

FOR LEASE



# FOX HILL SHOPPING CENTER

FOX HILL CENTER - SEC ROE AVE. & INDIAN CREEK PKWY, OVERLAND PARK, KS 66207

**PAM PETERSON**  
COMMERCIAL SALES & LEASING  
816.210.3738  
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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.774.4250 [CLEMONSLIFE.COM](http://CLEMONSLIFE.COM)

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## OFFERING SUMMARY

Available SF:	910 & 1,000/SF
Lease Rate:	\$17.00 SF/yr
Lease Type:	NNN
Building Size:	34,119
Zoning:	CP-2
Market:	Overland Park

## PROPERTY HIGHLIGHTS

- Join Brobecks BBQ, Wooden Spoon, Mr. Goodcents Subs, and Chets Lock & Key in this diverse Overland Park shopping center!
- Excellent accessibility to I-435 & Roe Ave
- Former Salon Space available August 2024
- New Tenants in the area include McLain's Market, Freddy's, Rye, & Crushed Red
- Perfect location for service providers, fitness center, boutiques, and office space.
- 149,000 CPD on I-435

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1. Uniq Nails & Spa	10639	1,740 SF
2. Fox Hill Wines & Spirits	10631	2,567 SF
3. International Materials	4691	2,400 SF
4. Caralyn Chiropractic	4687	1,080 SF
5. The Wooden Spoon	4671	1,694 SF
6. Ranchview Floral	4663	1,324 SF
7. The Facial Bar	4657	2,247 SF
8. Spratford Fine Jewelry	4651	900 SF
9. Brobecks BBQ	4615	2,530 SF
10. American Family	4591	760 SF
11. Chet's Lock & Key	4587	1,907 SF
12. Talent Tattoo	4585	975 SF
13. Personal Best Fitness	4573	1,125 SF
14. LA Cuts	4571	1,000 SF
15. Photography Studio	4569	1,000 SF
16. AVAILABLE	4567	1,000 SF
17. Elite Cycling	4563	3,000 SF
18. AVAILABLE	4510	910 SF
19. Creative Consumer Credit	4514	2,994 SF
20. MK Salon & Spa Suites	4526	1,230 SF
21. Mr Goodcents	4530	1,705 SF

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# OVERLAND PARK

## OVERLAND PARK OFFERS WHAT PEOPLE WANT

The intersection of lifestyle amenities and educated residents fuel Overland Park's past, present, and future growth.

Residents of all ages share a feeling of community in Overland Park and "want to build on what already makes Overland Park a great place to live: promoting world-class schools focused on science and technology training; growing strong neighborhoods and parks; and creating a more walkable, progressive, entertaining and culturally-rich environment." (Lynn Horseley, KC Star)



Population Growth Forecast  
**1.15% Annually**



Job Growth Forecast  
**43% Next 10 years**



Median Income  
**\$84,458**



Intellectual Capital  
**72% Residents BA+**

### Overland Park Key Demographics



**95,178**  
Population



**130,894**  
Daytime Population



**68%**  
Bachelor Degree  
or Higher



**\$342,464**  
Median Home  
Value

### Kansas City Key Demographics



**2.2 Million**  
Population



**474,110**  
Daytime Population



**37.5%**  
Bachelor Degree  
or Higher



**\$240,254**  
Median Home  
Value

# OVERLAND PARK



## MAJOR CORPORATIONS IN THE AREA

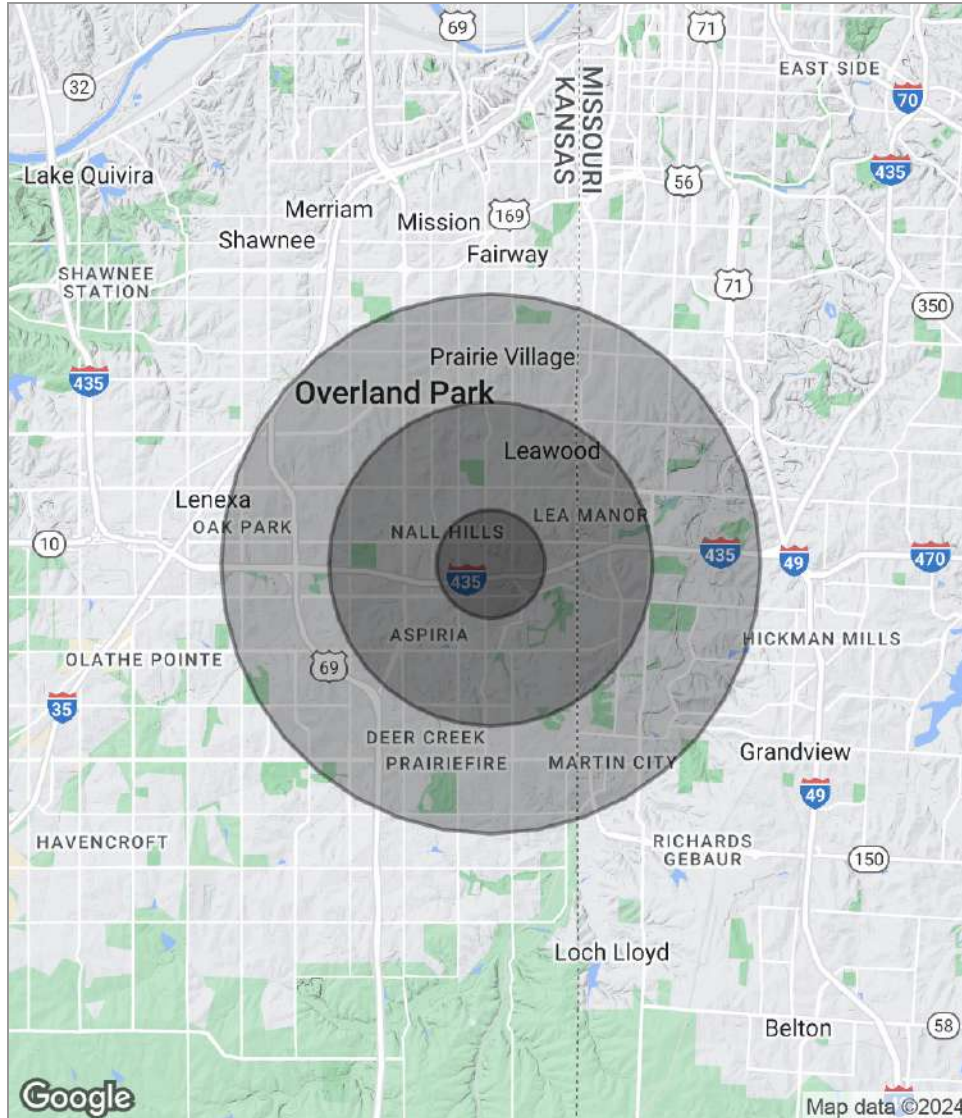


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,799	67,694	220,585
Median age	47.0	47.0	41.6
Median age (Male)	46.1	45.5	40.3
Median age (Female)	48.4	48.3	43.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,000	30,207	99,675
# of persons per HH	2.3	2.2	2.2
Average HH income	\$118,485	\$110,257	\$92,024
Average house value	\$330,067	\$324,787	\$278,683

\* Demographic data derived from 2020 ACS - US Census

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