



Kansas City, MO-KS

WESTCHESTER SQUARE

38.971928, -94.739601
13120-13450 W 87th Street | Lenexa, KS 66215-2816

CENTER SIZE: 164,943 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	12,245	93,483	205,279
	5,495	39,312	87,907
	\$89,673	\$84,320	\$88,157

Surrounded by a dense population of 93,000+ residents with an average household income of \$84,000+ within a 3-mile radius

Conveniently located between I-35 and I-435

Anchored by a 63,000 SF Hy-Vee with top national retailers including Edible Arrangements, H&R Block, Dollar Tree, Massage Envy & Starbucks Coffee Company

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AVAILABLE SPACE

240	1,066 SF
260	2,176 SF
300	5,513 SF
370	3,962 SF
400	4,163 SF

CURRENT RETAILERS

N.A.P.	McDonald's	
N.A.P.1	N.A.P.	
100	Hy-Vee	63,000 SF
110	Pet Supplies Plus	8,468 SF
120	Side Pockets	9,356 SF
130	House of Apparel	1,875 SF
140	Check into Cash	1,875 SF
150	Elysian Salon and Spa	2,388 SF
160	Star Beauty	6,021 SF
170A	H&R Block	1,875 SF
170B	A Touch of Creativity Art Studio	1,875 SF
170C	Edible Arrangements	1,875 SF
180	Dollar Tree	9,169 SF
200	Dr. Ryan Spurgeon Healing Neck & Joints	1,325 SF
201	Mainland Valuation Services	3,027 SF
320	K.C. Grill 'N Kabob	1,875 SF
330	Aso Sushi	5,214 SF
340	Lost Evenings Brewing Company	4,079 SF
360	Edible Arrangements	2,000 SF
390	Salon Ji	2,800 SF
401	Mirror, Inc.	3,600 SF
500	Starbucks	2,000 SF
600	Academy Bank	1,530 SF
700A	Sport Clips	1,626 SF
700B	Massage Envy	3,558 SF
700C	Subway	1,697 SF
800	FedEx Office	5,720 SF

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