OP KS

HAWTHORNE PLAZA

DISCOVER YOUR CORNER *of* KC



119TH STREET AND ROE AVENUE | OVERLAND PARK, KANSAS

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LANE4







PROPERTY

- 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:
10.3 million annual visitors

Hawthorne Plaza:
67,000 avg. unique monthly visits

Source: Placer.Ai (2025)

HIGHLIGHTS

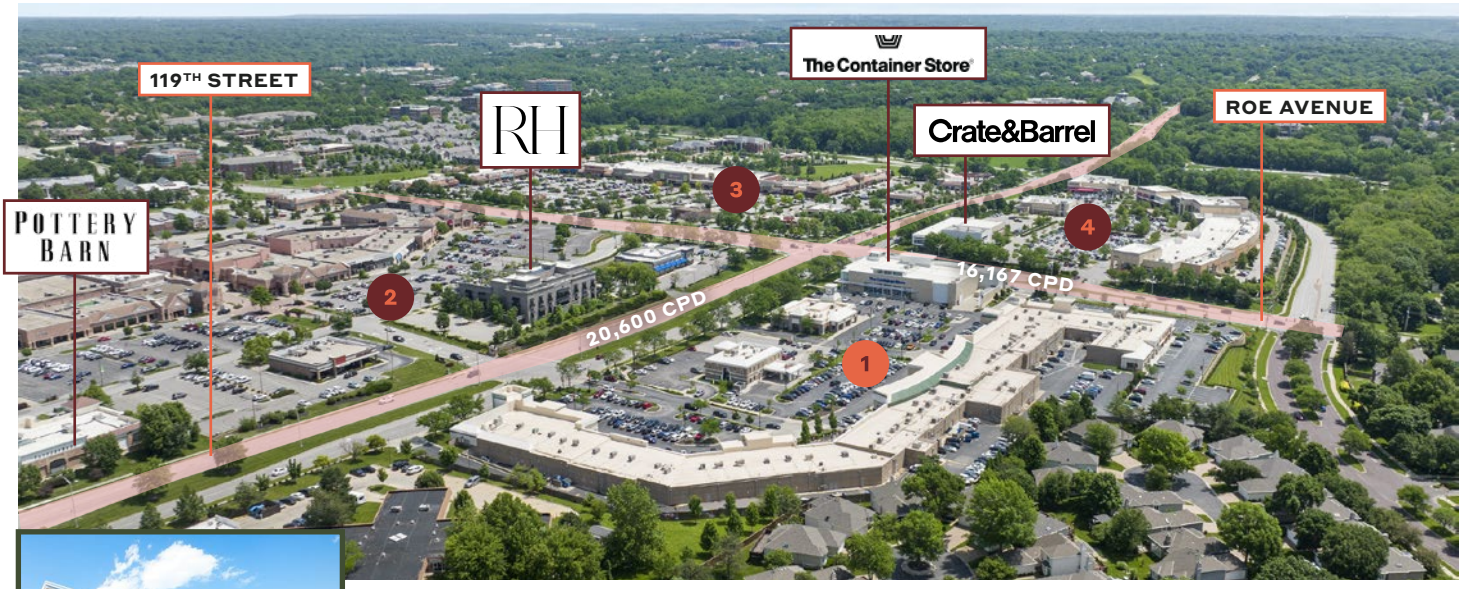






THE EPICENTER OF THE

119TH STREET CORRIDOR









FOUR bustling retail centers anchor each corner of the 119th & Roe intersection

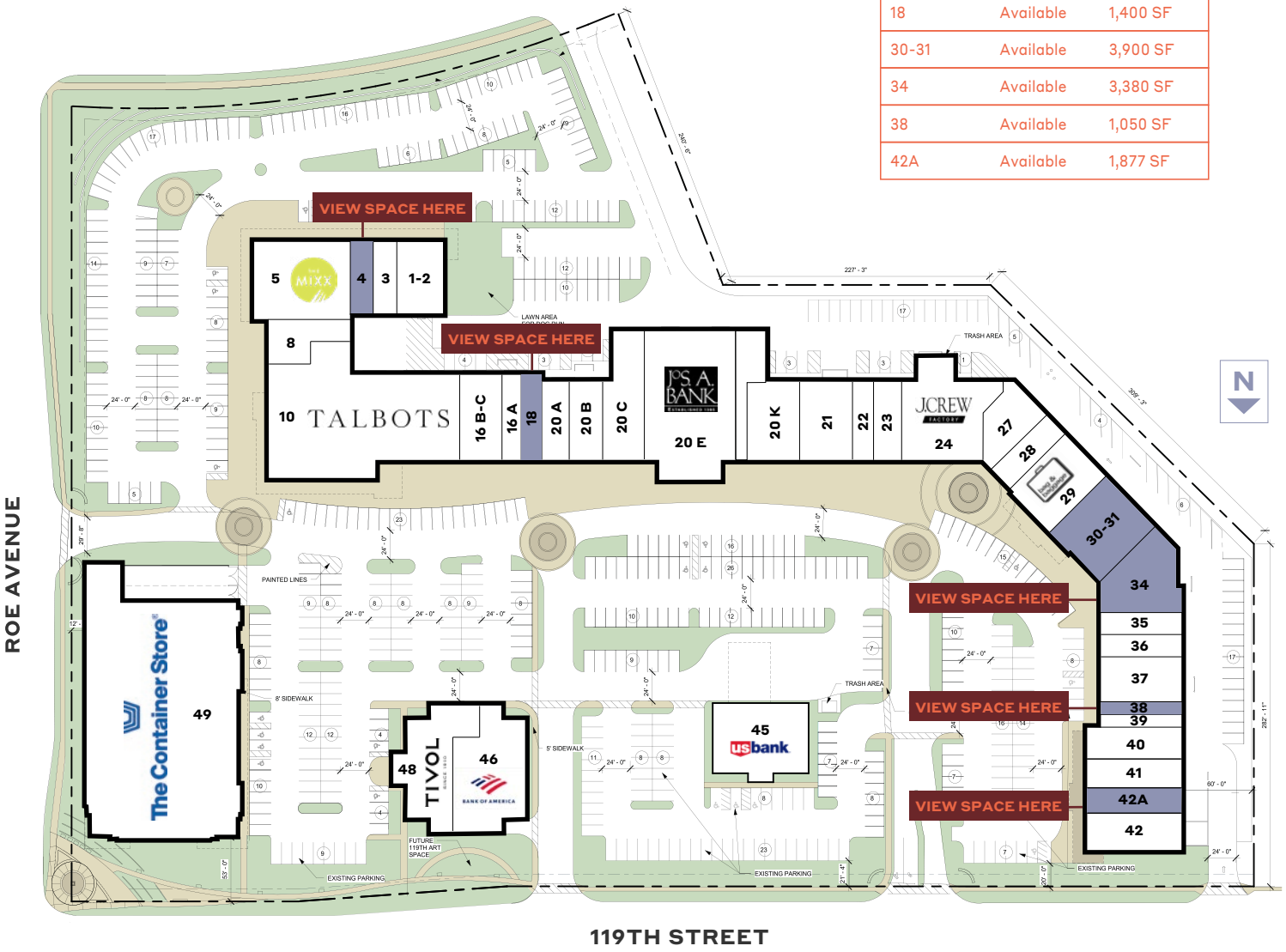


119TH & ROE TENANT ROSTER

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

CLICK FOR FLOOR PLAN

AVAILABLE FOR LEASE		
4	Available	1,487 SF
18	Available	1,400 SF
30-31	Available	3,900 SF
34	Available	3,380 SF
38	Available	1,050 SF
42A	Available	1,877 SF



TENANT DIRECTORY

1-2	Hawthorne Animal
3	Clairvaux
4	**Available - 1,487 SF** *2nd Gen Fitness*
5	The Mixx
8	Clairvaux
10	Talbots
16B-C	Carbon Health
16A	Lilly Pulitzer
18	**Available - 1,400 SF**
20A	The Dance Shop
20B	Elite Feet
20C	Swimwear Solution
20E	Jos. A Bank
20K	Urban Egg
21	Kata Nori
22	Summer Salt
23	Face Foundrie
24	J.Crew Factory
27	LaMira Interiors
28	Nekter Juice Bar
29	Bag & Baggage
30-31	**Available - 3,900 SF**
34	**Available - 3,380 SF**
35	Romanelli Optix
36	LOOK Med Spa
37	Annabelles Fine Linens
38	**Available - 1,050 SF**
39	Hydrate IV
40	Alloy Fitness
41	btone FITNESS
42A	**Available - 1,877 SF***
42	Chipotle
45	US Bank
46	Bank of America
48	Tivol
49	The Container Store

