



ReeceNichols
REAL ESTATE

For Sale

.50 Acre Pad Site

6760 W 151st Street, Overland Park, KS 66223

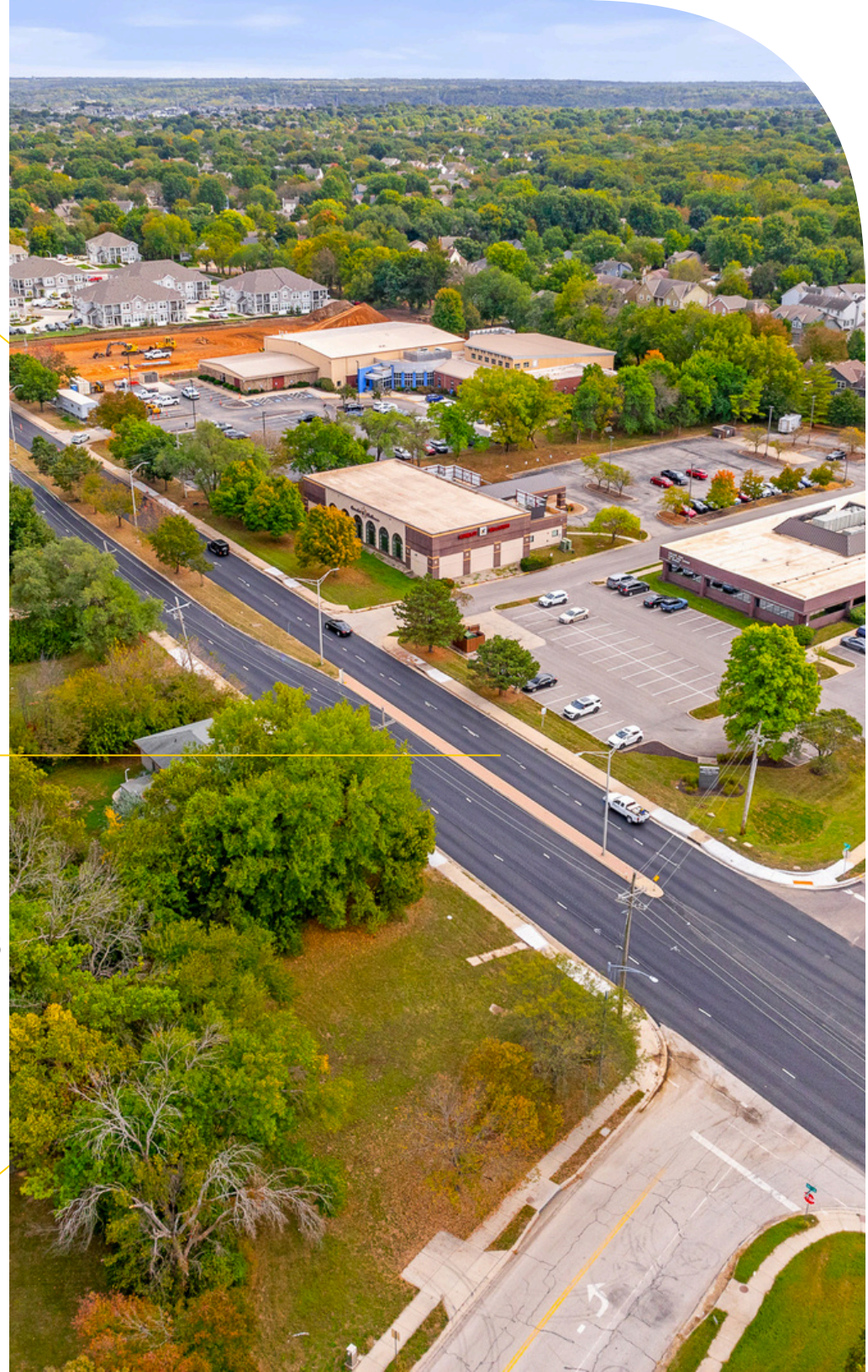


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LOCATION 6760 W 151st Street, Overland Park, KS 66223

ACRES .50 m/l

PRICE \$350,000 (\$16/SF)

ZONING CP-1J - See Zoning Map

UTILITIES Electricity - See Utility Map
Sewer - See Utility Map

TOPOGRAPHY Flat land

TAXES 2024 Taxes were \$3,072.87

SCHOOLS Blue Valley School District

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used 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 the suitability of the property for your needs.



