

Westchester Square

Kansas City, MO-KS

38.9719, -94.7396
13120-13450 W 87th Street | Lenexa, KS 66215-2816



Center Size: 161,701 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,240	95,900	209,179
	5,442	41,367	91,541
	\$109,226	\$110,092	\$112,286

Anchored by 63K Sq Ft Hy-Vee grocer, and complemented by a strong lineup of national and regional retailers including Starbucks, Workout Anytime & Massage Envy

Surrounded by a dense trade area with 96K+ residents and a high daytime population of 129K+ within 3 miles

49% of residents hold college degrees within a 3-mile radius

Conveniently located between I-35 and I-435 with high visibility from 38K+ vehicles daily on W 87th St (Kalibrate 2022)

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Available Space

130	1,875 SF
170B	1,875 SF
240	1,066 SF
260	2,176 SF
340	4,079 SF
360	2,000 SF
370	2,000 SF
380	1,962 SF
401	3,600 SF
800A	3,171 SF

Current Retailers

N.A.P.	McDonald's	0 SF
N.A.P.1	N.A.P.	0 SF
100	Hy-Vee	63,000 SF
110	Pet Supplies Plus	8,468 SF
120	Side Pockets	9,356 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
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
300	Workout Anytime	5,513 SF
320	Thai Chili Cuisine	1,875 SF
330	KC Kabob	5,214 SF
390	Salon Ji	2,800 SF
400	Senior Day KC	4,163 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	2,574 SF

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