*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)

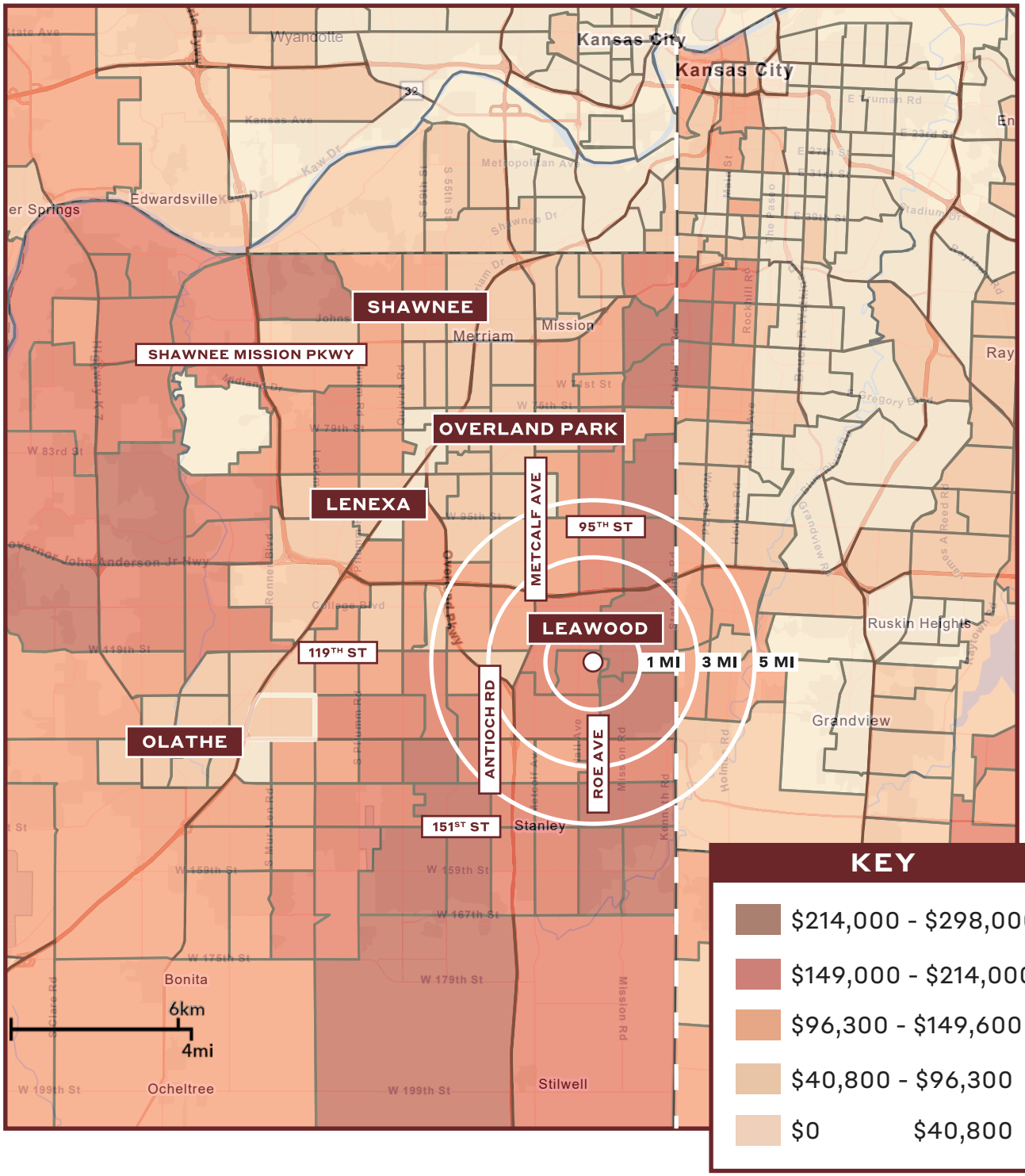
$130k
Avg. disposable income
(5 mi)

