



**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

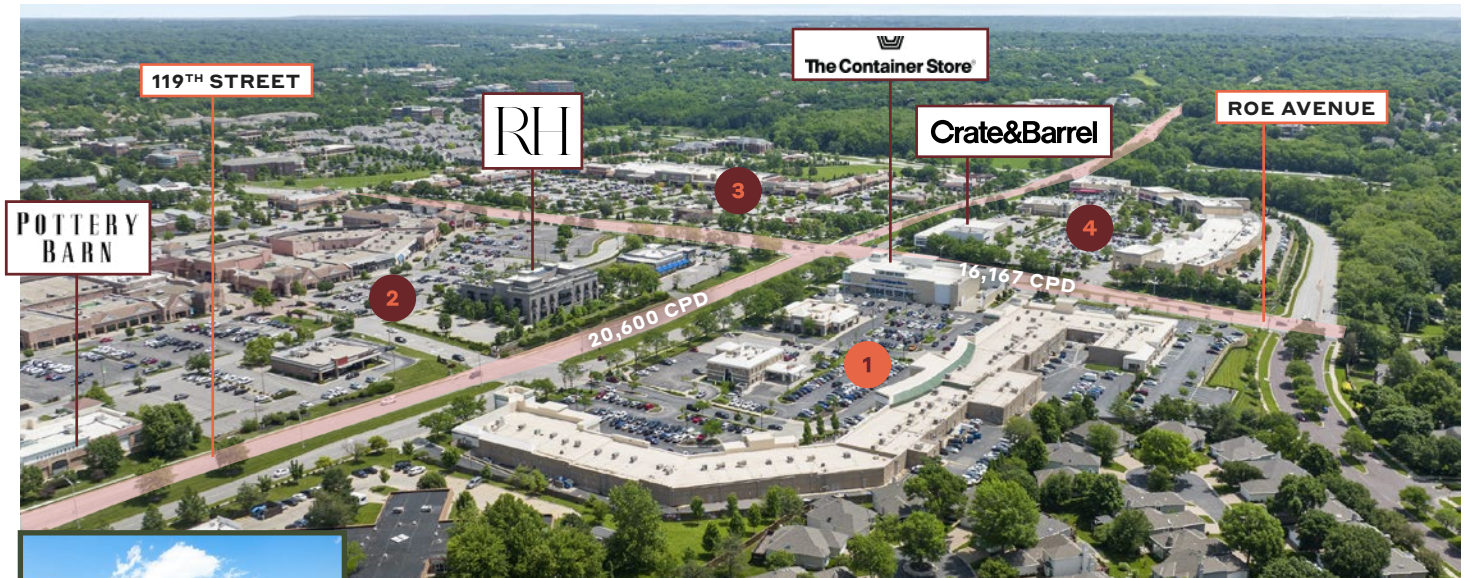


Source: Placer.Ai (2025)



