



**HAWTHORNE
PLAZA**

DISCOVER YOUR CORNER *of* KC



119TH 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 119th 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:
6.9+ million unique annual visitors

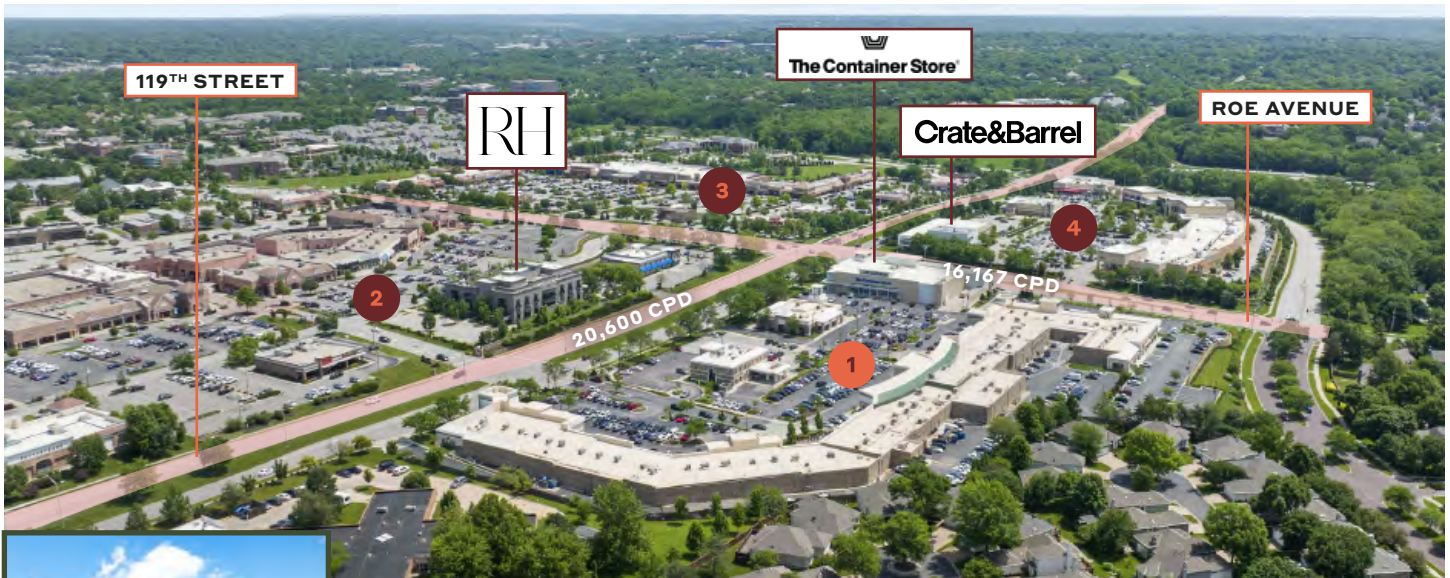


Hawthorne Plaza:
17.8% increase in annual visitors since 2021

Source: Placer.Ai (2024)



THE EPICENTER OF THE 119TH 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

119TH & ROE TENANT ROSTER

ROE AVENUE



AVAILABLE FOR LEASE

4	Available	1,487 SF
20C	Available	3,500 SF
20M	Available	1,545 SF
38	Available	1,050 SF
39	Available	1,040 SF
41	Available	1,748 SF
42A	Available	1,877 SF

Combine to 2,090 SF

Combine to 3,625 SF

119TH STREET

TENANT DIRECTORY

1-2	Hawthorne Animal	20E	Jos. A Bank	39	Available - 1,040 SF*
3	Clairvaux	20M	Available - 1,545 SF	40	Alloy Fitness
4	Available - 1,487 SF Confidential	20K	Urban Egg	41	Available - 1,748 SF**
5	The Mixx	21	Andre's	42A	Available - 1,877 SF**
8	Clairvaux	22	Summer Salt	42	Chipotle
10	Talbots	23	PAINT Nail Bar	45	US Bank
16B-C	Carbon Health	24	J.Crew Factory	46	Bank of America
16A	Lilly Pulitzer	27	LaMira Interiors	48	Tivol
18	The Rice Gallery	28	Nekter Juice Bar	49	The Container Store
20A	The Dance Shop	29	Bag & Baggage		
20B	Elite Feet	30-31	Kohler		
20C	Available - 3,500 SF Confidential	34	Restore Hyper Wellness		
		35	Romanelli Optix		
		36	LOOK Med Spa		
		37	Annabelles Fine Linens		
		38	Available - 1,050 SF*		

