

Westchester Square

Johnson County Kansas City, MO-KS 163,877 Sq Ft

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

38.9720, -94.7399



Demographics	1 Mile	3 Miles	5 Miles
Population	12,223	96,308	210,244
Daytime Pop.	12,291	127,327	281,768
Households	5,427	41,641	92,041
Income	\$117,897	\$118,874	\$121,927

Source: Synergos Technologies, Inc. 2024

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 Spaces

130	1,875 Sq Ft	360°	360	2,000 Sq Ft	360°
170B	1,875 Sq Ft	360°	370	3,962 Sq Ft	360°
260	2,176 Sq Ft	360°	401	3,600 Sq Ft	360°
340	4,079 Sq Ft	360°	800A	3,146 Sq Ft	360°

Current Tenants

Space size listed in square feet

100	Hy-Vee	63,000
110	Pet Supplies Plus	8,468
120	Side Pockets	9,356
140	Check Into Cash	1,875
150	Elysian Salon and Spa	2,388
160	Star Beauty	6,021
170A	H&R Block	1,875
170C	Edible Arrangements	1,875
180	Dollar Tree	9,169
200	Dr. Ryan Spurgeon Healing Neck	1,325
201	Mainland Valuation Services	3,027
300	Workout Anytime	5,513
320	Thai Chili Cuisine	1,875
330	Kababs	5,214
390	Salon Ji	2,800
400	Senior Day KC	4,163
500	Starbucks	2,235
600	Academy Bank	1,530
700A	Sport Clips	1,626
700B	Massage Envy	3,558
700C	Subway	1,697
800	Fedex Office	2,574
NAP01	McDonald's	0
NAP02	NAP	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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