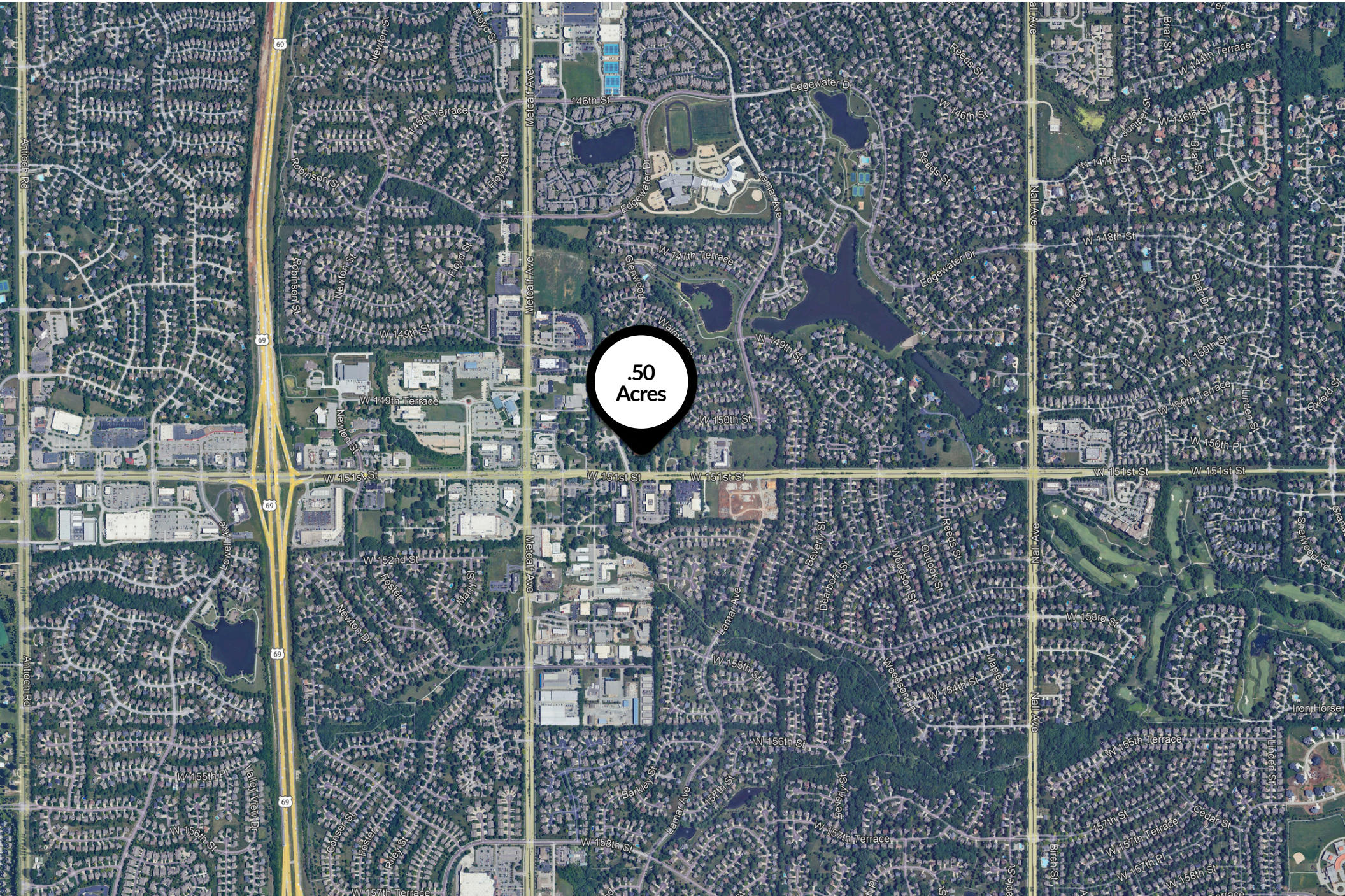
Overview

LOCATION LOCATION LOCATION!!

Located along the highly traveled 151st Street corridor, this ± 0.50 -acre CP-1J commercial lot presents a rare opportunity for new neighborhood-scale development in one of Overland Park's fastest-growing retail corridors.

