

OP *HP* KS

**HAWTHORNE
PLAZA**

DISCOVER
YOUR
CORNER
of KC



119TH STREET AND ROE AVENUE | OVERLAND PARK, KANSAS

TOM O'LEARY
toleary@lane4group.com | 816-268-9101

CHASE GLAESER
cglaeser@lane4group.com | 816-268-9110

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

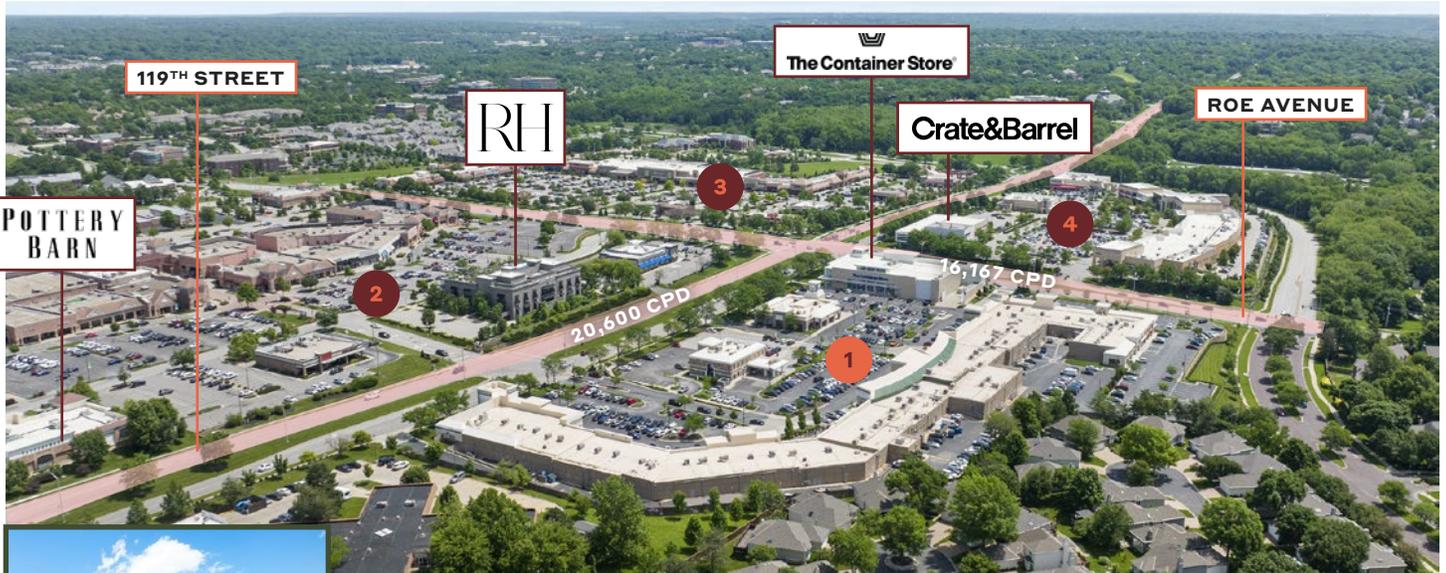


Source: Placer.AI (2025)



