

# Lenexa 95



Kohl's announced their intention to close their Lenexa store in April, 2019. We, Lenexa 95 are looking for tenants/buyers who might have an interest in part or all of the site. We have outparcels available for sale. The property is located in a TIF District, incentives may be available for re-development.

- Whole building for Lease
- Options for small retail within the building
- Outparcels available



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

**David Christie**  
**913.649.4500**  
[djc@christiedev.com](mailto:djc@christiedev.com)





# Lenexa 95

12381 W. 95<sup>th</sup> St., Lenexa, KS



The 106,567 square foot former Kohl's building is situated on 10.15 acres of land. The site has excellent visibility to 95<sup>th</sup> Street and I-35. The ingress and egress are excellent with many improvements related to the new highway interchange. In order to improve visibility, we have removed large trees on the property and replaced them with 2.5" caliper trees. We can improve signage options as well.

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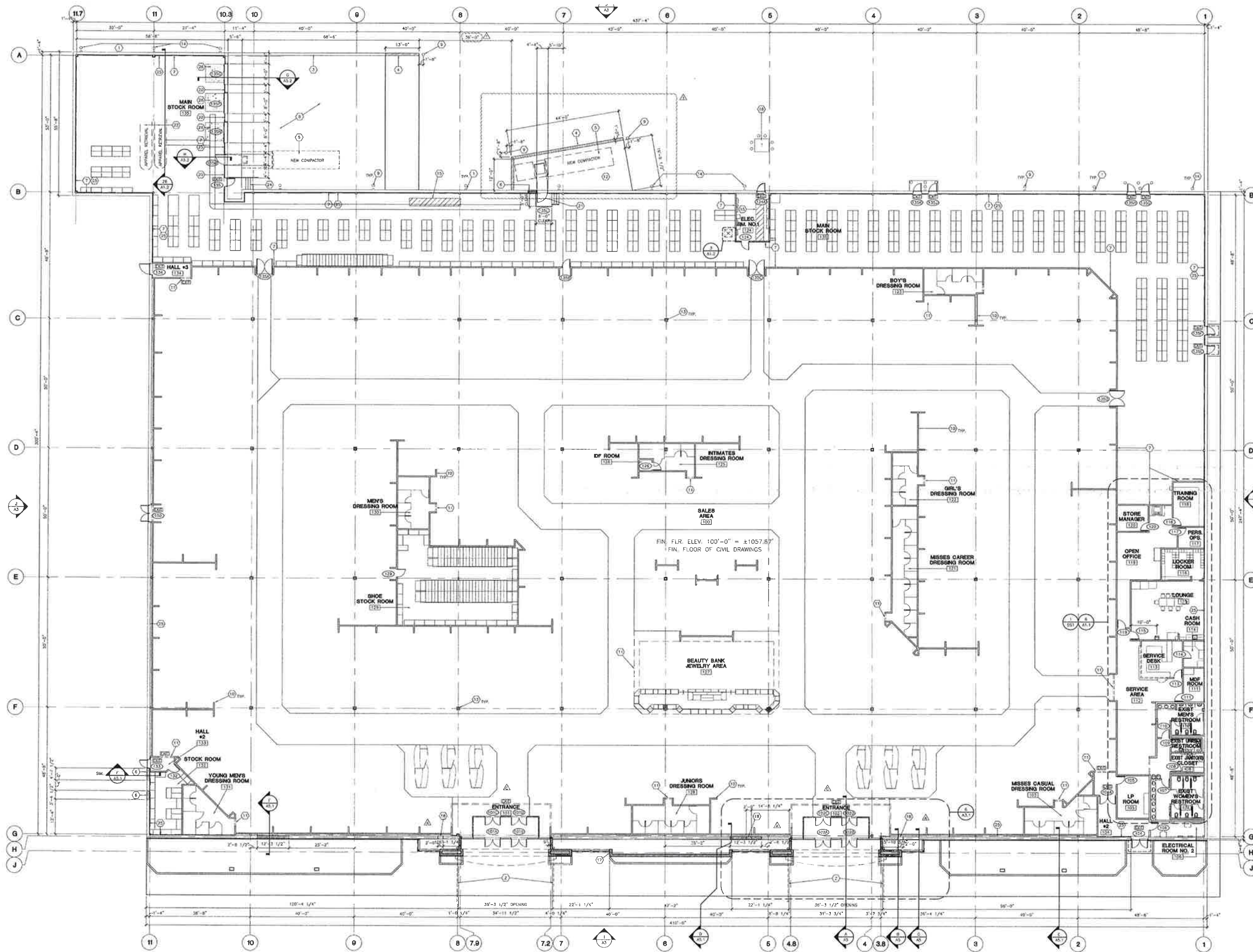
# Lenexa 95





