

FOR LEASE



FOX HILL CENTER

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

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FOX HILL CENTER

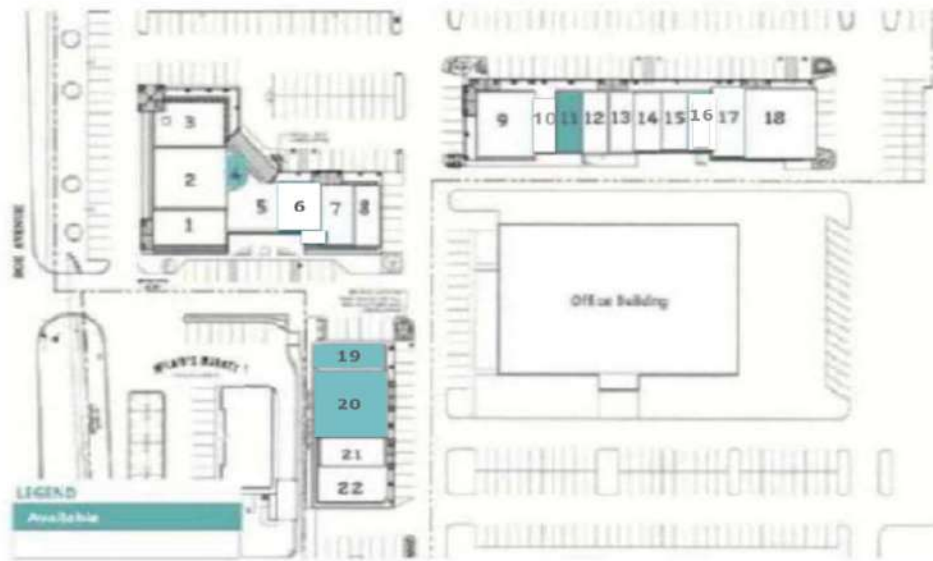


OFFERING SUMMARY

Available SF:	910-3,904/SF
Lease Rate:	\$17.00 SF/yr
Lease Type:	NNN
Building Size:	38,976
Zoning:	CP-2

PROPERTY HIGHLIGHTS

- Join Brobecks BBQ, The Wooden Spoon, Mr. Goodcents Subs, The Facial Bar. and Fox Hill Wine & Spirits in this diverse Overland Park shopping center!
- Excellent accessibility to I-435 & Roe Ave
- 2,994/SF finished Office space available for lease
- Maximum Contiguous Space is 3,904/SF
- New Tenants in the area include Elite Cycling, KC Donut Co, Rye, & KB Fitness
- Perfect location for service providers, fitness center, boutiques, and office space.
- 149,000 Cars Per Day on I-435



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.	AVAILABLE	4687	1,080 SF
5.	The Wooden Spoon	4671	1,694 SF
6.	Fortino Studios	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.	White Buffalo Trading Co	4591	760 SF
11.	AVAILABLE	4589	942 SF
12.	Chet's Lock & Key	4587	965 SF
13.	Talent Tattoo	4585	975 SF
14.	Personal Best Fitness	4573	1,125 SF
15.	LA Cuts	4571	1,000 SF
16.	KB Fitness	4569	1,000 SF
17.	KC Donut Co	4567	1,000 SF
18.	Elite Cycling	4563	3,000 SF
19.	AVAILABLE	4510	910 SF
20.	AVAILABLE	4518	2,994 SF
21.	MK Salon & Spa Suites	4526	1,230 SF
22.	Mr Goodcents	4530	1,705 SF





OVERLAND PARK MARKET PAGES

OVERLAND PARK

A REGIONAL LEADER IN GROWTH AND QUALITY OF LIFE

Overland Park is one of the most dynamic and desirable cities in the Midwest—consistently ranked among the best places to live, work, and do business. As the second-largest city in Kansas and a major economic engine of the KC metro, Overland Park boasts a strong corporate presence, top-tier schools, and a high quality of life.