HIGHLIGHTS

THE EPICENTER OF THE 119TH STREET CORRIDOR



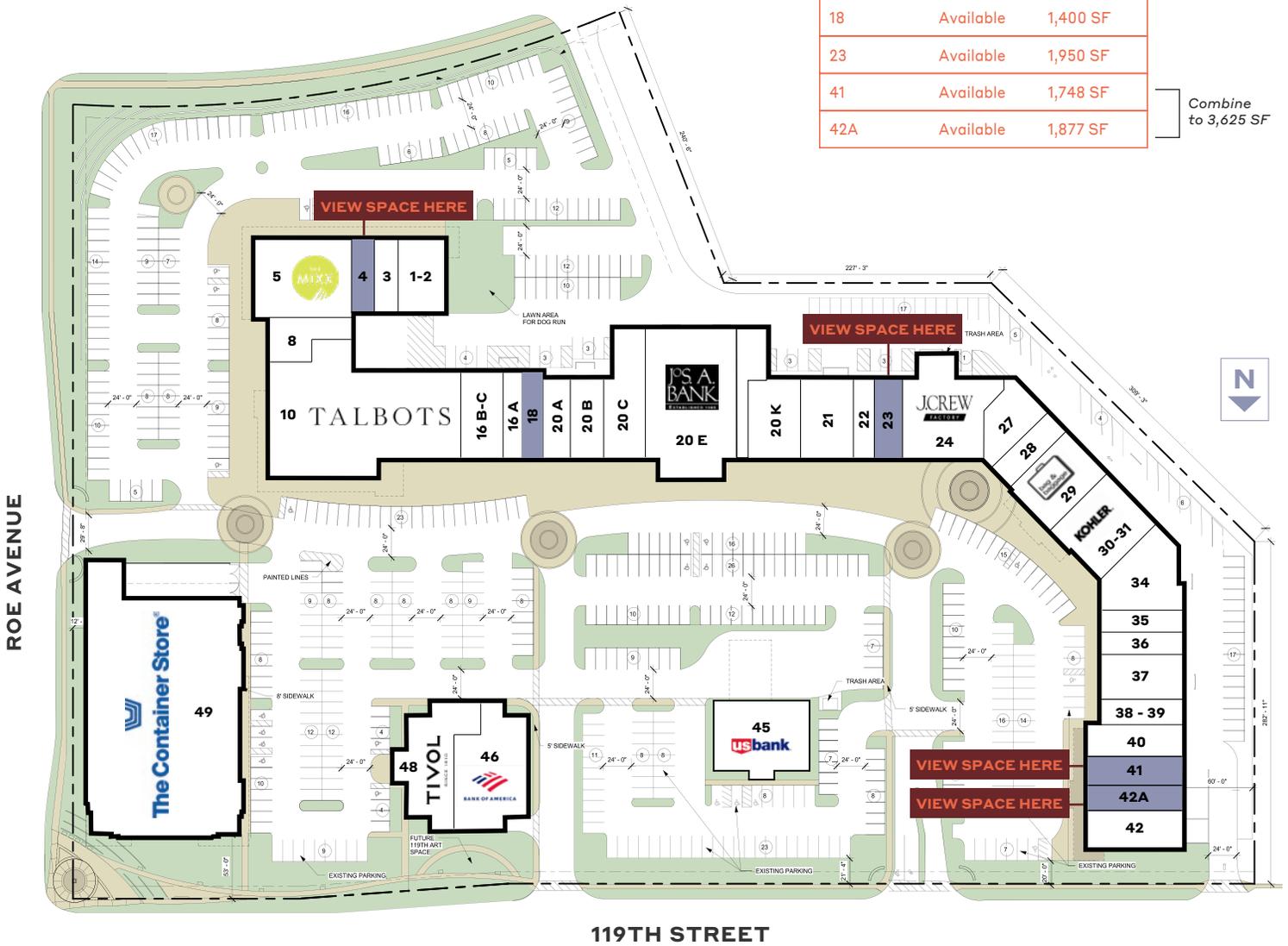
<i>aerie</i>	ANTHROPOLOGIE	Apple Store	ARHAUS	ARITZIA	ATHLETA
BANANA REPUBLIC	BRISTOL SEAFOOD GRILL	Crate&Barrel	DIAMONDS DIRECT	EVEREVE	J.Jill
KENDRA SCOTT	lululemon	macy's	Madewell	NORTH ITALIA	
THE NORTH FACE	POTTERYBARN	RH	SOMA	TECOVAS	The Container Store
TRADER JOE'S	vineyard vines	WILLIAMS SONOMA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

119TH & ROE TENANT ROSTER

CLICK FOR FLOOR PLAN

AVAILABLE FOR LEASE		
4	Available	1,487 SF
18	Available	1,400 SF
23	Available	1,950 SF
41	Available	1,748 SF
42A	Available	1,877 SF

Combine to 3,625 SF



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 <i>2nd Gen Fitness</i>	21	Kata Nori	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	Available - 1,400 SF	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	<i>New Tenant Coming Soon!</i>		
					<i>*Can combine to 3,625 SF</i>