# Traffic Counts





**FLOOR PLAN KEY NOTES**

- 1) EXISTING DOWNSPOUTS (SEE ELEVATIONS), PAINT TO MATCH BLDG.
- 2) UNDER SLAB DRAINAGE
- 3) EXISTING MASONRY DOCK SCREEN WALL (REPAIR AS REQUIRED)
- 4) NEW MASONRY SCREEN WALL (SEE DETAIL 12/A1.1)
- 5) TRASH COMPACTORS BY KOHL'S (N1.C)
- 6) CLOSE EXISTING OPENING WITH MASONRY TO MATCH EXISTING
- 7) INSTALL 1/2" UNPAINTED FIRE TREATED PLYWOOD TO 4'-0" AFF. ON ALL GYP. BO. IN RECEIVING/STOCK AREAS
- 8) LOADING DOCK CONC. SLAB, SEE STRUCT. DWGS
- 9) NEW DOCK RAMP BOLLARD - SEE 26/A1.1, TYPICAL
- 10) PARTITION WALLS (SEE FLOOR PLAN NOTES #4)
- 11) LINE OF SOFFIT OR HEADER ABOVE, TYPICAL
- 12) NEW CONCRETE COMPACTOR SLAB (SEE STRUCTURAL)
- 13) COLUMN, SEE STRUCT. DWGS. AND SHEET DS1 FOR FURRING
- 14) EXISTING PIPE BOLLARDS - PAINT TRAFFIC YELLOW
- 15) 2"x24" O.C. PAINTED SHAPING (TRAFFIC YELLOW) TO MAINTAIN A 48" WIDE CLEAR WIDTH OF EXIT PATH
- 16) CONCRETE TRANSFERFLEX PKG (EXISTING)
- 17) FIRE DEPT. KNOX BOX - VERIFY LOCATION WITH FIRE DEPARTMENT
- 18) 24" WIDE X 32" HIGH MASONRY OPENING FOR 30" X 30" ACCESS PANEL @ 18" AFF.
- 19) NOT USED
- 20) FAN/LIGHT MOUNTING BRACKET SEE 37/A1.1
- 21) INTERIOR STEEL GRATE PLATFORM AND STAIRS SEE DETAIL 8/A1.2
- 22) APPAREL RETRIEVAL SYSTEM MANUFACTURED & INSTALLED BY "WHITE CONVEYORS" OR "TRIMO" - PROVIDED BY KOHL'S, N.C.
- 23) NOT USED
- 24) EXTERIOR STAIR - SEE DETAIL 12/A1.2
- 25) RIGID INSULATION ASSEMBLY: 5/8" TYPE 'X' GYPSUM BOARD (PAINTED) OVER 1" RIGID INSULATION BETWEEN FLOORING CHANNELS @ 24" O.C. AND IMPER BARRIER FULL HEIGHT
- 26) FILL IN DOCK LEVELERS WITH CONCRETE (SEE STRUCTURAL)