*Can combine to 2,090 SF

**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%

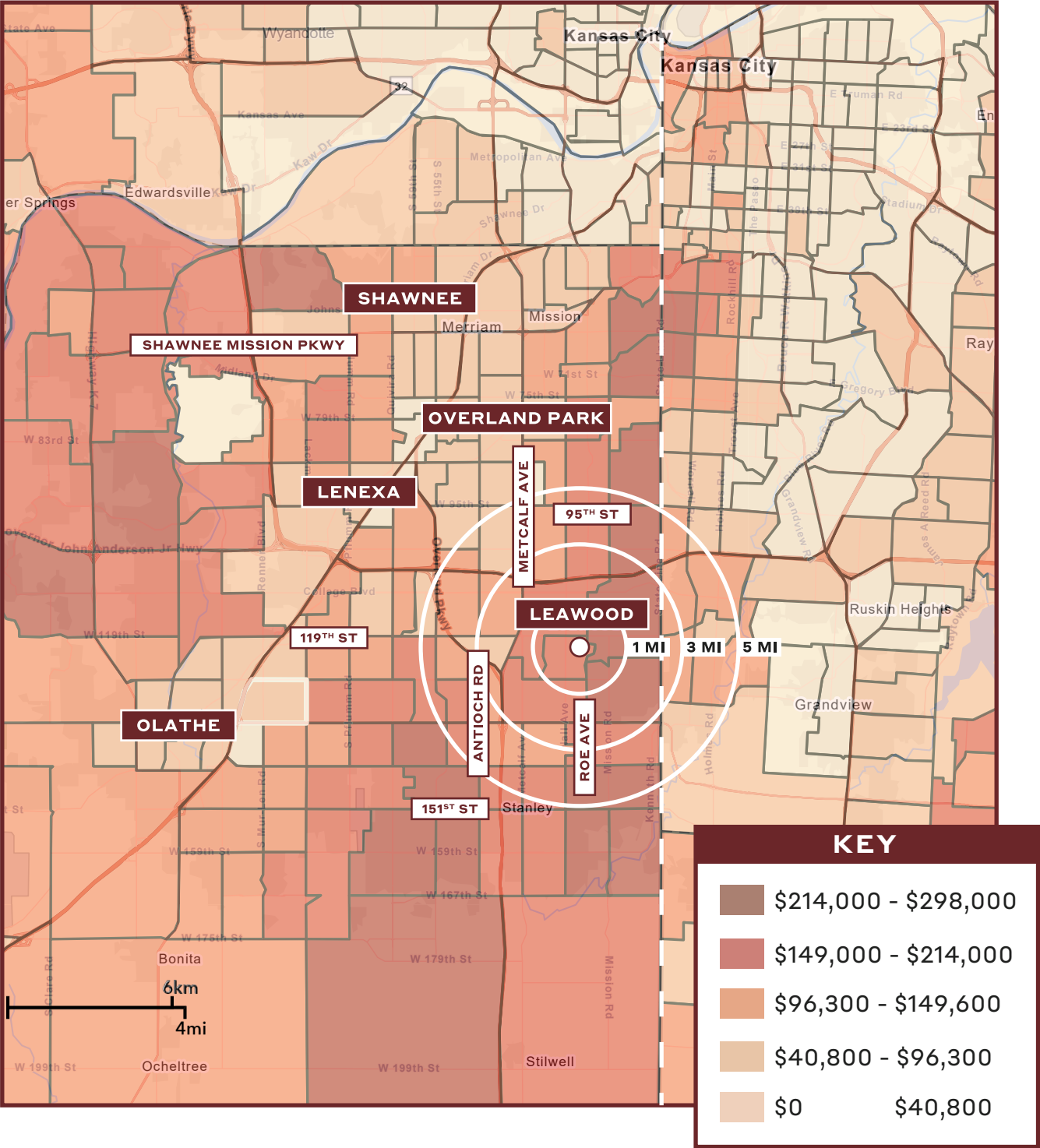
Unemployment
(Johnson Co.)

