



**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



<i>aerie</i>	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

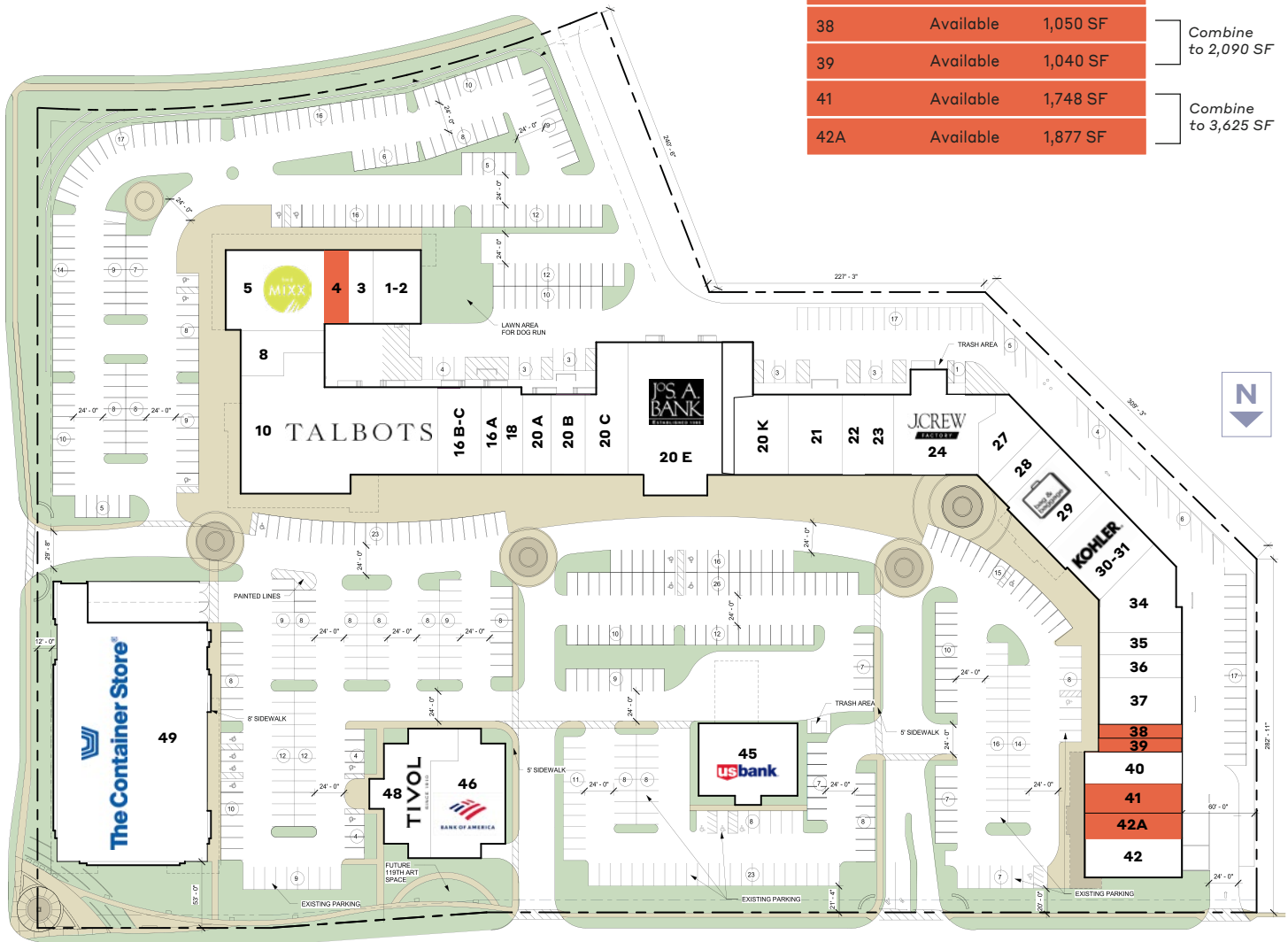
AVAILABLE FOR LEASE

4	Available	1,487 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

ROE AVENUE



119TH STREET

TENANT DIRECTORY

1-2	Hawthorne Animal
3	Clairvaux
4	Available - 1,487 SF
5	The Mixx
8	Clairvaux
10	Talbots
16B-C	Carbon Health
16A	Lilly Pulitzer
18	The Rice Gallery
20A	The Dance Shop
20B	Elite Feet
20C	Swimwear Solution

