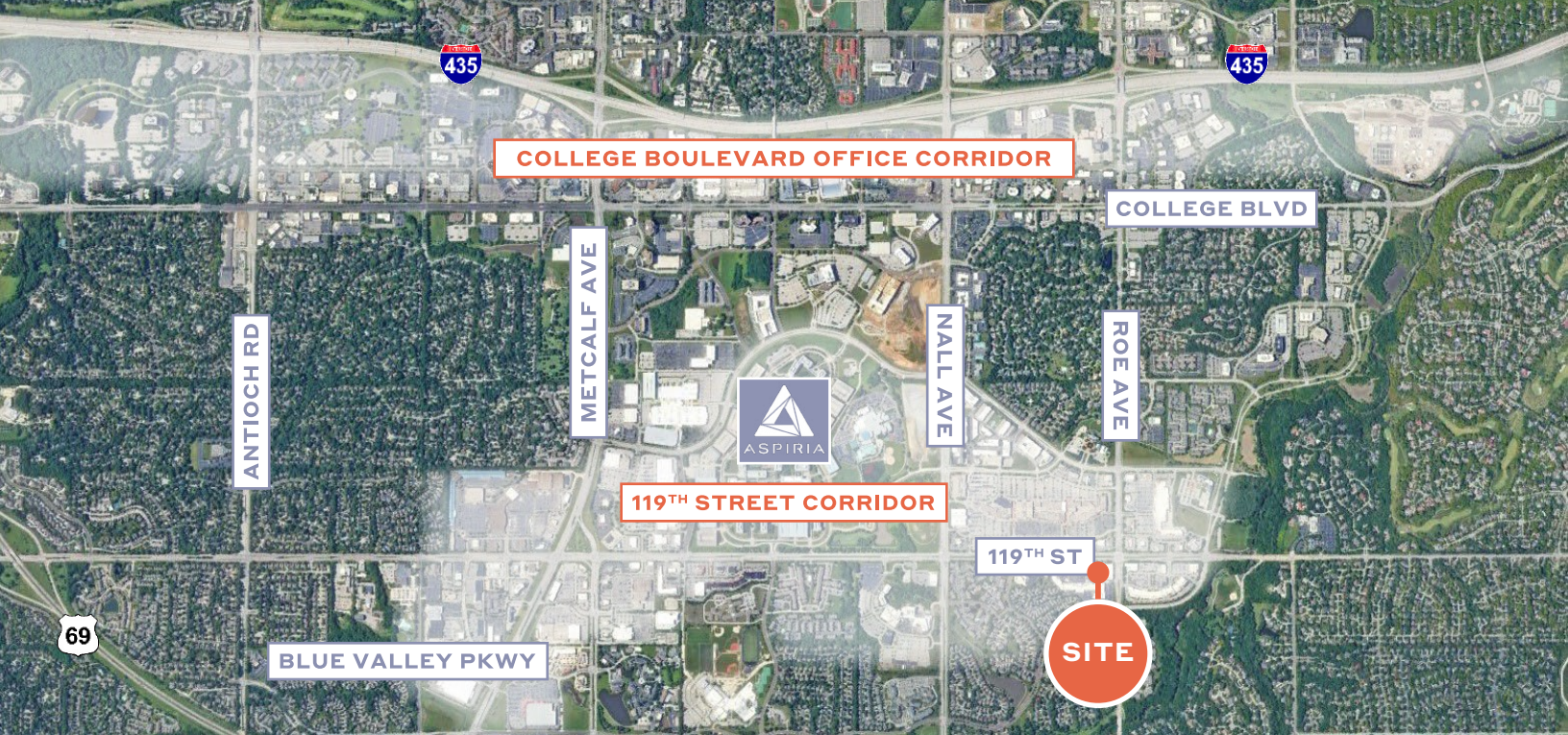
**\$200k+**

21.5% of the population has avg.  
HH income \$200k+ (3 mi)

**83.2%**

White Collar workforce  
(3 mi)





# ATTRACTIVE AMENITIES FOR SURROUNDING EMPLOYEES

| 119TH ST CORRIDOR    | COLLEGE BOULEVARD CORRIDOR | ASPIRIA CAMPUS     |
|----------------------|----------------------------|--------------------|
| 3.5M<br>SF of retail | 12M<br>SF of office        | 4M<br>SF of office |
| 95%<br>Occupied      | 26,000<br>Employees        | 4,500<br>Employees |

**KANSAS CITY'S ONE LOCATION RETAILERS ON 119<sup>TH</sup> STREET**

ARHAUS<sup>®</sup> ARITZIA *Rochs Brothers*

Crate&Barrel F FABLETICS THE NORTH FACE

RH POTTERY BARN TALBOTS

TECOVAS WILLIAMS SONOMA The Container Store<sup>®</sup>

\*This is not exclusive list, and represents a sample.

**MAJOR KANSAS CITY RETAIL CORRIDORS**

| LOCATION            | DAYTIME POP |
|---------------------|-------------|
| 119th & Roe         | 120,122     |
| 135th & Metcalf     | 102,271     |
| Ward Parkway Center | 87,022      |
| 135th & Stateline   | 46,129      |
| Summit Fair         | 57,595      |

\*Daytime population calculated within 3 miles of center/intersection.

# 119<sup>TH</sup> CORRIDOR AERIAL





OP *HP* KS

**HAWTHORNE**  
**PLAZA**