**FLOOR PLAN NOTES**

1. REFER TO SHEET E1 FOR TYPICAL SYMBOLS.
2. REFER TO SHEETS E1 AND ADA FOR TYPICAL ACCESSIBILITY, FIRE AND GENERAL NOTES.
3. ALL EXTERIOR OPENING DIMENSIONS ARE TO OUTSIDE OF OPENINGS UNLESS NOTED OTHERWISE.
4. EXTERIOR PARTITIONS ARE INDICATED FOR COORDINATION WITH BUILDING SHELL. REFER TO SHEETS RCI, PFI, WSI, SSI, FPI, FPM, MFI, DSI, DSI, ELL, ELL, ELL, ELL, DFI, PFI AND SSP FOR TYPICAL INTERIOR IMPROVEMENT DRAWINGS. FOR TYPICAL MECH. STUDY DETAILS FOR SMOKE BRACING AND ATTACHMENT CONNECTIONS SEE STRUCTURAL DETAIL SHEETS.
5. REFER TO SHEET A2 FOR DOOR SCHEDULE AND DETAILS.
6. REFER TO SHEET S01 FOR HARDWARE PLAN.
7. NOT USED
8. SEE SHEET DS1 FOR INTERIOR COLUMN DETAILS.
9. FIRE EXTINGUISHERS TO BE FURNISHED BY KOHL'S. GENERAL CONTRIBUTION TO RETAIL BASKET BOARD BRACKETS & EXTINGUISHERS - SEE SHEET S01 FOR LOCATIONS.
10. PAINT ALL EXPOSED PIPING INCLUDING GAS PIPES ON EXTERIOR WALLS. COLOR TO MATCH BUILDING COLOR.
11. PROVIDE STUDS WITH GYPSUM BOARD BOTH SIDES TO METAL DECK AT RESTROOMS, EMPLOYEE LOUNGE AND WALL BETWEEN OFFICE AND MAIN STOCK ROOM AND WALL BETWEEN SALES, MAIN STOCK ROOM AND OFFICES. SEE SHEET A1.1 FOR LEGEND.
12. INSULATE INTERIOR WALLS AT CASH ROOM, MANAGER'S OFFICE, LOUNGE, OPEN OFFICE, RESTROOMS AND OFFICE BILLS ADJACENT TO MAIN STOCKROOM WITH FULL THICK FOL. FACE CLASS 'A' Batts.
13. BUILDING SHALL BE FULLY SPRINKLERED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN CONFORMANCE TO ALL NFPA LOCAL REQUIREMENTS AND KOHL'S FIRE INSURANCE CARRIER.



REGISTRATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL, IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

| NO.      | DATE | BY | DESCRIPTION                         |
|----------|------|----|-------------------------------------|
| 01-13-06 |      |    | Printed for Plan Review and Bidding |
| 02-28-06 |      |    | Revised for Addendum A              |
| 03-24-06 |      |    | Addendum C - Construction Set       |
| 05-05-06 |      |    | Revised per Bulletin 1              |

**FLOOR PLAN**

SCALE: 3/32" = 1'-0" SHEET:  
 PROJECT #: 3029-11065  
 DRWN BY: AJM CHKD BY: JRC  
 BLDG. SUBMITTAL: 01/13/06

**A1**

CONSTRUCTION SET 03/24/06





# Lenexa

Pad Sites Available



Pad 2

Pad 1

**CHRISTIE DEVELOPMENT  
ASSOCIATES, LLC**

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**REAL ESTATE DEVELOPMENT  
INVESTMENTS / BROKERAGE**



## Summary

This site in Lenexa is located right off I-35, has high traffic counts, and lots of surrounding retail. Located only 20 minutes from downtown Kansas City and 10 minutes from Overland Park and right next door to Oak Park Mall.

# Surrounding Retail

Prairie Village

W-79th St

W-87th St

Fe-Trail-Dr

Quivira Rd

69

NE Hwy 69



Oak Park Mall



Lenexa

Overland Pkwy

Lamar Ave

Google E

# Traffic Counts



**I - 35**

5,410

106,000

91,600

**I - 69**

21,310

**W 95th St.**

Pad 1  
Pad 2

**Oak Park Mall**

3,225

104,000

**Quivira**

4,070

## Lenexa Demographics

2017 Population

52,030

Median Age

37

Median Household Income

\$81,173

Poverty Rate

5.39%

Number of Employees

28,982

Median Property value

\$240,300

Race and Ethnicity

Caucasian 79.70%

Hispanic and Latino 8.36%

African American 5.31%

Asian 3.78%

Two + Races 2.59%

American Indian & Alaska Native 0.17%

Other 0.09%

Native Hawaiian & Other Pacific Islander 0.00%

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