

OP *HP* KS

**HAWTHORNE  
PLAZA**

DISCOVER  
YOUR  
CORNER  
of KC



119<sup>TH</sup> 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 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**

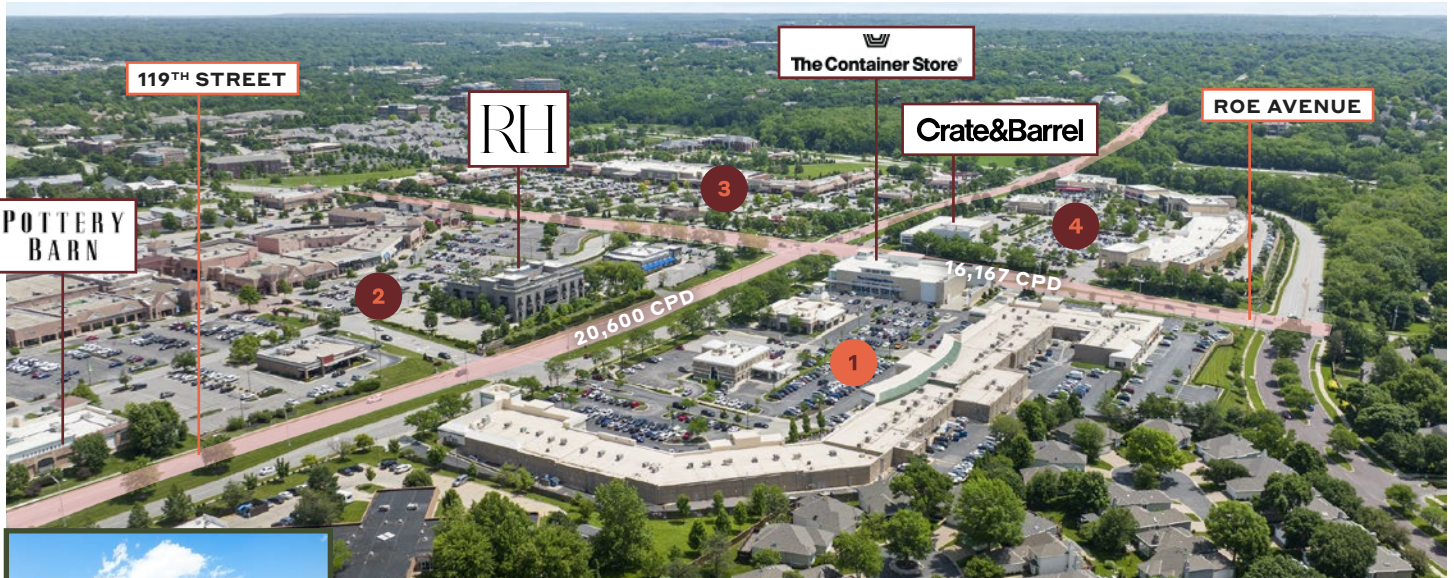


Source: Placer.AI (2025)