20E	Jos. A Bank
20K	Urban Egg
21	Andre's
22	Summer Salt
23	PAINT Nail Bar
24	J.Crew Factory
27	LaMira Interiors
28	Nektar Juice Bar
29	Bag & Baggage
30-31	Kohler
34	Restore Hyper Wellness
35	Romanelli Optix
36	LOOK Med Spa
37	Annabelles Fine Linens
38	Available - 1,050 SF*

39	Available - 1,040 SF*
40	Alloy Fitness
41	Available - 1,748 SF**
42A	Available - 1,877 SF**
42	Chipotle
45	US Bank
46	Bank of America
48	Tivol
49	The Container Store

*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%

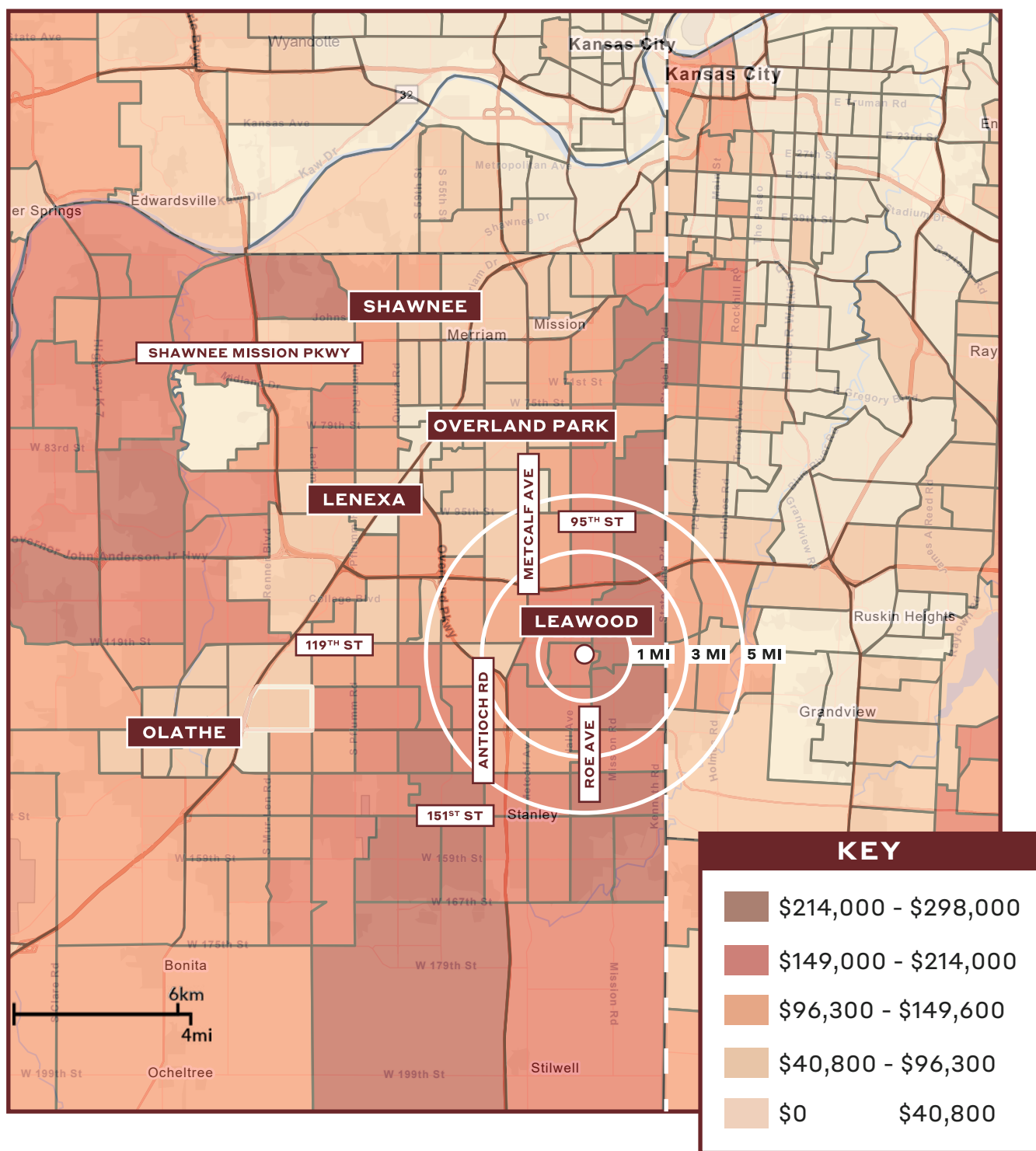
Unemployment
(Johnson Co.)

