



RETAIL GAP / VOID ANALYSIS

PRAIRIE RIDGE VILLAGE

15210 - 15248 W 135th St, Olathe, KS 66062

Suite 104	Turnkey day care, roll-up doors, playground and splash pad	5,180 SF
Suite 212	Endcap, 2nd generation cafe	1,240 SF

Subject property trade area vs. Johnson County · Sample deliverable: names, properties and figures are illustrative.

KEY FINDINGS

- **Sit-down dining is the largest void.** The four ZIPs hold 39 full-service restaurants against 98 expected at county density, an estimated \$82 million gap in 2022 dollars. Bars run 3 against 12.6. Quick-service is roughly in balance (113 vs 114).
- **Medical and wellness are under-supplied across the board.** Physicians' offices 50 vs 99 (est. \$133 million gap), dentists 52 vs 76, chiropractors 11 vs 19, physical therapy 17 vs 28, urgent care 7 vs 8.8 and veterinary clinics 10 vs 14.
- **Child care supports the Suite 104 space.** The trade area has 11 child day care establishments against 19 expected. The shortfall is sharpest in 66061 (2 vs 5.8) and 66085 (1 vs 3.2).
- **Coffee is already served in the subject ZIP.** 66062 has 15 coffee and snack bars against 8.6 expected. Across the trade area the category is short by about 3, so Suite 212 is better aimed at dessert, juice and bagel concepts than at another coffee user.

Site demographics (2026 estimates)

Population, 5 / 10 / 15 min drive	29,860 / 181,420 / 468,930
Average household income, 5 min	\$138,410
Median household income, 5 min	\$104,760
Median age, 5 min	38.6
Center size / year built	24,120 SF / 2019

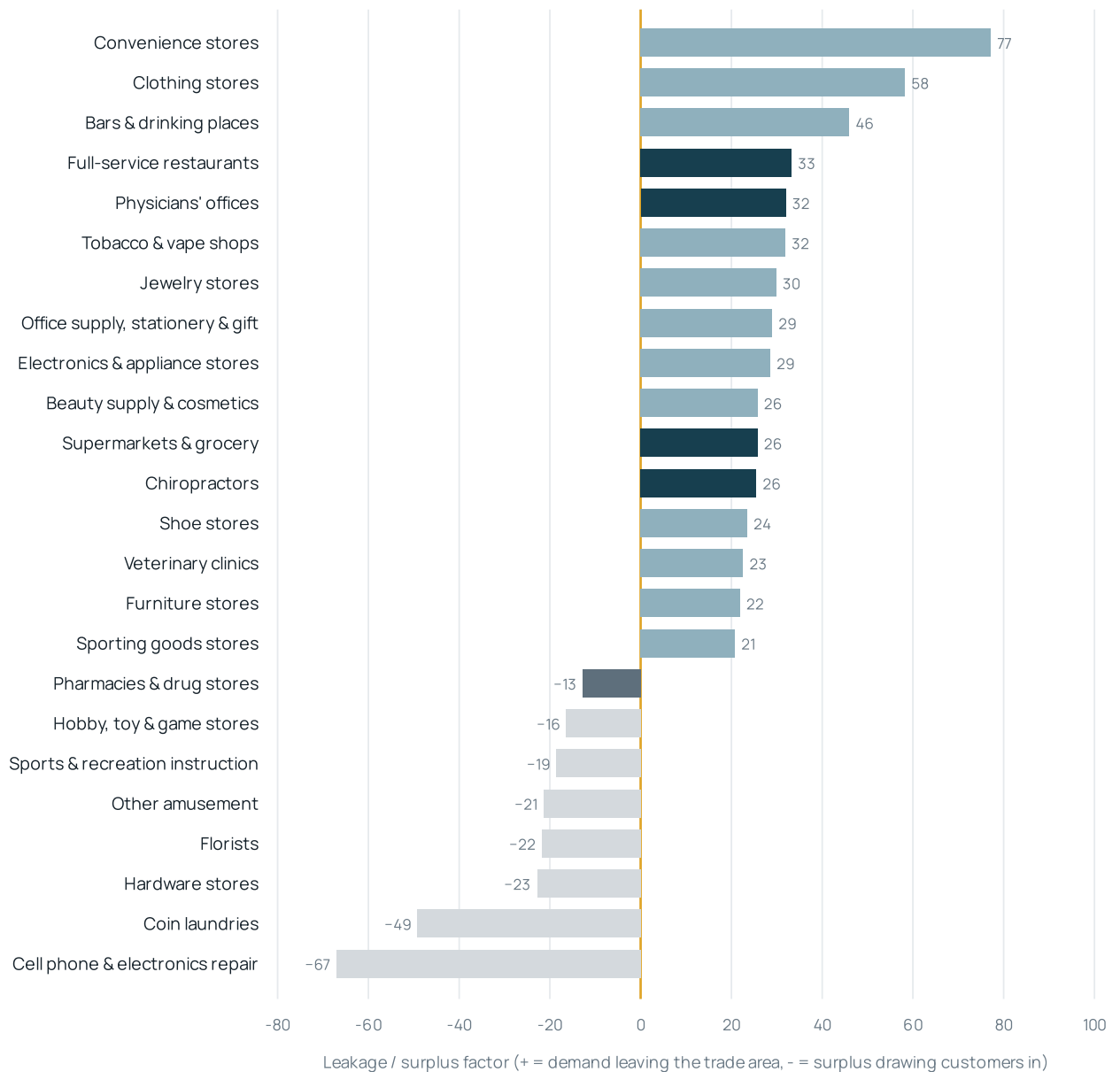
Gap model trade area

Trade area population (2023 estimate)	152,380
Per capita income, trade area / county	\$42,915 / \$47,630
Share of county personal income	3.62%