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%

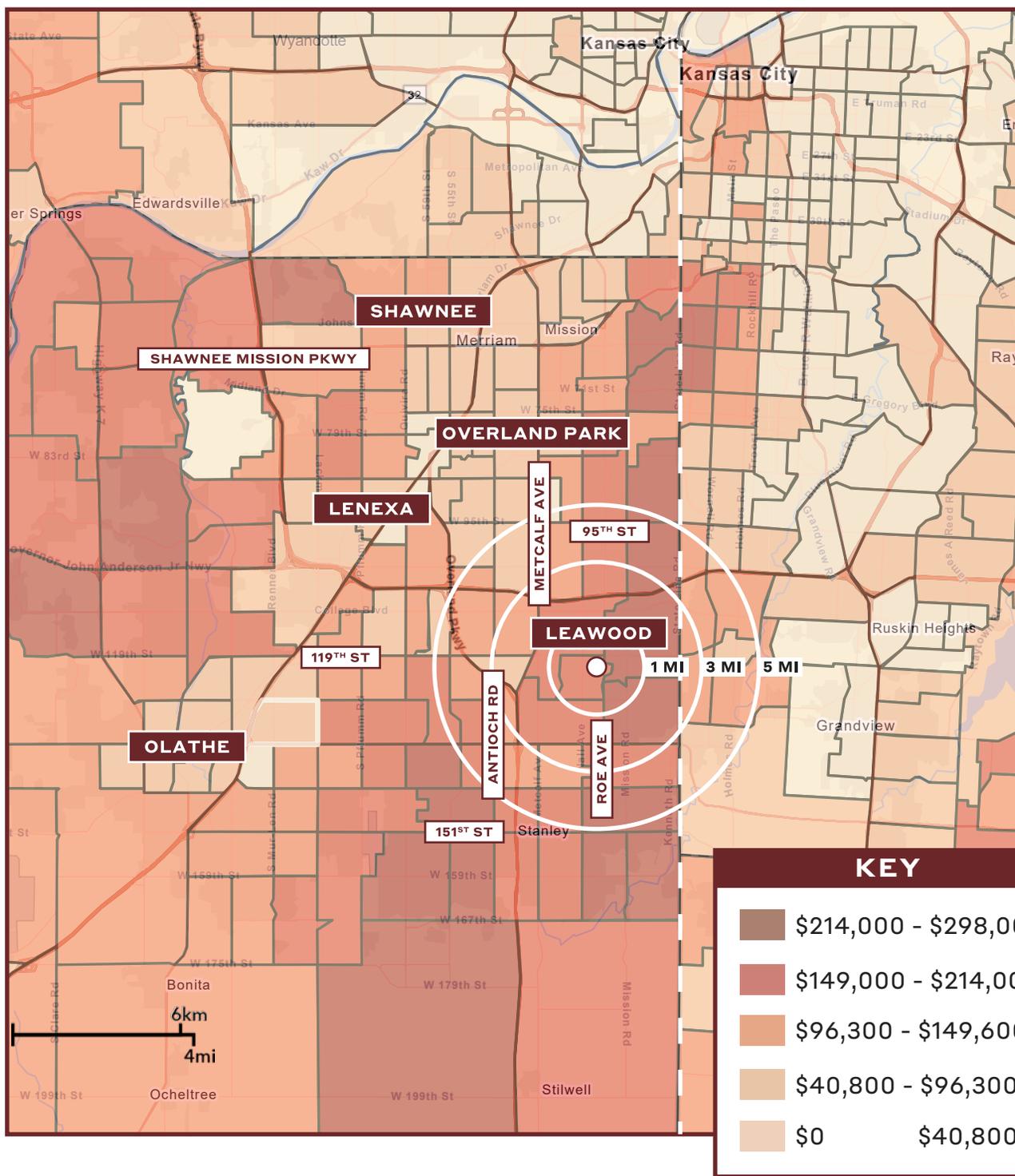
Unemployment
(Johnson Co.)