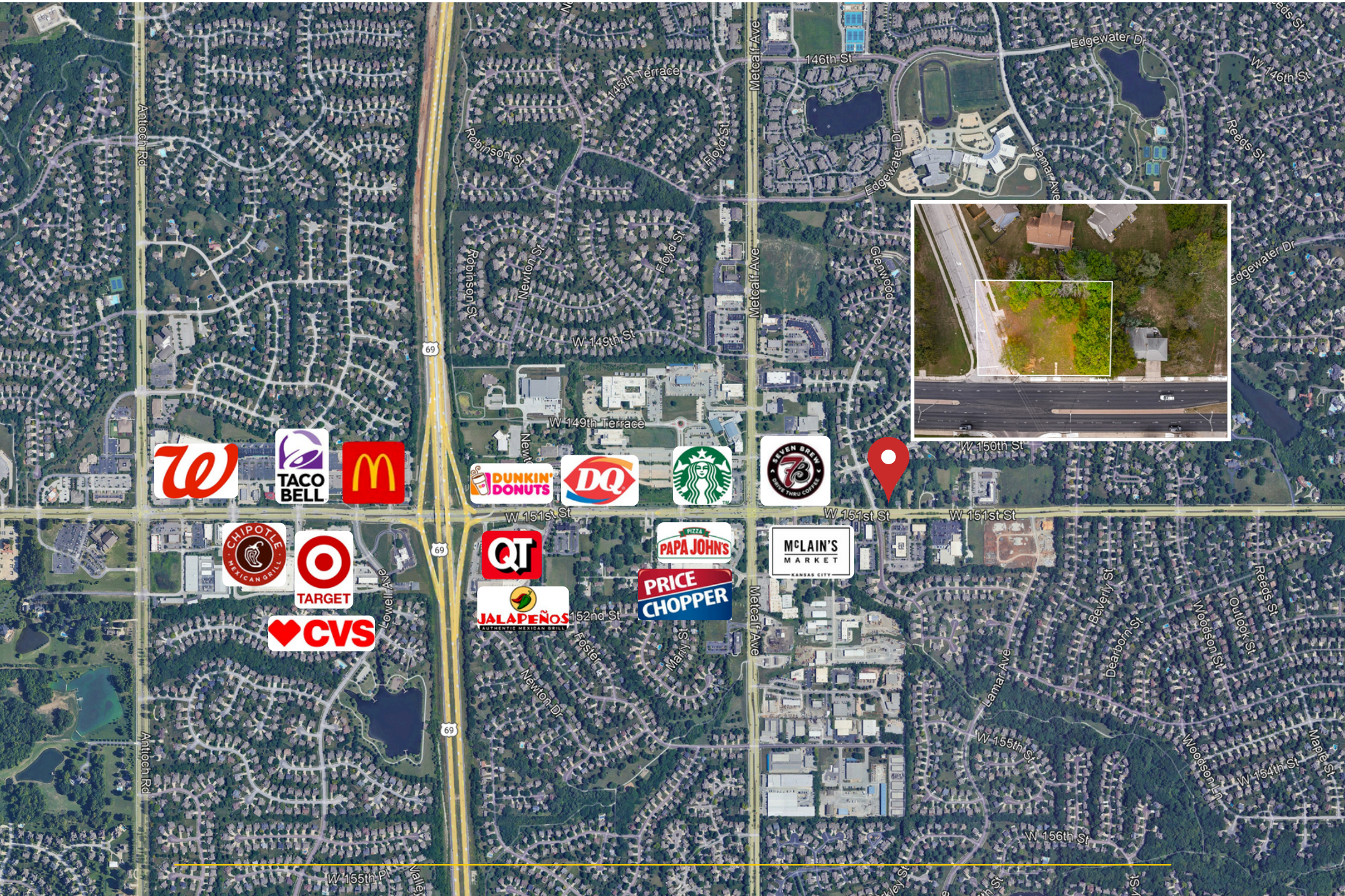
With excellent visibility, strong surrounding demographics, and established nearby amenities, the site is ideally suited for small retail, medical/dental office, drive-thru restaurant, daycare, or professional services—subject to City approval.