Trade area: ZIP codes 66062, 66061, 66213 and 66085 (centroids within 4.2 miles of the site).

LEAKAGE / SURPLUS BY CATEGORY

Top 16 leakage categories and the 8 largest surpluses. Positive values mark demand the trade area is not capturing (a void); negative values mark categories where supply exceeds resident demand. Lighter bars are low-confidence counts.



INDUSTRY SUMMARY

Category	NAICS	Demand	Supply	Gap	Leakage / Surplus	Businesses	At county density	Conf.
Bars & drinking places	722410	\$13.8M	\$5.1M	\$8.7M	46.0	3	12.6	Low
Full-service restaurants	722511	\$163.6M	\$81.9M	\$81.7M	33.3	39	98.5	High
Coffee, juice, dessert & snack bars	722515	\$39.5M	\$33.2M	\$6.3M	8.7	26	28.8	Medium
Limited-service restaurants (QSR/fast casual)	722513	\$178.8M	\$177.4M	\$1.4M	0.4	113	114.4	High
Convenience stores	445120	\$10.1M	\$1.3M	\$8.8M	77.2	2	8.7	Low
Clothing stores	4481	\$108.5M	\$28.6M	\$79.9M	58.3	10	33.5	Low
Tobacco & vape shops	453991	\$24.8M	\$12.8M	\$12.0M	31.9	5	8.4	Low
Jewelry stores	448310	n/p	n/p	n/p	29.9	3	5.6	Low
Office supply, stationery & gift	4532	\$18.0M	\$9.9M	\$8.1M	29.0	3	5.8	Low
Electronics & appliance stores	4431	\$63.9M	\$35.5M	\$28.4M	28.6	3	7.9	Low
Beauty supply & cosmetics	446120	n/p	n/p	n/p	25.8	5	8.9	Low
Supermarkets & grocery	445110	\$346.3M	\$204.3M	\$142.0M	25.8	11	17.5	Medium
Shoe stores	448210	n/p	n/p	n/p	23.5	5	8.1	Low
Furniture stores	442110	\$57.8M	\$37.0M	\$20.8M	21.9	7	11.8	Low
Sporting goods stores	451110	\$40.0M	\$26.2M	\$13.8M	20.8	5	8.7	Low
Beer, wine & liquor stores	445310	\$15.7M	\$11.0M	\$4.7M	17.6	4	5.1	Low
Auto parts stores	441310	\$42.0M	\$29.6M	\$12.4M	17.3	12	15.9	Low
Book stores	451211	n/p	n/p	n/p	16.1	2	2.2	Low
Optical goods stores	446130	n/p	n/p	n/p	10.4	3	4.7	Low
Dollar & general merchandise	452319	n/p	n/p	n/p	10.1	8	10.0	Low
Used merchandise & thrift	453310	\$13.6M	\$11.1M	\$2.5M	10.1	6	8.8	Low
Tire dealers	441320	\$24.0M	\$21.7M	\$2.3M	5.0	7	7.5	Low
Vitamin & supplement stores	446191	\$29.6M	\$28.3M	\$1.3M	2.2	5	4.8	Low
Specialty food stores	4452	\$40.3M	\$39.2M	\$1.1M	1.4	7	7.0	Low
Home furnishings stores	4422	\$54.4M	\$56.6M	-\$2.2M	-2.0	11	11.8	Low
Pet & pet supply stores	453910	n/p	n/p	n/p	-11.5	6	4.8	Low
Gas stations w/ convenience	447110	\$194.7M	\$247.3M	-\$52.6M	-11.9	24	22.8	High
Pharmacies & drug stores	446110	n/p	n/p	n/p	-12.7	11	10.9	High
Hobby, toy & game stores	451120	n/p	n/p	n/p	-16.4	6	4.7	Low
Florists	453110	n/p	n/p	n/p	-21.7	3	2.3	Low
Hardware stores	444130	n/p	n/p	n/p	-22.8	7	4.0	Low

INDUSTRY SUMMARY (CONTINUED)

