

FOR LEASE: OFFICE SPACE

8700 STATE LINE ROAD

LEAWOOD, KS 66206



PEAK

Real Estate Partners

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PROPERTY HIGHLIGHTS:

OFFICE SPACE FOR LEASE:

- > SUITE 310: 1,686 SF
- > SUITE 340: 5,283 SF

GREAT STATE LINE LOCATION

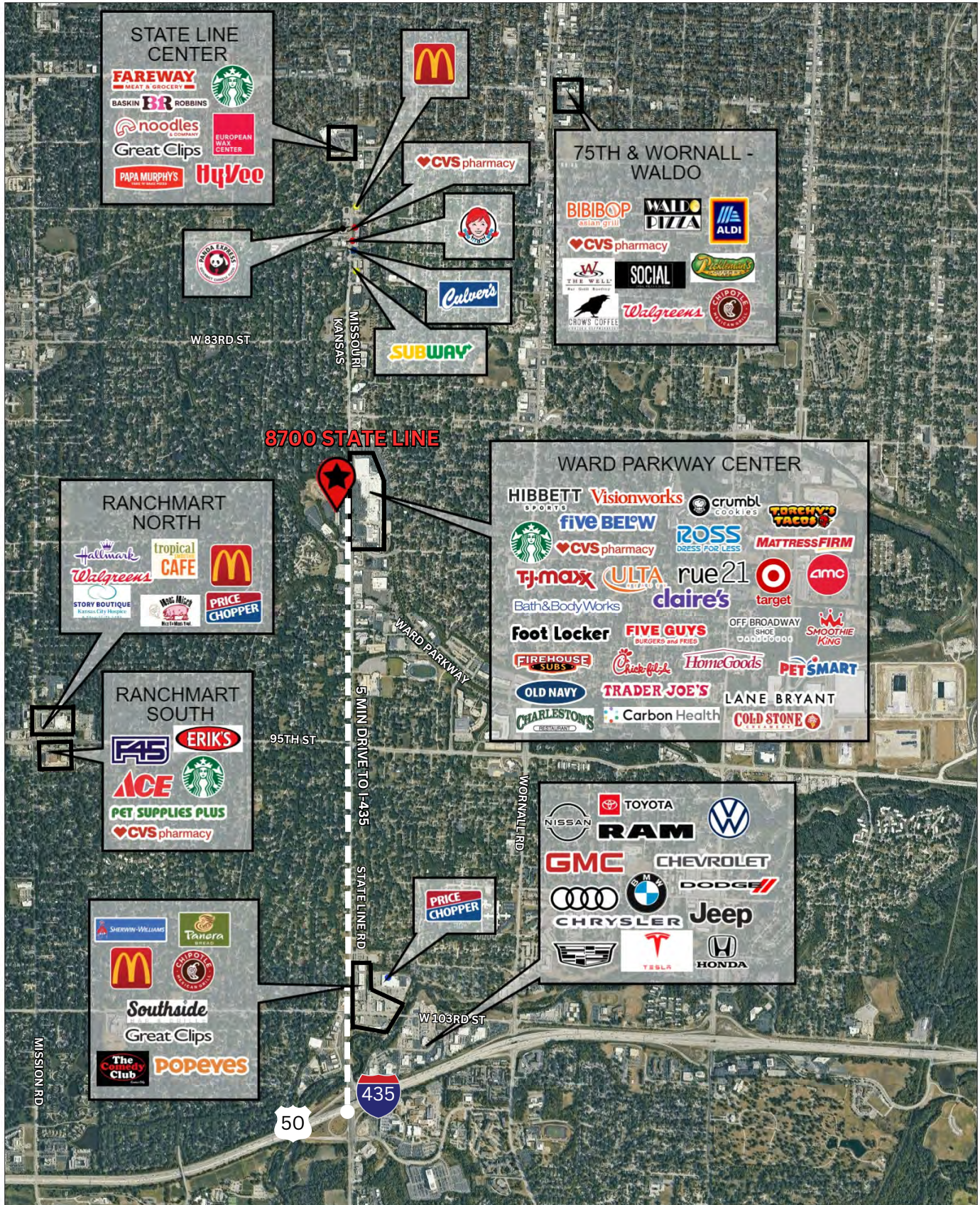
EXCELLENT PROXIMITY TO THE WARD PARKWAY
SHOPS AND AMPLE RESTAURANTS

LOCAL OWNERSHIP AND PROPERTY MANAGEMENT
◦ MOTIVATED OWNERSHIP - AGGRESSIVE RATES

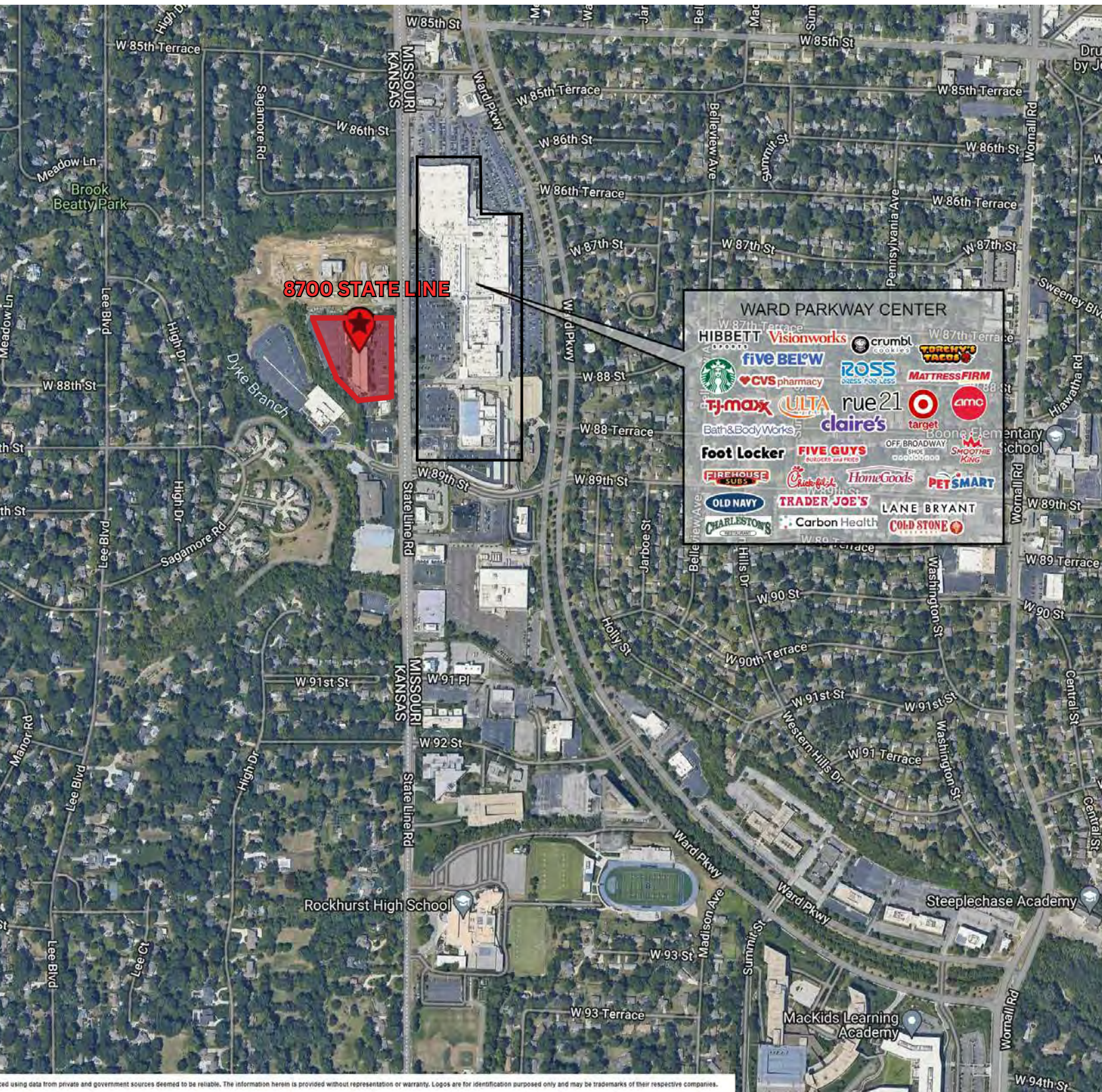