HIGHLIGHTS

THE EPICENTER OF THE 119TH STREET CORRIDOR



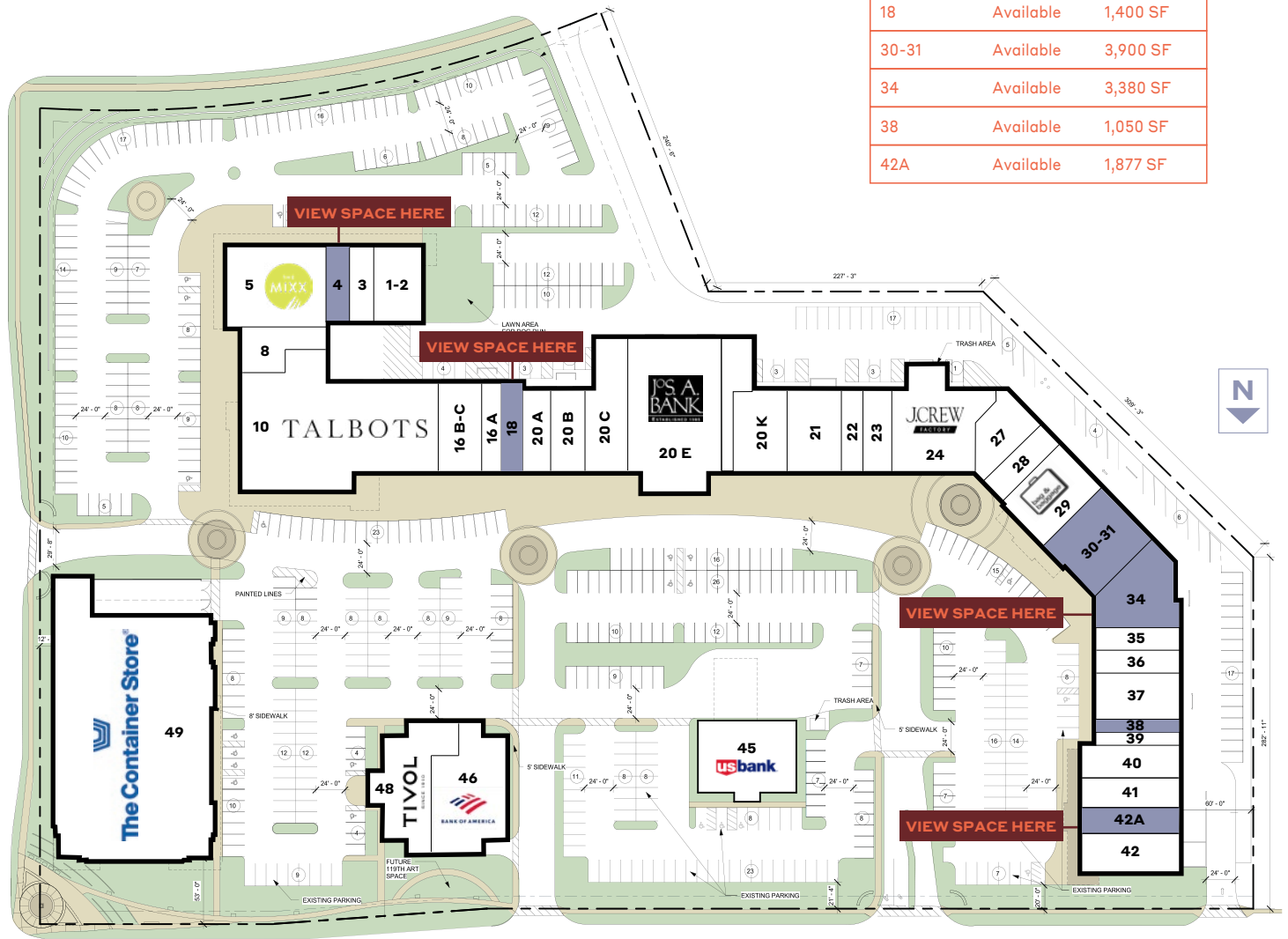
<i>aerie</i>	ANTHROPOLOGIE	Apple Store	ARHAUS	ARITZIA	ATHLETA
BANANA REPUBLIC	BRISTOL SEAFOOD GRILL	Crate&Barrel	DIAMONDS DIRECT	EVEREVE	J.Jill
KENDRA SCOTT	lululemon	macys	Madewell	NORTH ITALIA	
THE NORTH FACE	POTTERY BARN	RH	SOMA	TECOVAS	The Container Store
TRADER JOE'S	vineyard vines	WILLIAMS SONOMA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

119TH & ROE TENANT ROSTER

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

ROE AVENUE



119TH STREET

TENANT DIRECTORY

1-2	Hawthorne Animal	20E	Jos. A Bank	40	Alloy Fitness
3	Clairvaux	20K	Urban Egg	41	btone FITNESS
4	Available - 1,487 SF 2nd Gen Fitness	21	Kata Nori	42A	Available - 1,877 SF*
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	Tivoli
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	Available - 3,900 SF		
20B	Elite Feet	34	Available - 3,380 SF		
20C	Swimwear Solution	35	Romanelli Optix		
		36	LOOK Med Spa		
		37	Annabelles Fine Linens		
		38	Available - 1,050 SF		
		39	Hydrate IV		