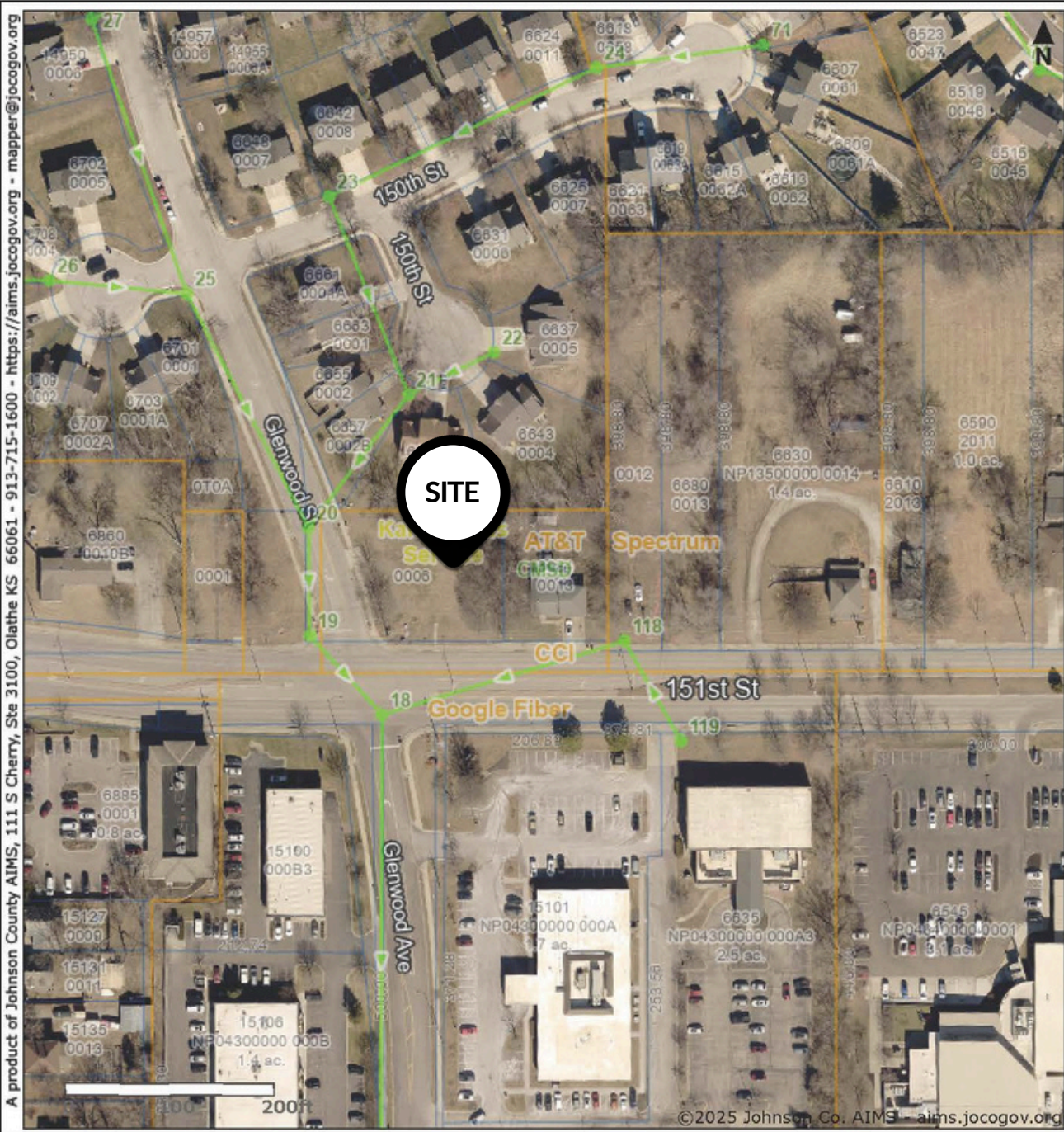






Nearby Trade Area



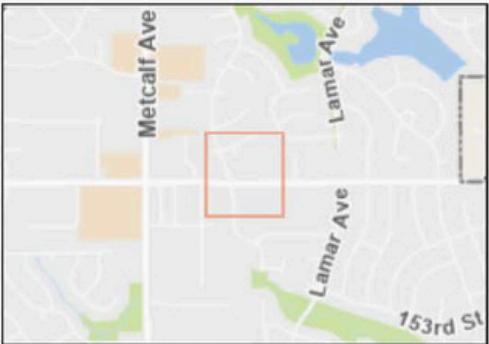


Johnson Co AIMS Map

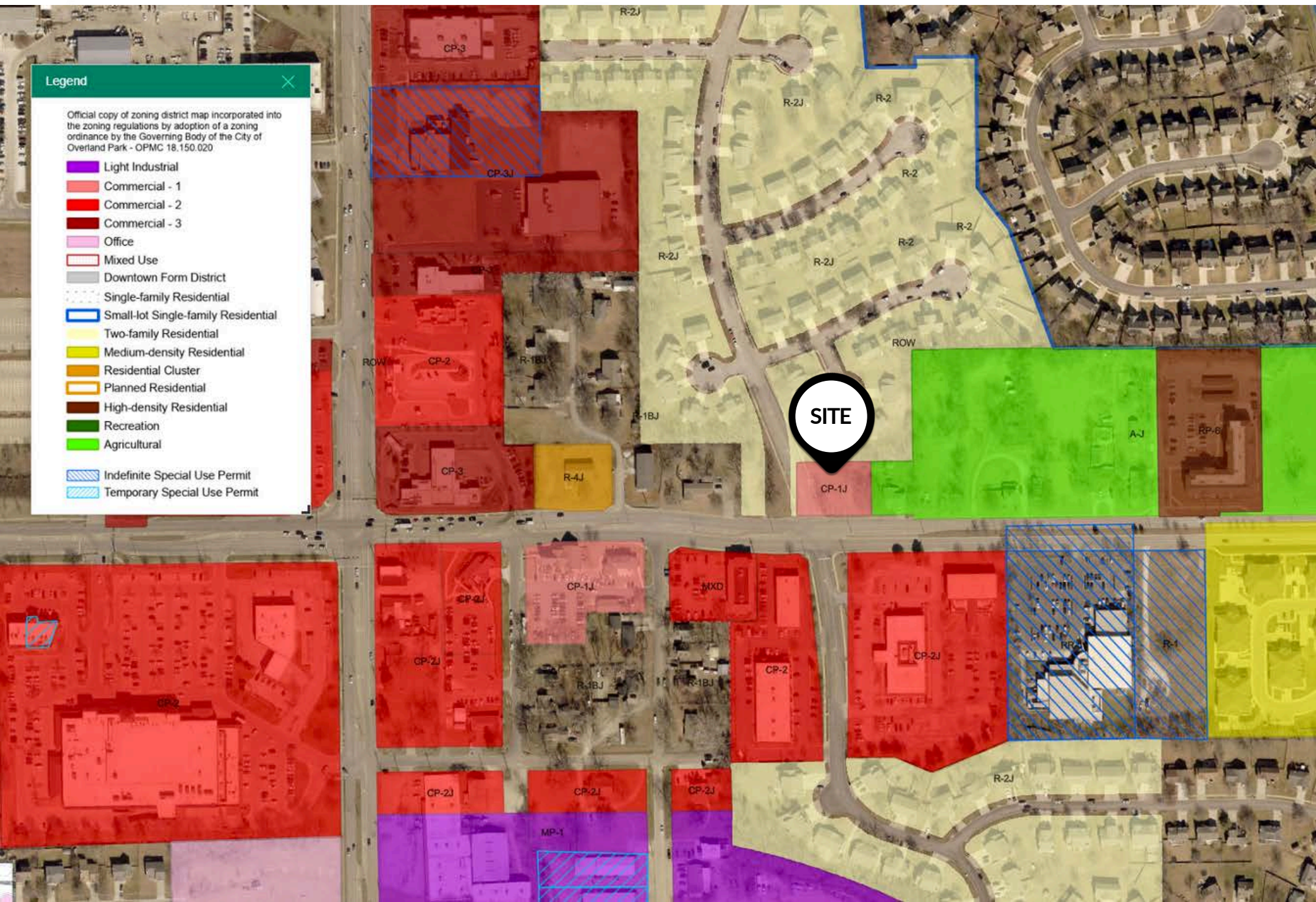
LEGEND

AIMS Imagery: Current Imagery (2025)

- Parcel Line
- Plat
 - Lot Line
 - Original Lot
- Water
- Sewer
- Stormwater
- Electric
- Cable
- Gas
- JCW