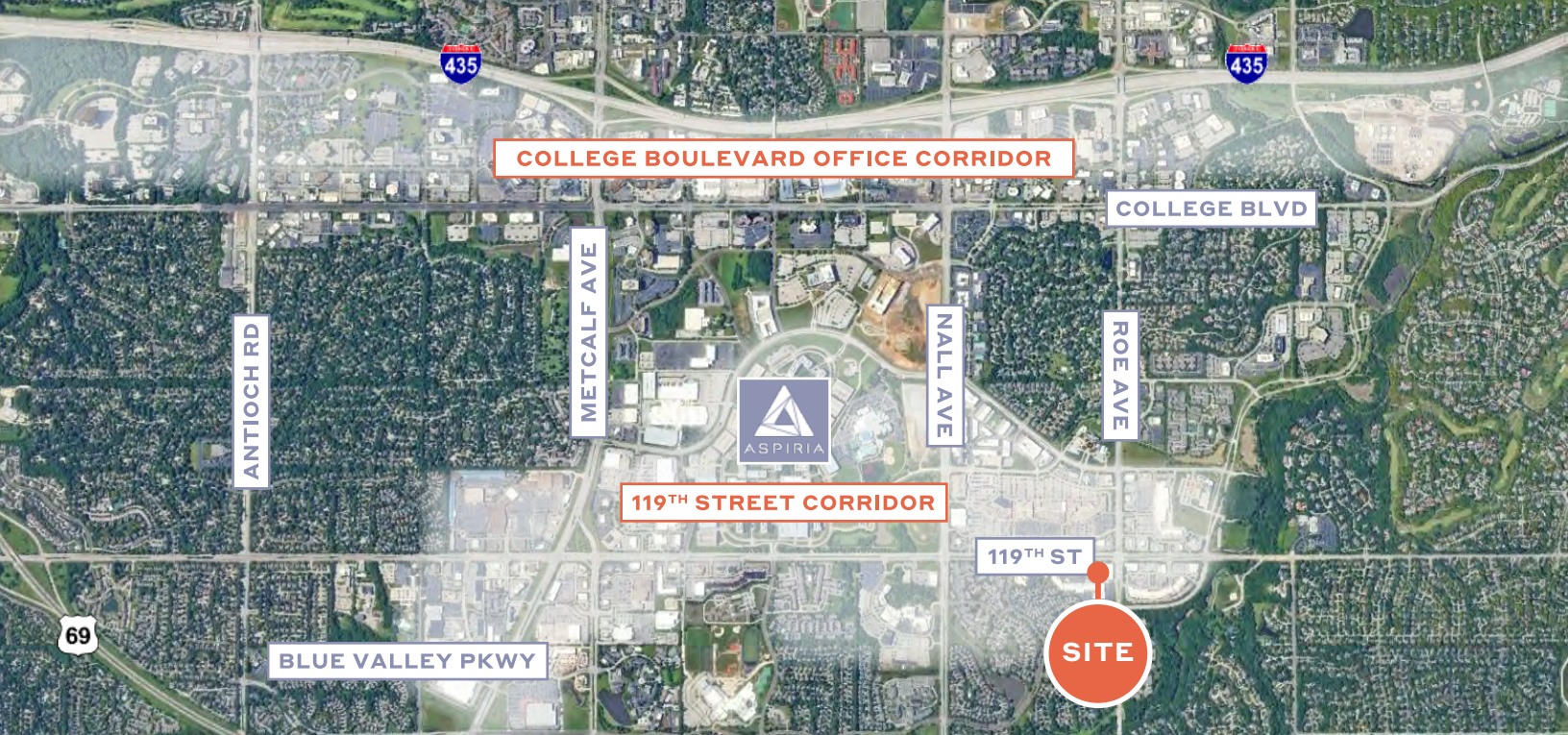
\$200k+

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 SF of retail	12M SF of office	4M SF of office
95% Occupied	26,000 Employees	4,500 Employees

KANSAS CITY'S ONE LOCATION RETAILERS ON 119 TH STREET		
ARHAUS	ARITZIA	Brooks Brothers
Crate&Barrel	F FABLETICS	THE NORTH FACE
RH	POTTERY BARN	TALBOTS
TECOVAS	WILLIAMS SONOMA	The Container Store

*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.

119TH CORRIDOR AERIAL





OP *HP* KS

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