*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%

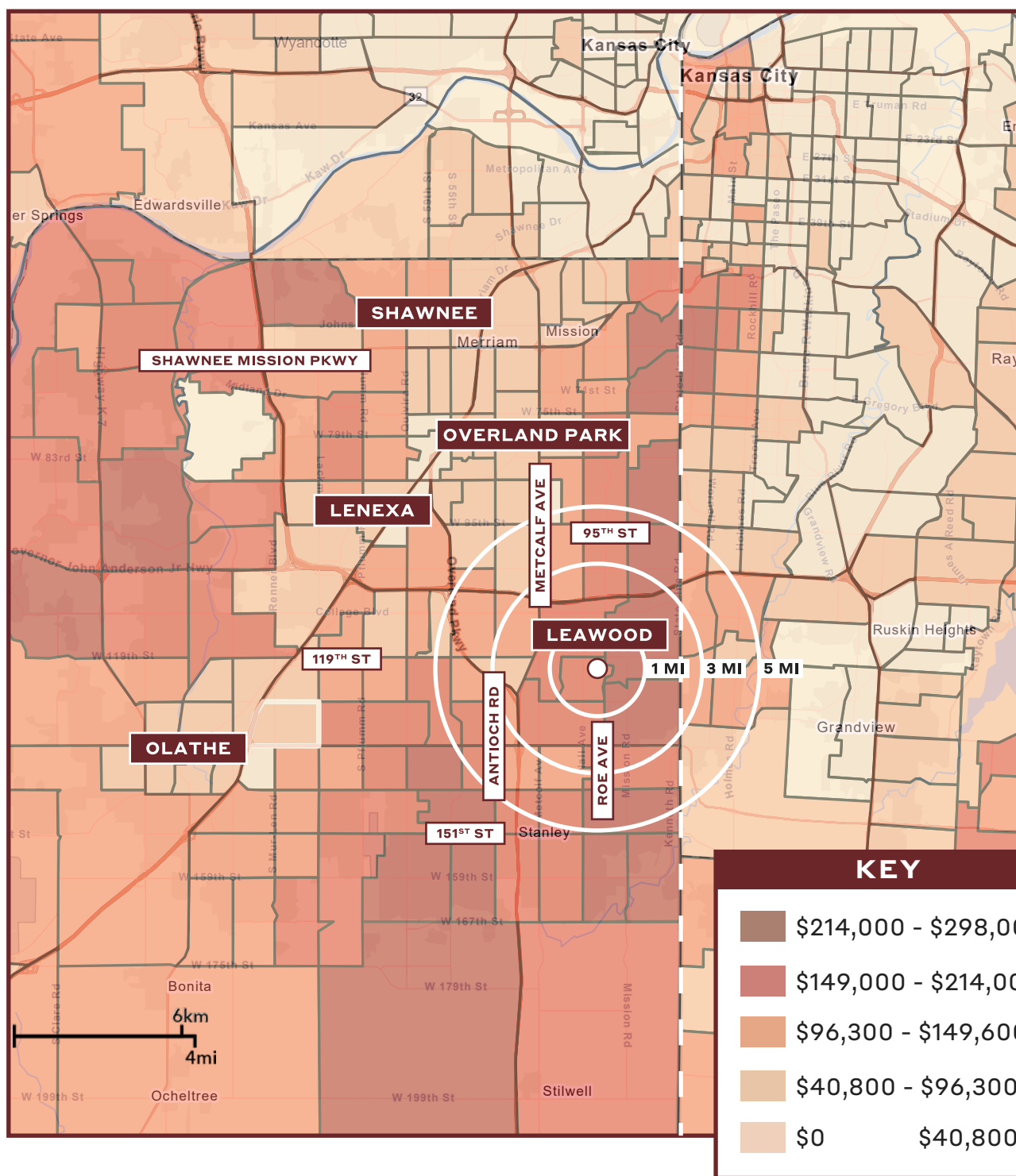
Unemployment
(Johnson Co.)