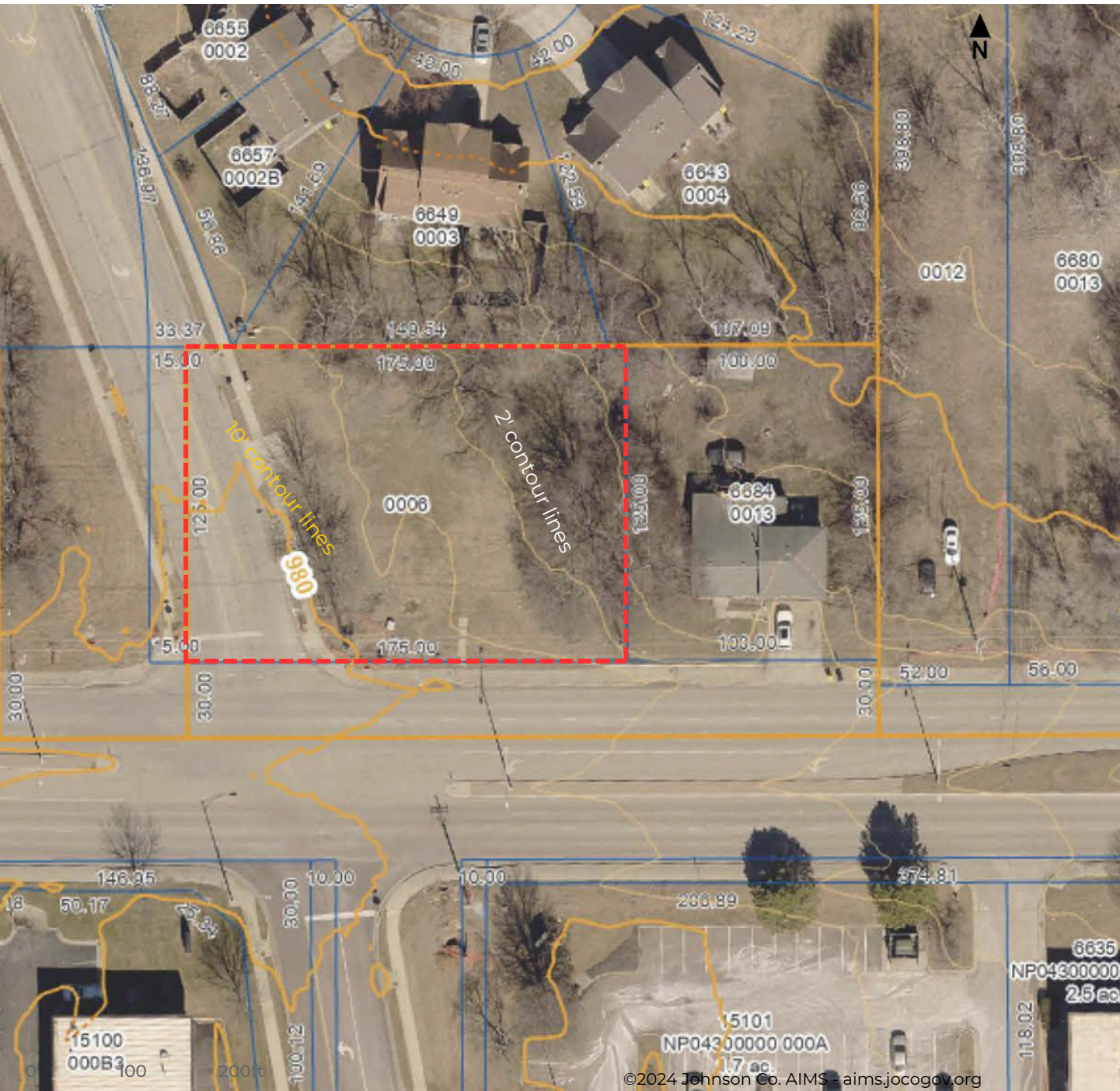


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Topography Map



Johnson Co AIMS Map

LEGEND

Property



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	11,647	66,775	149,404
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 Households	4,137	24,744	57,374
2024 Avg Household Income	\$139,386	\$158,104	\$151,859



Overland Park Overview

BUSINESS & ECONOMY

- Overland Park is one of the most dynamic commercial markets in the Midwest, backed by strong demographics, a highly educated workforce, and a diverse economic base. As the second-largest city in Kansas, it features high household incomes, strong consumer spending power, and a thriving employment environment led by healthcare, professional services, finance, and technology sectors. Ongoing growth in both residential communities and corporate campuses continues to drive demand for neighborhood retail, medical office, and service-focused commercial development. The city is consistently recognized as business-friendly and proactive in guiding quality development through corridor planning and smart zoning tools, creating a stable environment for investment. Together, these fundamentals make Overland Park an exceptional market for long-term commercial value and strategic expansion opportunities.

RETAIL

- The South Johnson County retail submarket has a vacancy rate of 3.0% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.2%, a result of 74,000 SF of net delivered space and 100,000 SF of net absorption.
- Market rents in South Johnson County are \$24.00/SF. Rents have changed by 4.4% year-over-year in South Johnson County. Market rents have changed by 4.8% in neighborhood center properties year over year, 4.6% in power center properties, 3.0% in strip center properties, 4.4% in mall properties, and 4.2% in general retail properties.



Kansas City Union Station



Kansas City MSA
Population (estimated)

2.4 M

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