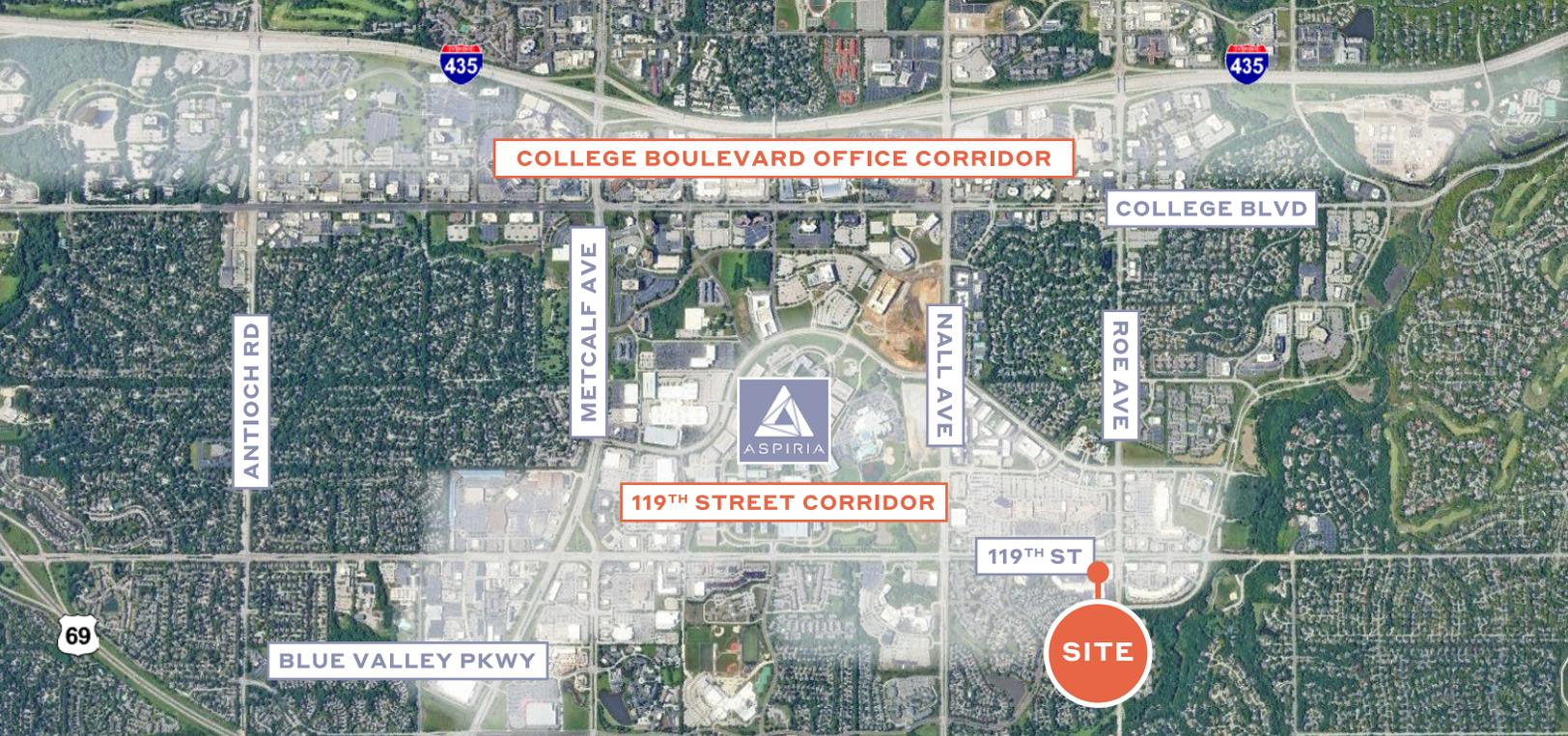
\$200k+

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 F FABLETICS THE NORTH FACE

RH POTTERYBARN 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



COLLEGE BOULEVARD OFFICE CORRIDOR



BLUE VALLEY PKWY

METCALF AVE

METCALF AVE

BLUE VALLEY NORTH HIGH SCHOOL

GALLERIA Development

JEWISH COMMUNITY CENTER

PARK PLACE

NALL AVE

TOWN CENTER DR

COLLEGE BLVD

HAWTHORNE PLAZA

ROE AVE

TOWN CENTER CROSSING

CAMELOT COURT

TOWN CENTER PLAZA

- TRADER JOE'S
- Crate&Barrel
- lululemon
- ARITZIA
- Apple Store
- TECOVAS
- EVEREVE

- CVS
- DIAMONDS DIRECT
- henhouse your market
- RED DOOR WOODFIRE GRILL
- CACTUS GRILL
- HOME GROWN

- ANTHROPLOGIE
- ARHAUS
- ATHLETA
- amc
- BANANA REPUBLIC
- BARNES & NOBLE
- DICK'S SPORTING GOODS
- EXPRESS
- GAP
- LOFT
- gorjana
- macys
- Madswell
- WHBM
- POTTERY BARN
- RH
- WILLIAMS SONOMA

- amc
- BELLA
- Outta the Blue
- pink outlets
- PLATE
- verdygr's

Menorah MEDICAL CENTER
A Midwestern Health System

Osceola Factory
new balance
Starbucks

ASPIRIA

ANDRETTI

target

Michaels
Total Wine
DSW

PRICE CHOPPER

BEAUTY BRANDS

HOBBY LOBBY

Saint Luke's HEALTH SYSTEM

COSTCO WHOLESALE

NORDSTROM rack

WHOLE FOODS MARKET

Walmart

KOHL'S

OLD NAVY

PET SMART
BEST BUY

planet fitness



Chick-fil-A
Arby's
Starbucks



OP *HP* KS

**HAWTHORNE
PLAZA**