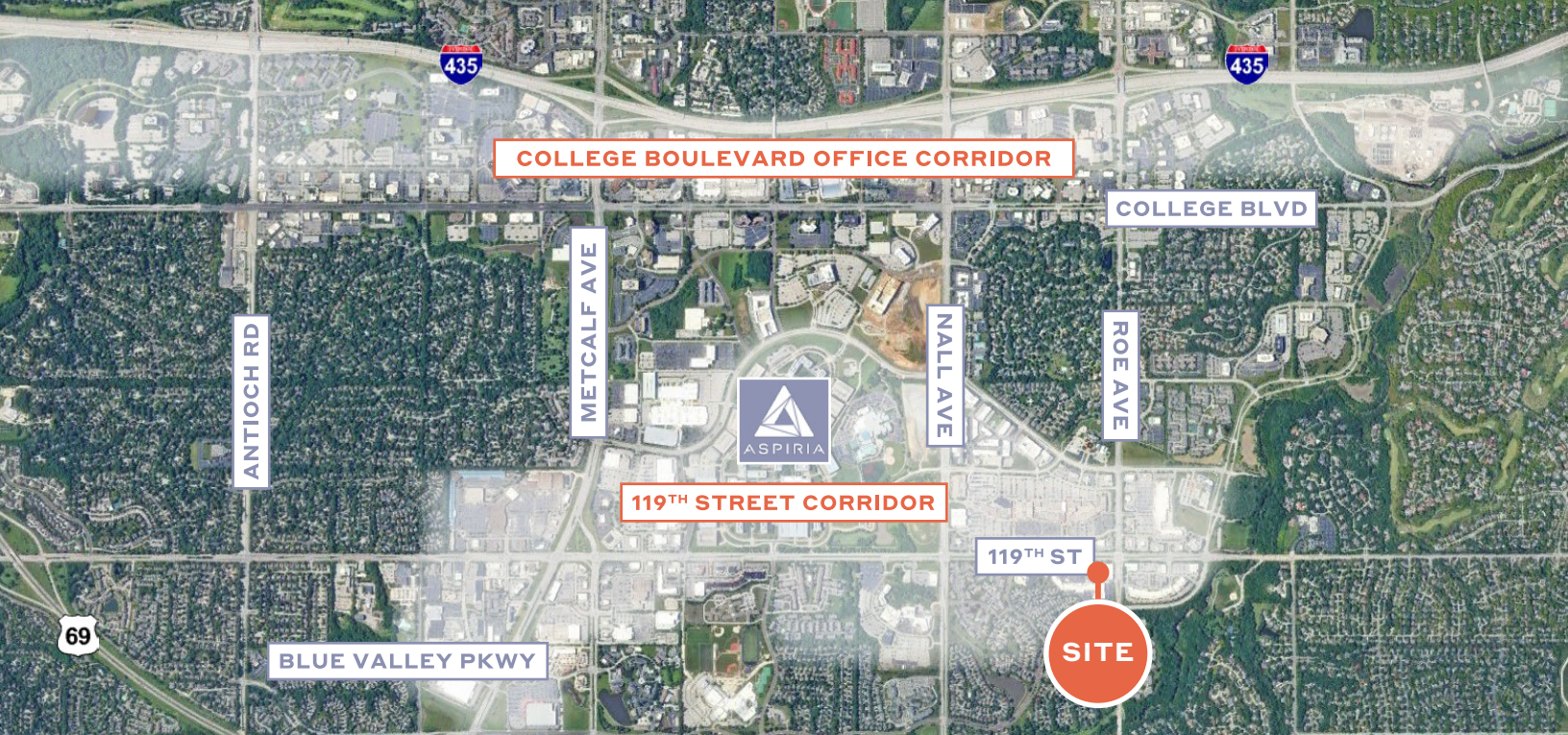
\$200k+

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

*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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