Category	NAICS	Demand	Supply	Gap	Leakage / Surplus	Businesses	At county density	Conf.
Veterinary clinics	541940	\$27.1M	\$17.1M	\$10.0M	22.6	10	13.8	Low
Child day care	624410	n/p	n/p	n/p	18.8	11	19.4	Medium
Beauty salons	812112	\$17.6M	\$12.8M	\$4.8M	15.8	31	39.4	Medium
Other personal care (spa, lash, wax, tanning)	812199	\$11.1M	\$8.6M	\$2.5M	12.7	10	17.7	Low
Barber shops	812111	\$1.4M	\$1.1M	\$0.3M	12.0	2	3.2	Low
Pet grooming & boarding	812910	\$6.4M	\$5.2M	\$1.2M	10.3	7	10.7	Low
Dry cleaning & laundry services	812320	n/p	n/p	n/p	9.5	4	5.1	Low
Fitness & recreational sports centers	713940	\$22.6M	\$21.6M	\$1.0M	2.3	21	22.5	Medium
Nail salons	812113	\$7.4M	\$7.4M	\$0.0M	0.0	14	14.1	Low
Fine arts schools (music, art, dance)	611610	\$3.2M	\$3.2M	\$0.0M	0.0	5	4.8	Low
Tutoring & exam prep	611691	\$1.4M	\$1.4M	\$0.0M	0.0	3	3.6	Low
Car washes	811192	\$8.4M	\$8.8M	-\$0.4M	-2.3	9	9.4	Low
General auto repair	811111	\$44.1M	\$48.8M	-\$4.7M	-5.1	28	25.7	High
Sports & recreation instruction (martial arts, dance, yoga)	611620	n/p	n/p	n/p	-18.6	17	12.8	Low
Other amusement (escape rooms, indoor play)	713990	\$10.7M	\$16.5M	-\$5.8M	-21.3	9	5.1	Low
Coin laundries	812310	n/p	n/p	n/p	-49.2	7	2.5	Low
Cell phone & electronics repair	811211	n/p	n/p	n/p	-67.1	4	1.4	Low
Physicians' offices	621111	\$274.8M	\$141.6M	\$133.2M	32.0	50	99.0	High
Chiropractors	621310	\$8.6M	\$5.1M	\$3.5M	25.5	11	19.3	Medium
Physical & occupational therapy	621340	\$29.6M	\$21.2M	\$8.4M	16.5	17	27.5	Medium
Urgent care & freestanding emergency	621493	\$32.3M	\$24.8M	\$7.5M	13.1	7	8.8	Low
Dentists	621210	\$89.5M	\$71.6M	\$17.9M	11.1	52	76.1	High
Optometrists	621320	\$6.8M	\$7.2M	-\$0.4M	-2.9	11	11.2	Medium
Commercial bank branches	522110	\$303.5M	\$232.2M	\$71.3M	13.3	14	24.7	Medium
Insurance agencies	524210	\$94.9M	\$78.6M	\$16.3M	9.4	50	71.1	High
Tax preparation	541213	\$2.9M	\$2.7M	\$0.2M	3.6	11	13.2	Low
Private mail & shipping centers	561431	n/p	n/p	n/p	-9.5	5	4.0	Low

SUITE FIT AND OUTREACH TARGETS

SUITE 104 | Turnkey day care | 5,180 SF

Best-fit uses: Child care operator first. Physical therapy, chiropractic or primary care as the alternate.

Gap evidence: Child day care 11 vs 19.4 expected. Physical therapy 17 vs 27.5, chiropractors 11 vs 19.3, physicians 50 vs 99.0.

Brand with no location within 3 miles	Units 3 to 10 miles	Nearest unit
Primrose Schools	2	6.4 mi
Kiddie Academy	3	5.1 mi
The Learning Experience	2	7.2 mi
Athletico Physical Therapy	3	4.6 mi
Great Expressions Dental	2	4.5 mi

SUITE 212 | Endcap cafe | 1,240 SF

Best-fit uses: Dessert, juice or bagel concept suited to a Type II hood (no grease cooking). Waxing or salon as the alternate.

Gap evidence: Coffee and snack bars 26 vs 28.8 across the trade area. Beauty salons 31 vs 39.4, other personal care 10 vs 17.7.

Brand with no location within 3 miles	Units 3 to 10 miles	Nearest unit
Andy's Frozen Custard	3	4.8 mi
Yogurtland	2	6.3 mi
Smoothie King	4	3.6 mi
Nothing Bundt Cakes	3	5.4 mi
Bruegger's Bagels	2	7.7 mi
Crumbl	3	5.0 mi
Waxing the City	3	5.8 mi
Supercuts	4	3.8 mi

The information contained herein has been obtained from sources believed reliable. Lakeshore Commercial Group, LLC has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction its suitability for your needs. Sample deliverable: names, properties and figures are illustrative.



Mike Turner, CCIM
Senior Associate
(913) 555-0148
mturner@lakeshorecg.com
KS SP00000000

Lisa Grant, SIOR, CCIM
Designated Broker
(913) 555-0163
lgrant@lakeshorecg.com
KS BR00000000

Lakeshore Commercial Group, LLC
11500 W 119th St, Suite 210
Overland Park, KS 66213
(913) 555-0100 | lakeshorecg.com
KS CO00000000