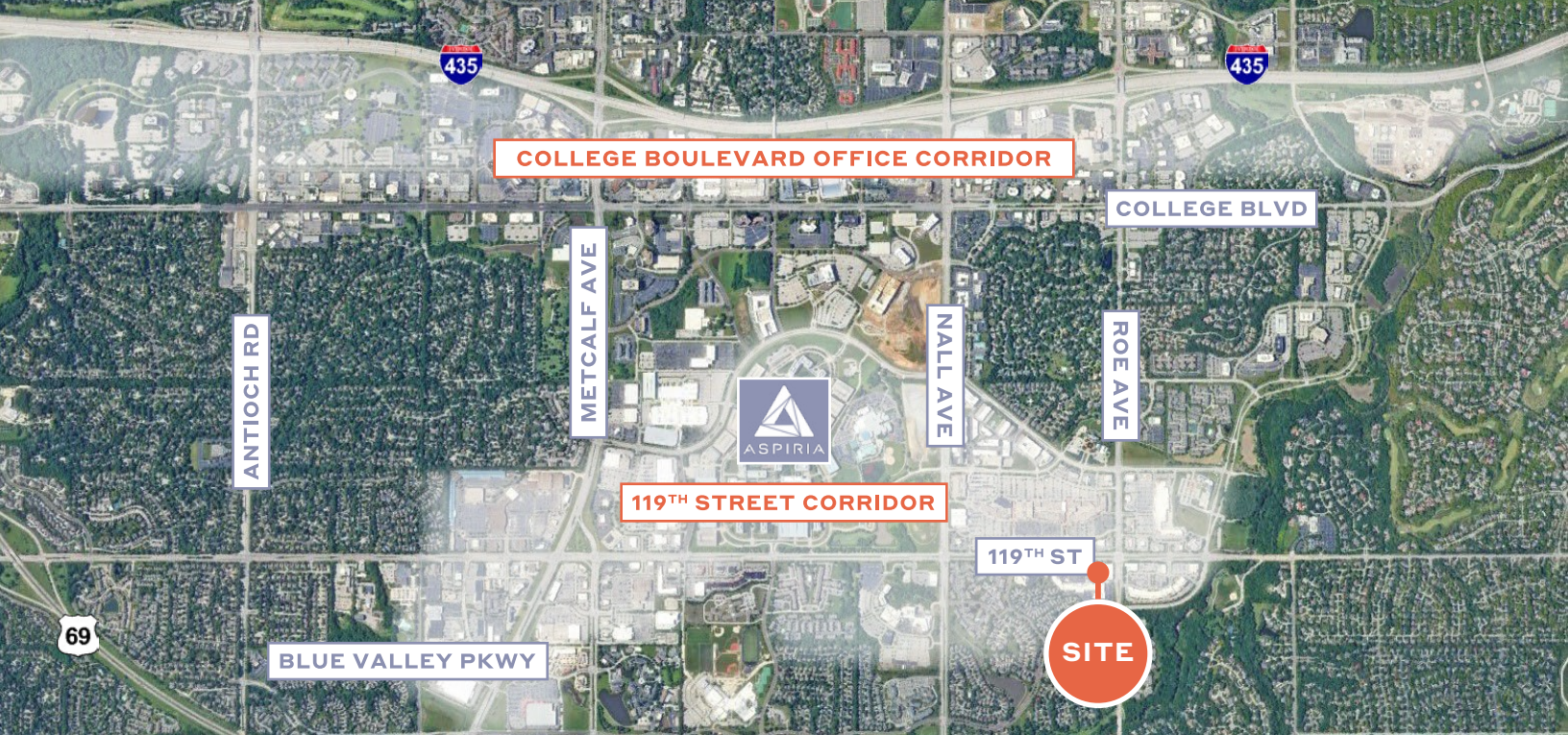
\$200k+

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	<i>Rocks Brothers</i>
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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