LEASE RATE: \$20 PSF FULL SERVICE

8700 State Line Road, Suite 300
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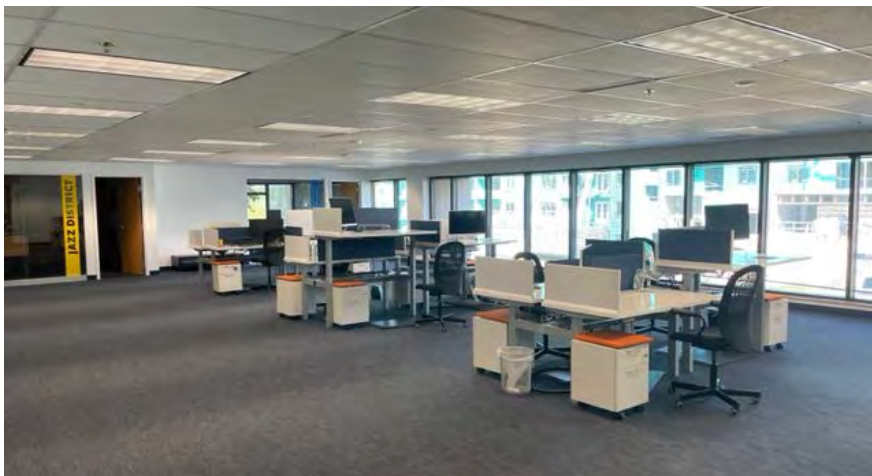
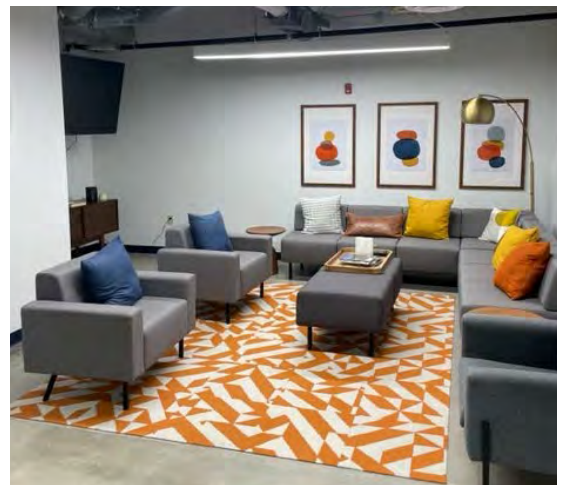
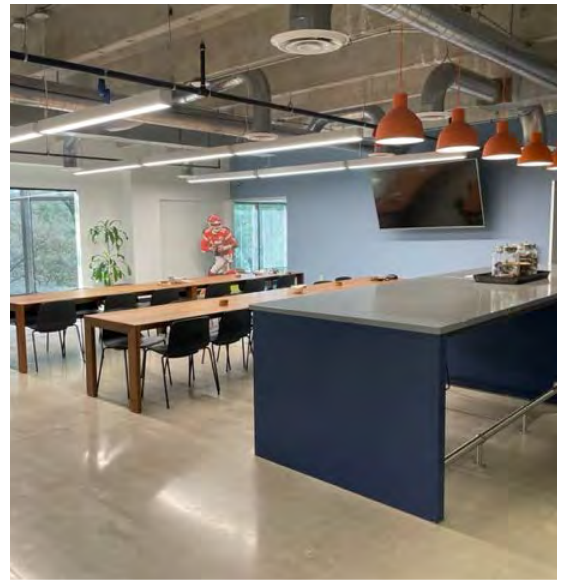