# HIGHLIGHTS

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



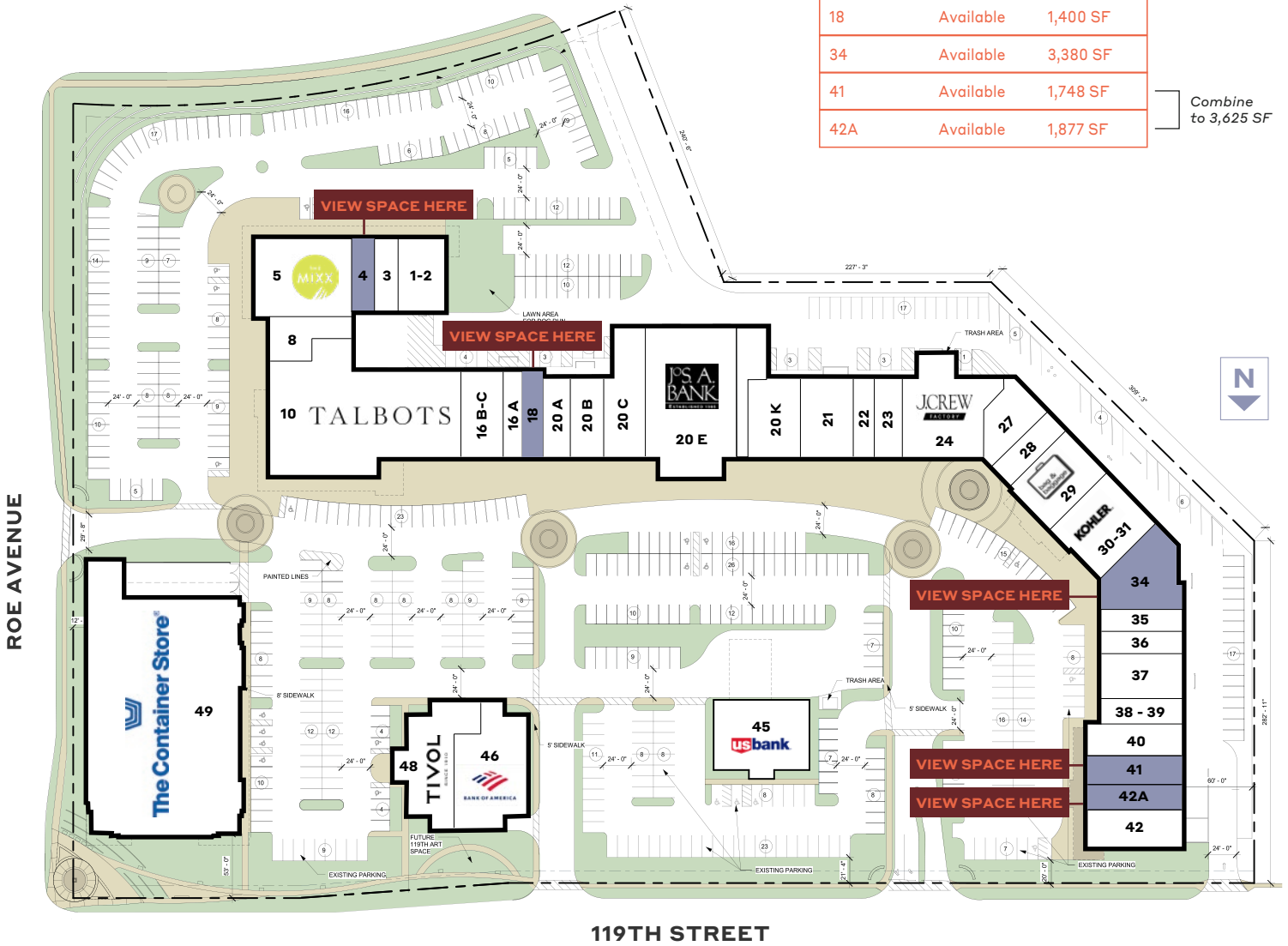
<i>aerie</i>	ANTHROPOLOGIE	Apple Store	ARHAUS	ARITZIA	ATHLETA
BANANA REPUBLIC	BRISTOL SEAFOOD GRILL	Crate&Barrel	DIAMONDS DIRECT	EVEREVE	J.Jill
KENDRA SCOTT	lululemon	★ macy's	Madewell	NORTH ITALIA	
THE NORTH FACE	POTTERYBARN	RH	SOMA	TECOVAS	The Container Store
TRADER JOE'S	vineyard vines	WILLIAMS SONOMA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

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

CLICK FOR FLOOR PLAN

AVAILABLE FOR LEASE		
4	Available	1,487 SF
18	Available	1,400 SF
34	Available	3,380 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	<b>41</b>	<b>Available - 1,748 SF*</b>
<b>4</b>	<b>Available - 1,487 SF</b> <i>2nd Gen Fitness</i>	21	Kata Nori	<b>42A</b>	<b>Available - 1,877 SF*</b>
5	The Mixx	22	Summer Salt	42	Chipotle
8	Clairvaux	23	Face Foundrie	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
<b>18</b>	<b>Available - 1,400 SF</b>	29	Bag & Baggage		
20A	The Dance Shop	30-31	Kohler		
20B	Elite Feet	<b>34</b>	<b>Available - 3,380 SF</b>		
20C	Swimwear Solution	35	Romanelli Optix		
		36	LOOK Med Spa		
		37	Annabelles Fine Linens		
		38-39	<i>New Tenant Coming Soon!</i>		

