



PROPERTY SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.88 Acres
Zoning:	CP-2
Cross Streets:	123rd Street & Blue Valley Parkway
Traffic Count:	100,000

PROPERTY OVERVIEW

Located in one of the most active regional retail districts in the KC metro area, Blue Valley Commons has a .884 and .92 acre lots.

The land sits next to a successful, and highly visited car wash, and Fairfield Inn. Adjacent to the land is a Target and Costco. Other close by retailers include; Golf Galaxy , Burlington Coat Factory, Price Chopper, Quiik Trip, Best Buy, Kohl’s and also note St. Luke’s South Medical Center, Overland Park Police Station, Sprint Campus and many other National tenants.

The site is located in a high income and densely populated area. The site has 100,000 cars passing per day on Blue Valley Parkway, and another 40,000 cars passing per day on 123rd Street.

PROPERTY HIGHLIGHTS

- Ready for Vertical Construction
- All Utilities are in Place
- Land is Level
- Street Access is in Place
- High Income Area
- Located Next to 69 Highway



LS COMMERCIAL REAL ESTATE, INC.
BROKERAGE ♦ DEVELOPMENT ♦ MANAGEMENT

BLUE VALLEY COMMONS

123RD & BLUE VALLEY PARKWAY, OVERLAND PARK, KS 66213

0.88 Acres



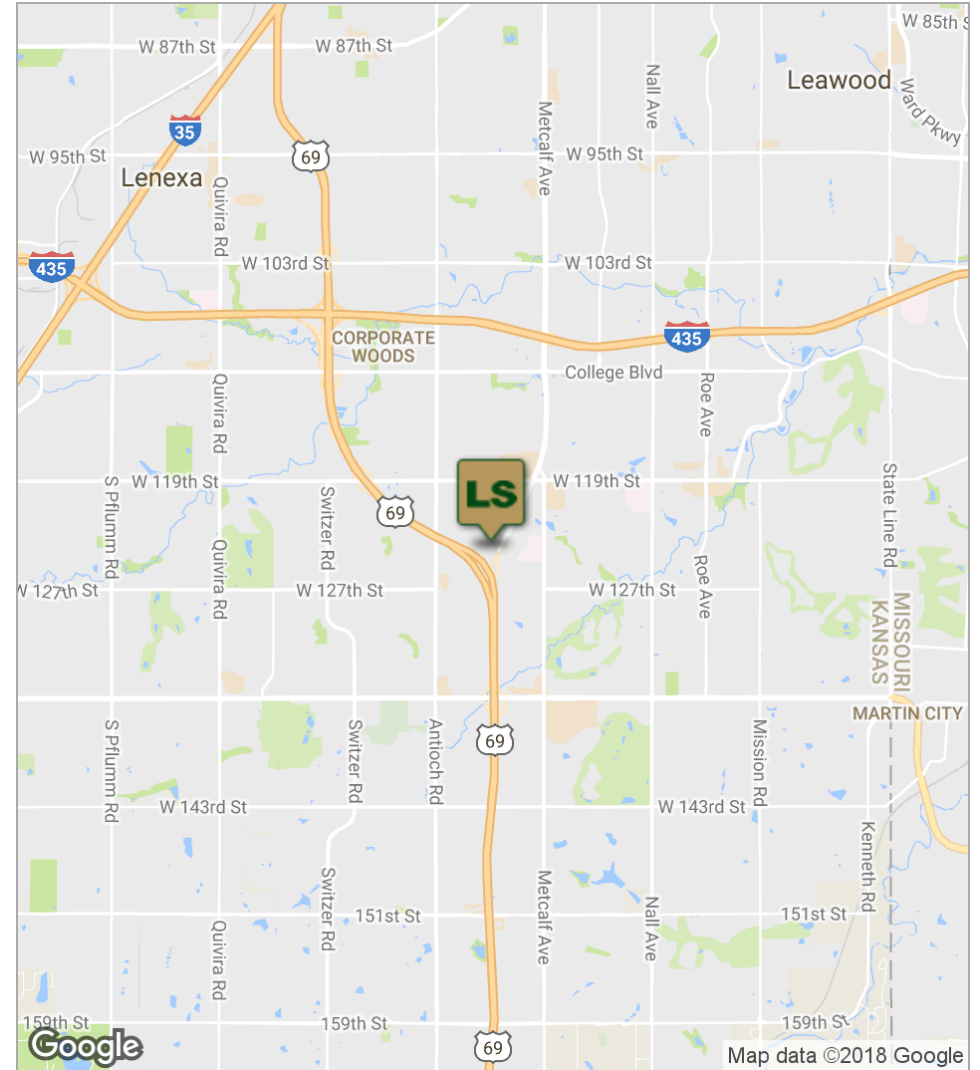
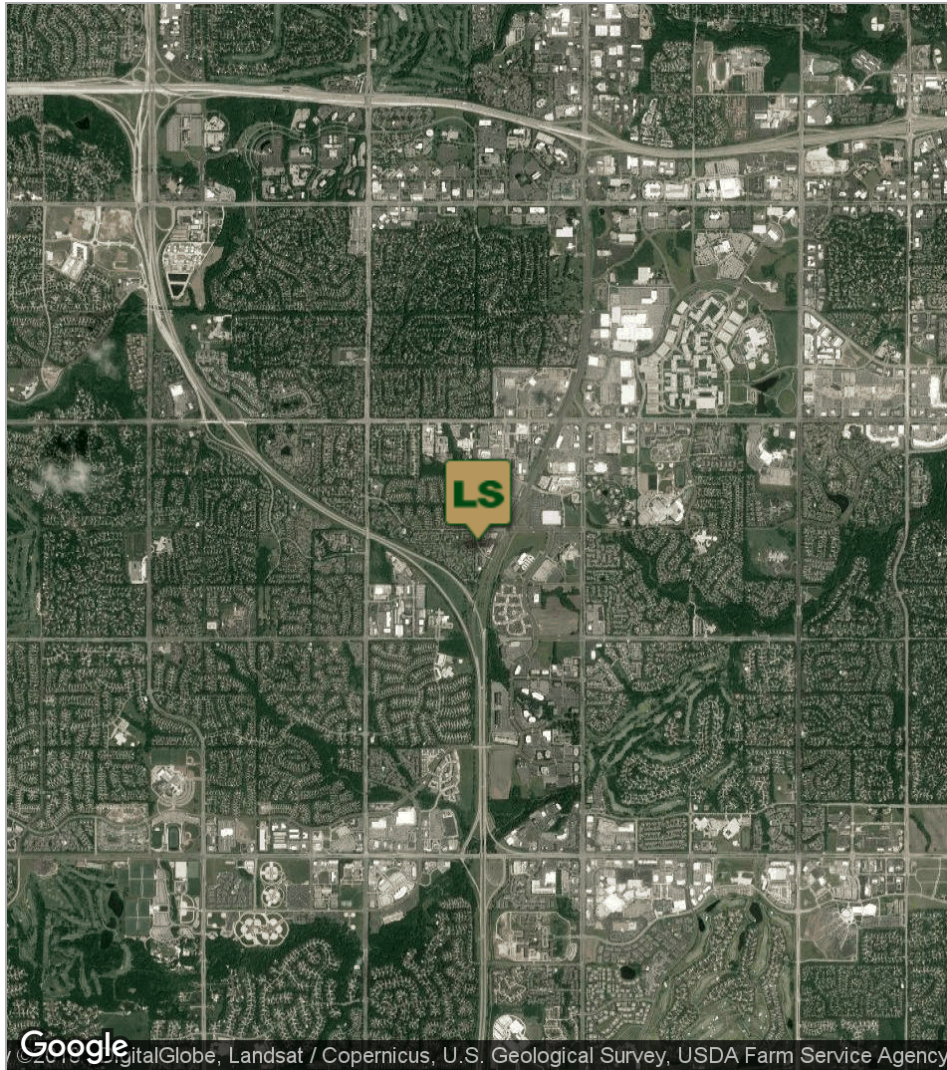
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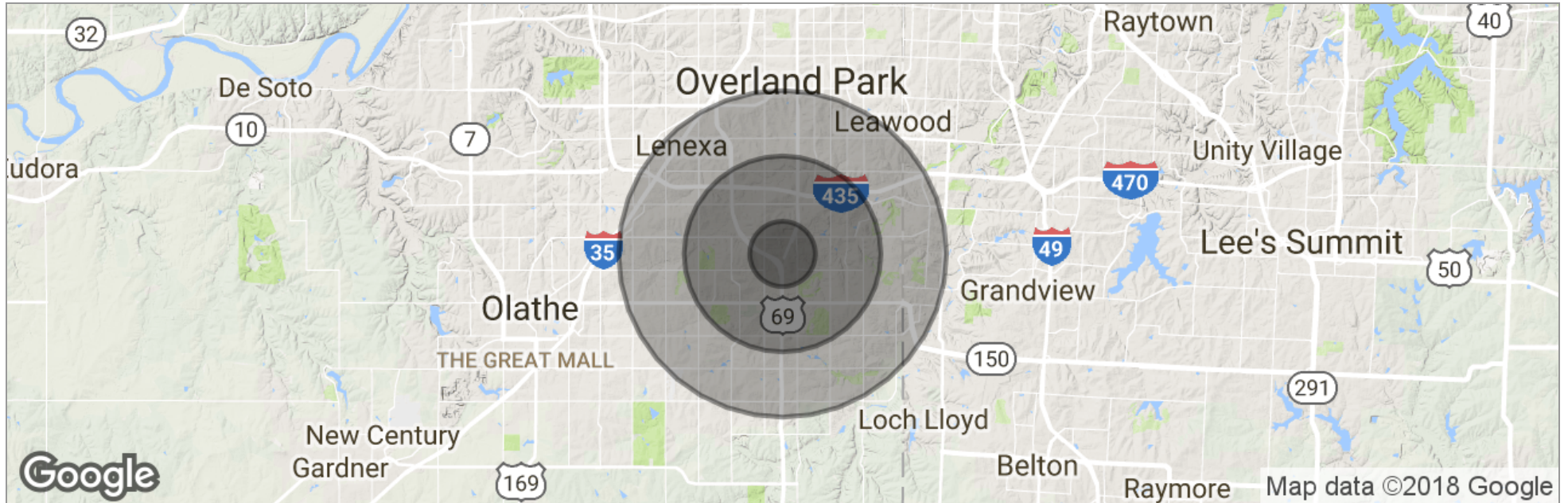
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	1 Mile	3 Miles	5 Miles
Total Population	9,712	78,138	218,405
Population Density	3,091	2,764	2,781
Median Age	37.1	39.7	39.6
Median Age (Male)	37.9	39.0	38.5
Median Age (Female)	36.6	40.7	40.4
Total Households	4,384	33,082	88,748
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$90,976	\$107,188	\$107,868
Average House Value	\$301,264	\$294,019	\$280,554

* Demographic data derived from 2010 US Census

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