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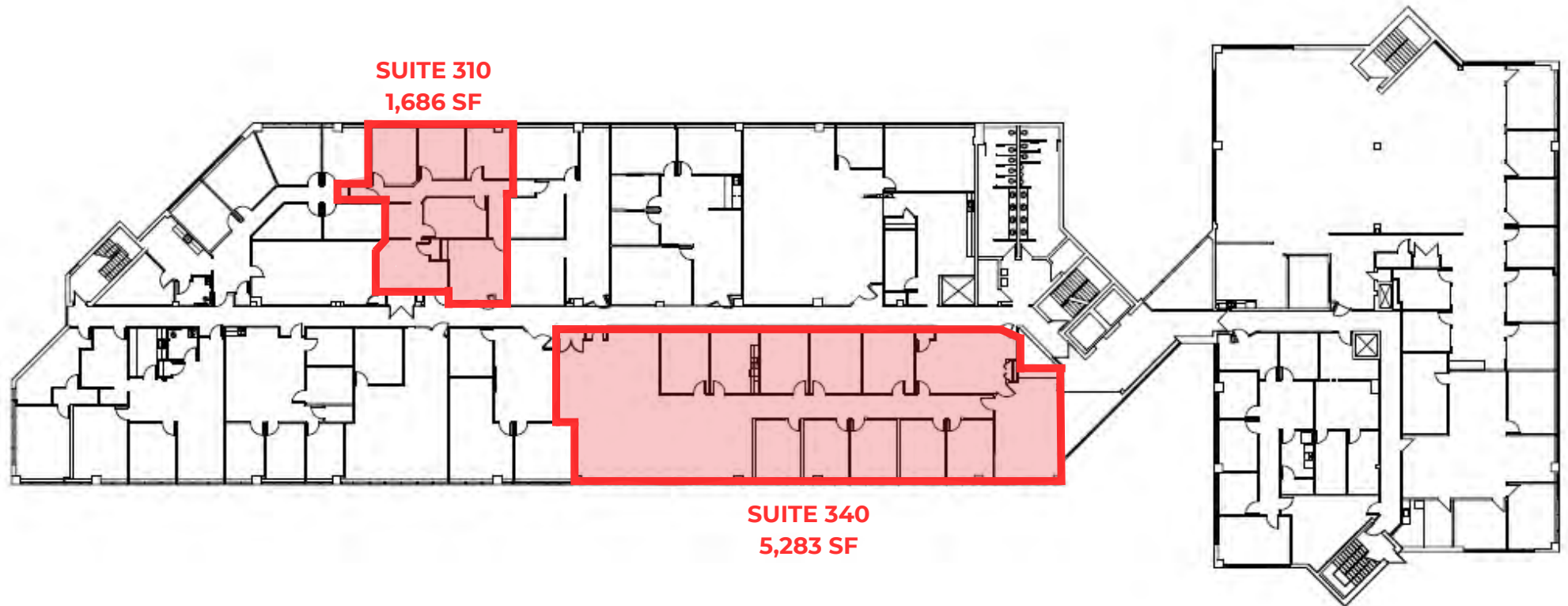
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PROPERTY PHOTOS

SUITE 250



THIRD FLOOR



DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9693/-94.6091

8700 State Line Rd Leawood, KS	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,100	91,287	232,770
2028 Projected Population	8,213	92,369	235,607
2020 Census Population	8,039	90,754	231,253
2010 Census Population	8,053	86,890	222,526
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	-	0.4%	0.4%
2023 Median Age	42.7	42.4	41.3
Households			
2023 Estimated Households	3,755	42,194	105,152
2028 Projected Households	3,816	42,837	107,060
2020 Census Households	3,698	41,455	103,268
2010 Census Households	3,630	39,644	98,505
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	86.2%	78.0%	73.6%
2023 Estimated Black or African American	5.5%	13.7%	15.5%
2023 Estimated Asian or Pacific Islander	1.9%	1.9%	3.4%
2023 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
2023 Estimated Other Races	6.2%	6.0%	7.2%
2023 Estimated Hispanic	4.8%	5.3%	6.8%
Income			
2023 Estimated Average Household Income	\$186,515	\$144,810	\$134,563
2023 Estimated Median Household Income	\$120,444	\$104,200	\$100,308
2023 Estimated Per Capita Income	\$86,522	\$67,016	\$60,932
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.4%	2.8%
2023 Estimated High School Graduate	10.0%	13.3%	15.1%
2023 Estimated Some College	16.5%	17.2%	18.6%
2023 Estimated Associates Degree Only	7.6%	5.6%	5.9%
2023 Estimated Bachelors Degree Only	35.5%	35.1%	32.9%
2023 Estimated Graduate Degree	28.3%	25.4%	23.3%
Business			
2023 Estimated Total Businesses	695	4,001	11,625
2023 Estimated Total Employees	6,285	39,973	155,819
2023 Estimated Employee Population per Business	9.0	10.0	13.4
2023 Estimated Residential Population per Business	11.7	22.8	20.0

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - R51

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