\*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)

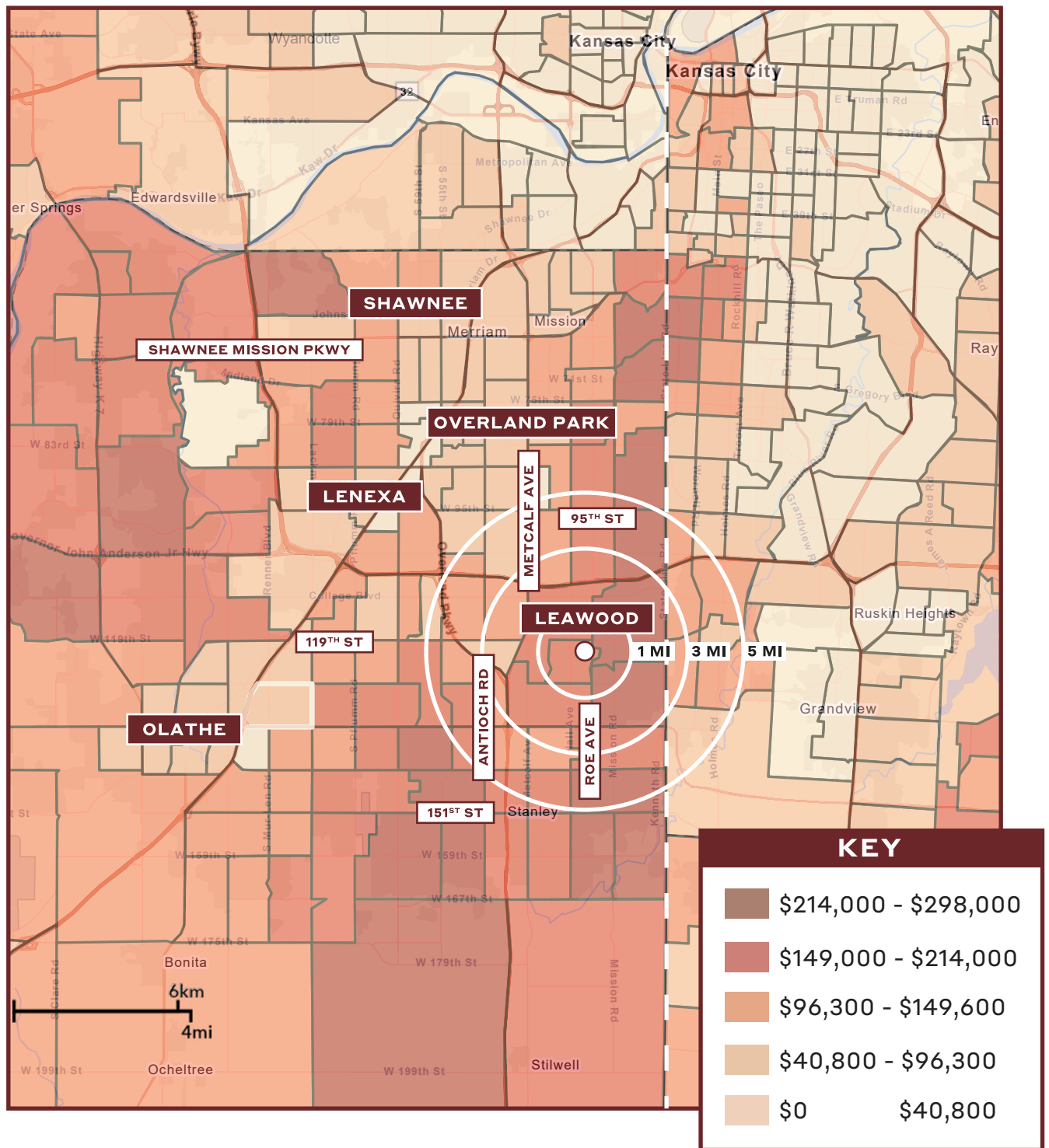
**\$130k**  
Avg. disposable income  
(5 mi)