With a population of 200,000 and a median household income exceeding \$100,000, the city offers a highly educated workforce and strong consumer base. Its thriving business parks, Class A office space, and expanding mixed-use developments make it a prime destination for corporate headquarters, professional services, retail, and hospitality investment. Strategic infrastructure, responsive local government, and continued population growth reinforce Overland Park's position as a cornerstone of regional success.

OVERLAND PARK DEMOGRAPHICS



197,199
Population



235,000
Daytime Population



\$384,400
Median Home Value



72%
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS



2.2 M
Population



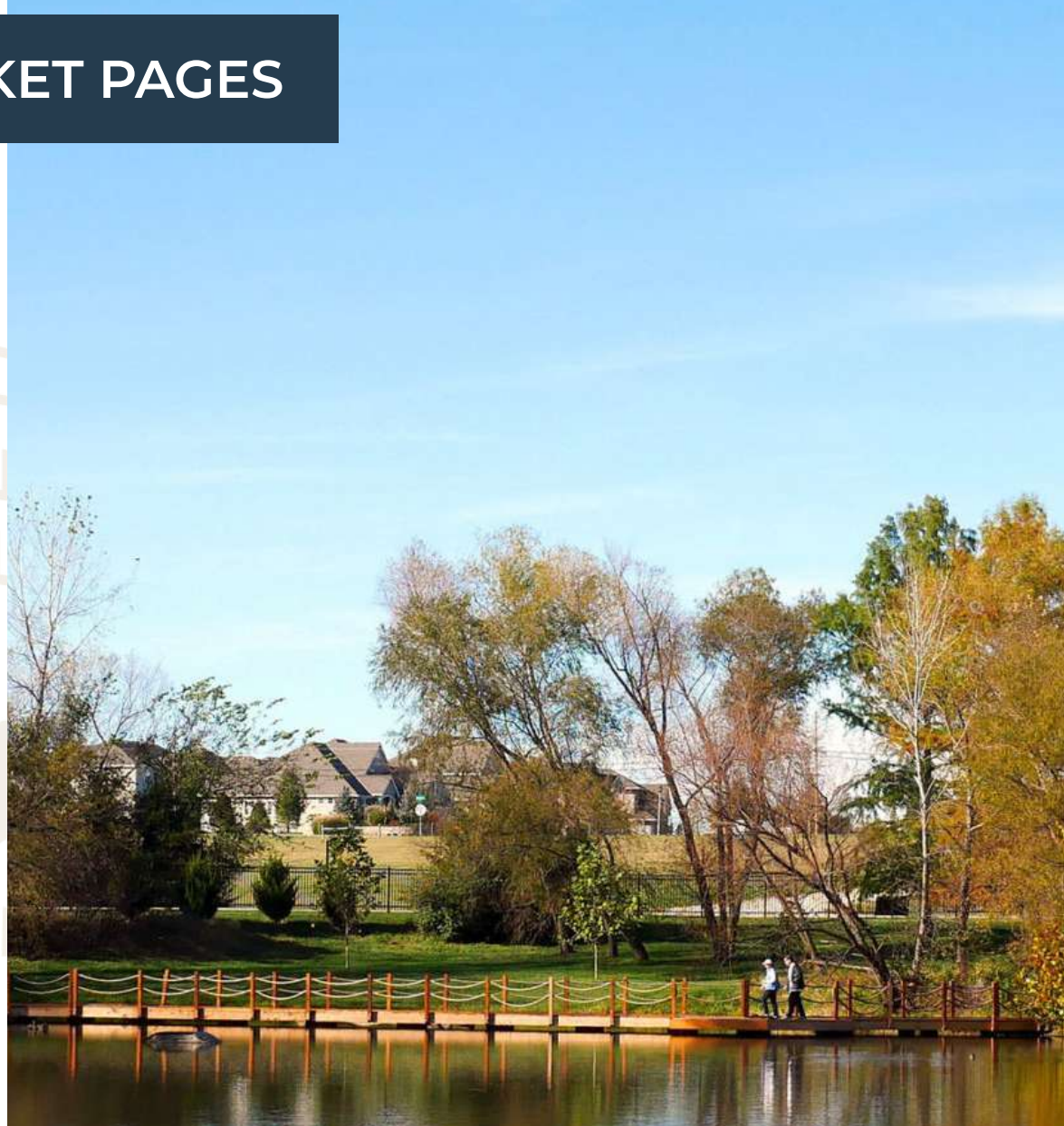
474,110
Daytime Population



\$240,254
Median Home Value



37.2%
Bachelors Degree or Higher



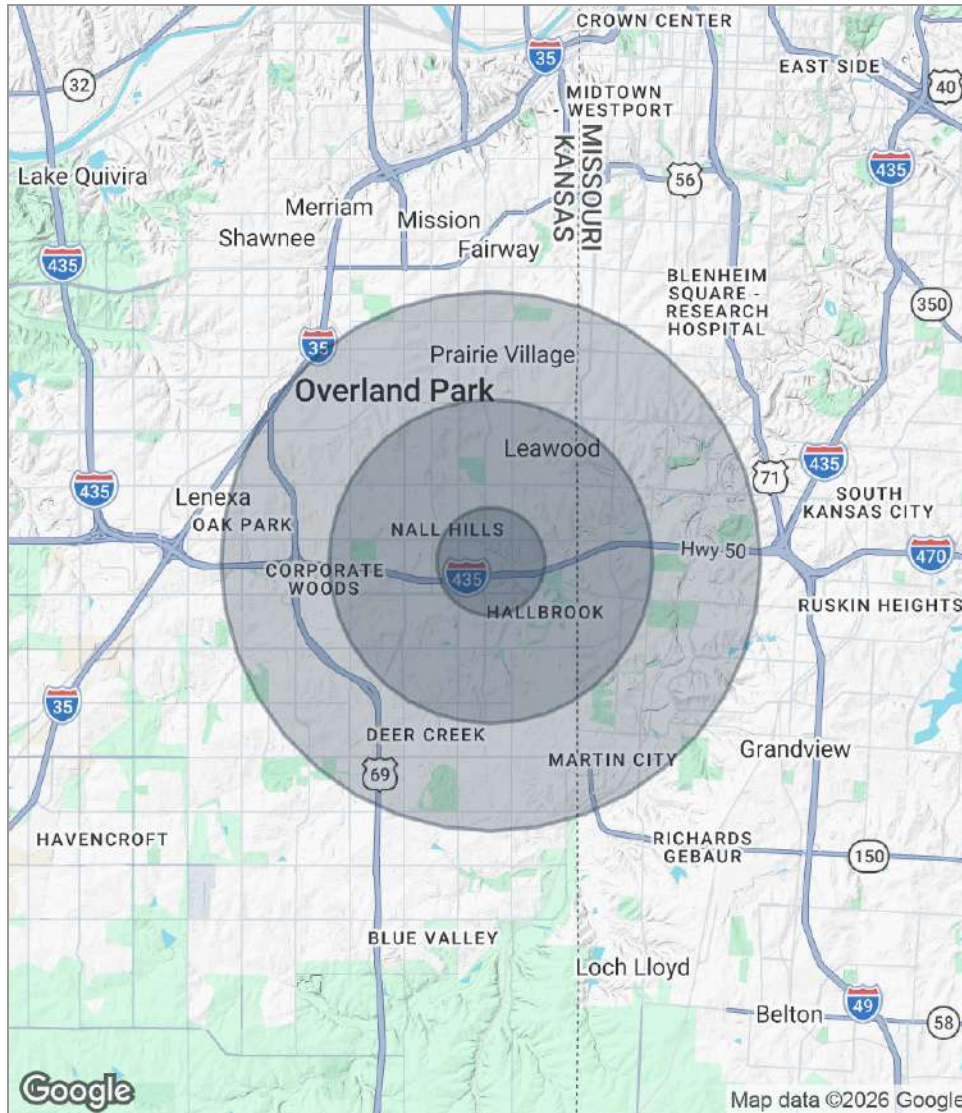
POPULAR AREA BUSINESSES



JOHNSON COUNTY
COMMUNITY COLLEGE



DEMOGRAPHICS MAP



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*