

C U R A T E D - HEALTH, BEAUTY AND WELLNESS HUB

2108-2110 West 75th Street, Prairie Village, KS 66208



PROPERTY DESCRIPTION

Renovations underway! c u r a t e d is a health, beauty and wellness hub for high end practitioners. Originally built in 1957, this midcentury modern gem will feature approximately 20 health and wellness specialists, therapists and practitioners. Reserve your 2, 3, or 4 room suite before grand opening in June 2025.

An ADA-accessible ramp is also scheduled for completion in Summer 2025.

PROPERTY HIGHLIGHTS

- RARE wellness space in the very affluent Prairie Village market
- Near Prairie Village Shops and Corinth Square Shops
- High visibility in High Traffic area
- Easy access to Waldo, Prairie Village, Mission Hills, Fairway and Brookside
- Small suites for health, beauty and wellness tenants
- One micro-market space available for healthy bites with patio available. Spring 2026
- Food Truck opportunity available

OFFERING SUMMARY

Lease Rate:	\$700 - \$2,950 per month
Number of Units:	17
Available SF:	135 - 1,000 SF
Lot Size:	23,634 SF
Building Size:	7,000 SF
Lease Type:	Modified Gross
Lease Terms:	Negotiable

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,527	44,417	116,478
Total Population	12,498	101,091	252,076
Average HH Income	\$152,096	\$142,539	\$114,089

Sheryl Vickers, CCIM

President | 816.916.8400

svickers@selectsitesllc.com



The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

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SUITE		TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	2108 West 75th Street - Courtyard - Suite 401 - 2 Rooms, Waiting Room and Bathroom	Available	359 SF	Modified Gross	\$1,400 per month	In suite, private bathroom, water source in space, open ceilings.
■	2108 West 75th Street - Courtyard - Suite 403 - 3 Rooms - Divisible by 3	Available	359 SF	Modified Gross	\$1,800 per month	Restrooms adjacent, Water source in space.
■	2108 West 75th Street - Upper Level - Suite 500 - 3 Rooms	Available	406 SF	Modified Gross	\$1,400 per month	2 Restrooms adjacent, Located on upper level (flight up stairs up to space)

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AVAILABLE SPACES

SUITE		SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	2110 West 75th Street - Courtyard - Suite 403 - 4 Room Suite	1,000 SF	Modified Gross	\$2,950 per month	4 Room Suite, open ceilings, on suite private bathrooms - including 1 ADA bathroom, water source in 2 suites, w/d hookups. Natural light. Introductory rate, starting at - \$2,950

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2110 West 75th - Suite 400 - 402



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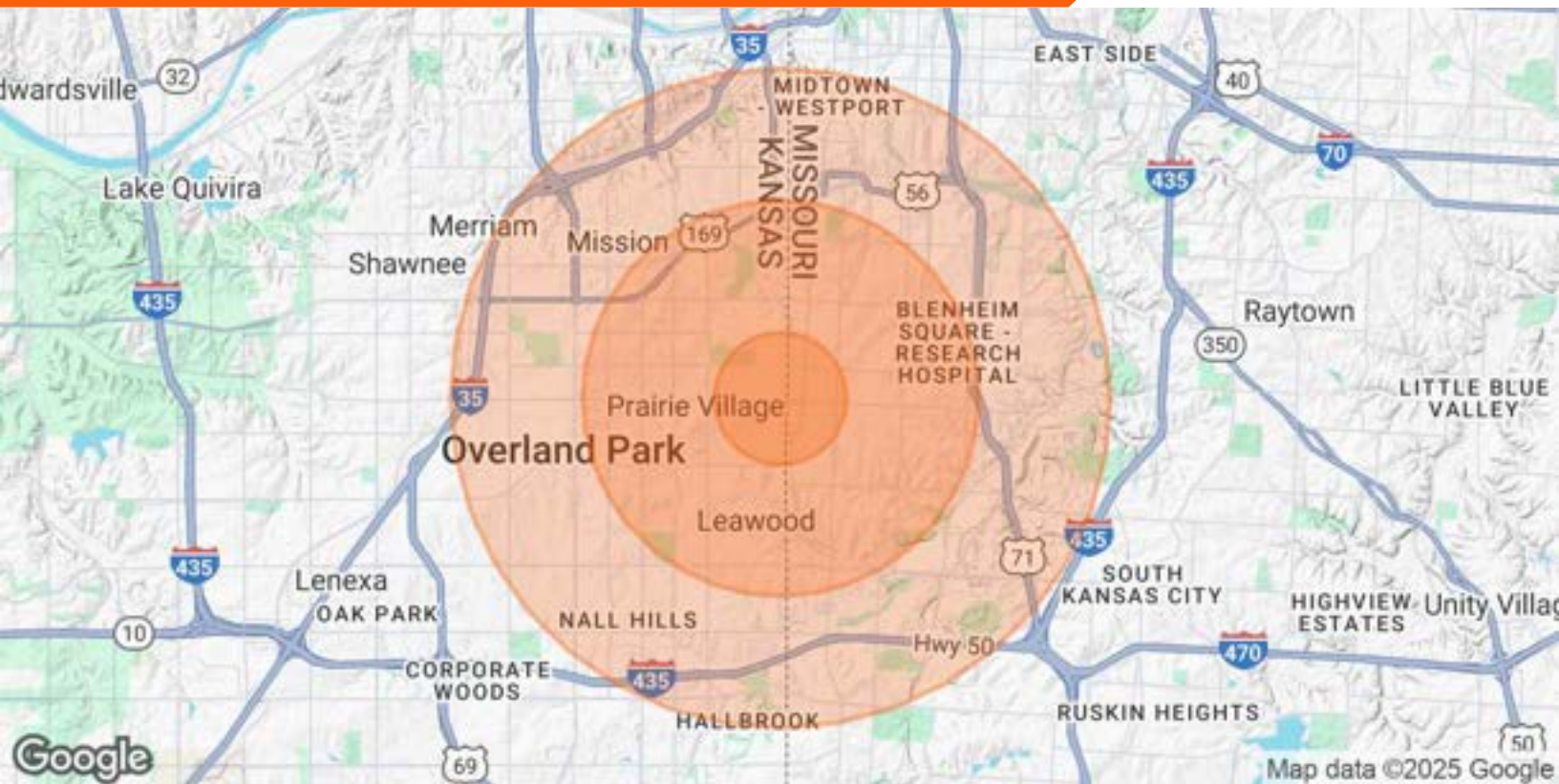
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,498	101,091	252,076
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,527	44,417	116,478
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$152,096	\$142,539	\$114,089
Average House Value	\$515,940	\$489,040	\$396,282

Demographics data derived from AlphaMap

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