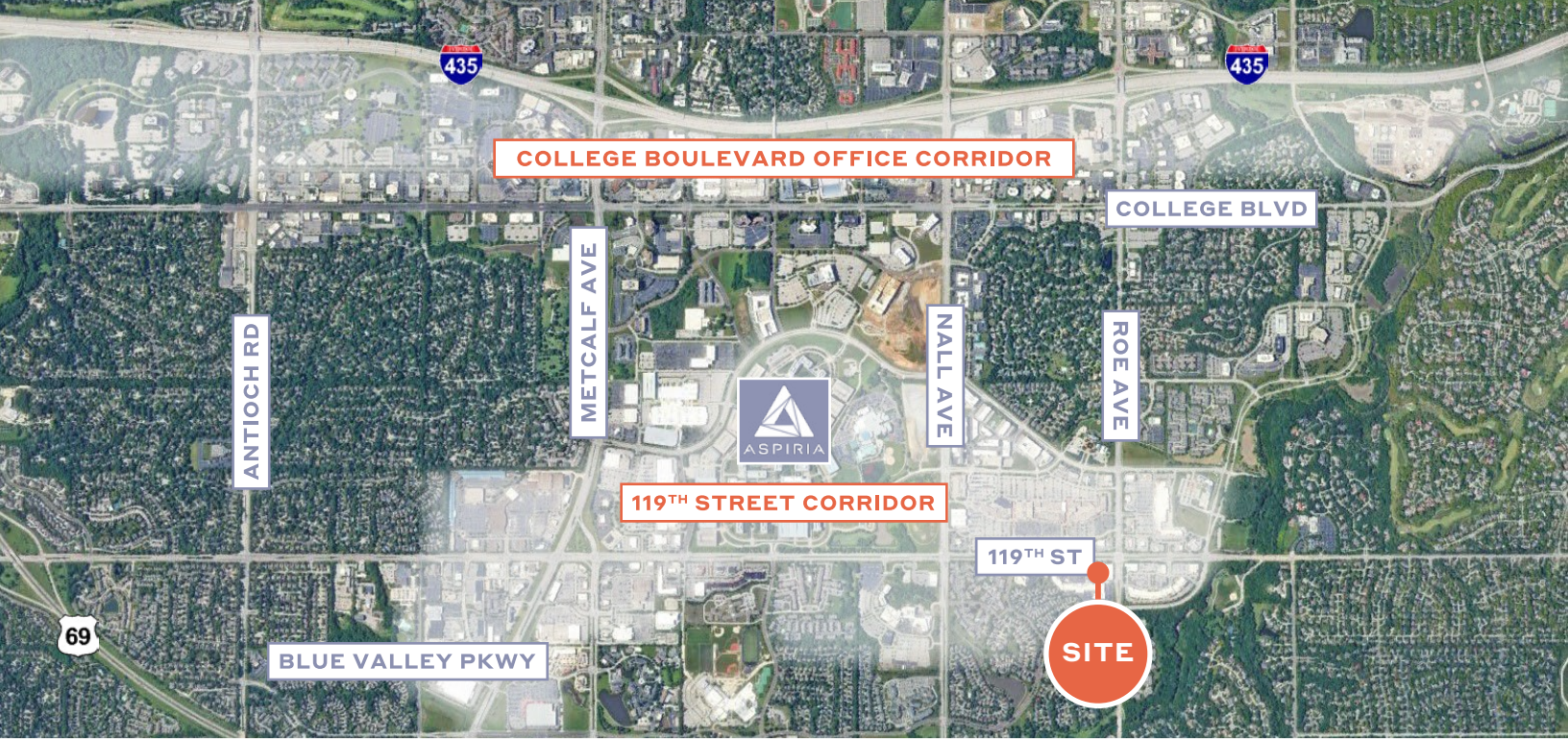
57.9%
Bachelor's degree or higher
(3 mi)

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 119TH STREET

ARHAUS · ARITZIA · Brooks Brothers · Crate&Barrel · 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 KS

HAWTHORNE PLAZA