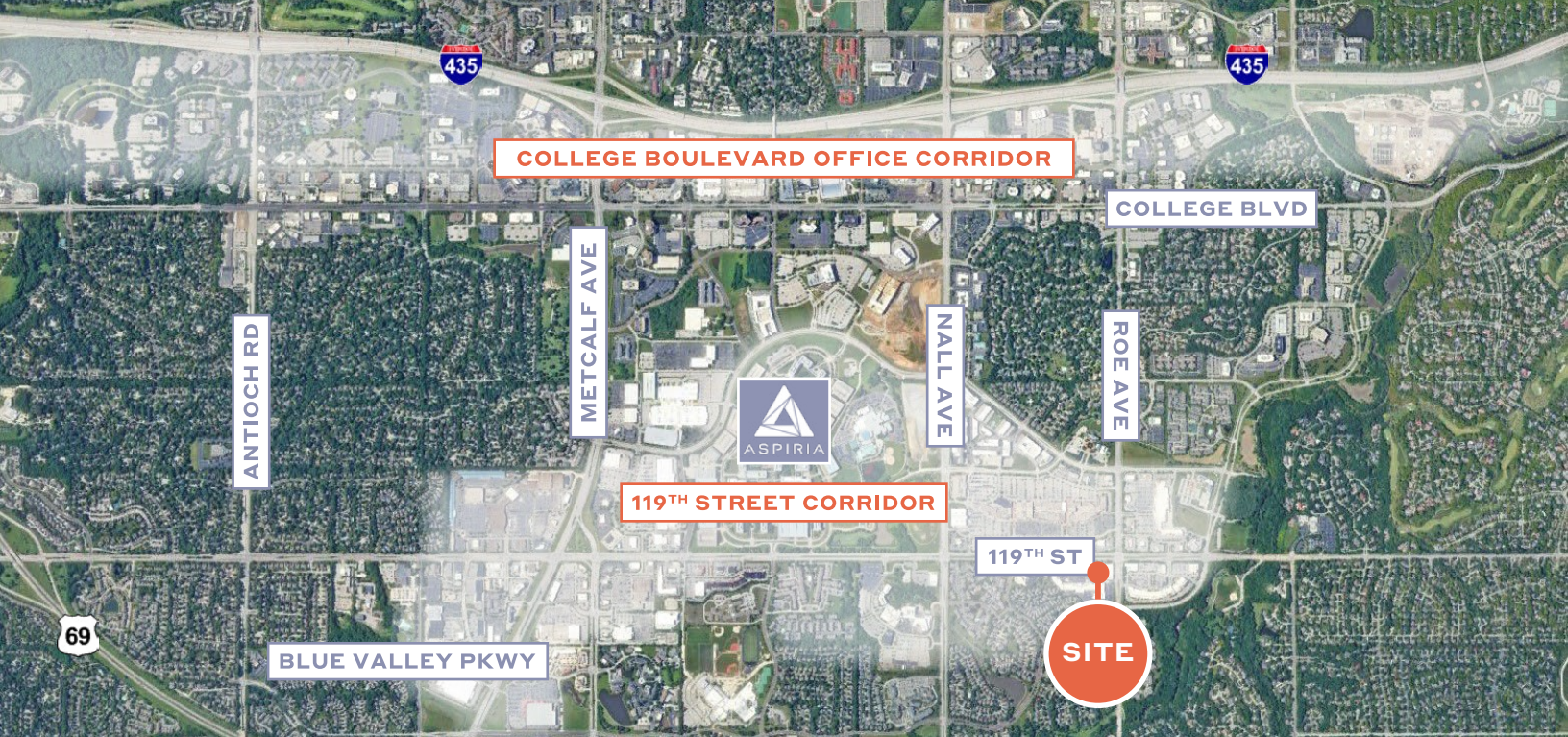
**57.9%**  
Bachelor's degree or higher  
(3 mi)

**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<sup>TH</sup> STREET**

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

Crate&Barrel F FABLETICS THE NORTH FACE

RH POTTERYBARN 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

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**PLAZA**