

SUB-LEASE AVAILABLE

135th Street Corridor, Overland Park, Kansas

CONFIDENTIAL // TENANT STILL OPERATING - DO NOT DISTURB



FORMER WHATABURGER

8420 W 135th St., Overland Park, KS

11050 Roe Avenue, Suite 150
Overland Park, KS 66211
913-379-9900

www.link-advisors.com



**LINK PROPERTY
ADVISORS**

PROPERTY FEATURES



SUBLEASE OPPORTUNITY

Currently operating Whataburger



EXISTING INFRASTRUCTURE FOR QSR USER

2nd Gen Space
3,746 SF Existing Restaurant Use



STRATEGIC LOCATION

Situated on 135th Street with 38,863 VPD and a dedicated direct access road, along a major artery, the area features significant commercial growth and visibility



STRONG TENANT MIX

Enjoy direct proximity to existing, high-draw anchor tenants like B&B Theatres Overland Park 16 and Stroud's restaurant, ensuring consistent foot traffic



UPSCALE MARKET WITH HIGH DISPOSABLE INCOMES

Overland Park, a dense, high-income suburb, is heavily visited by families and professionals with strong daytime populations



FEATURES

Double drive-thru lanes for improved traffic flow



Front entry

Demographics



TOTAL POPULATION

1 MILE:	14,274
3 MILE:	96,654
5 MILE:	221,134



DAYTIME POPULATION

1 MILE:	7,710
3 MILE:	44,728
5 MILE:	151,400



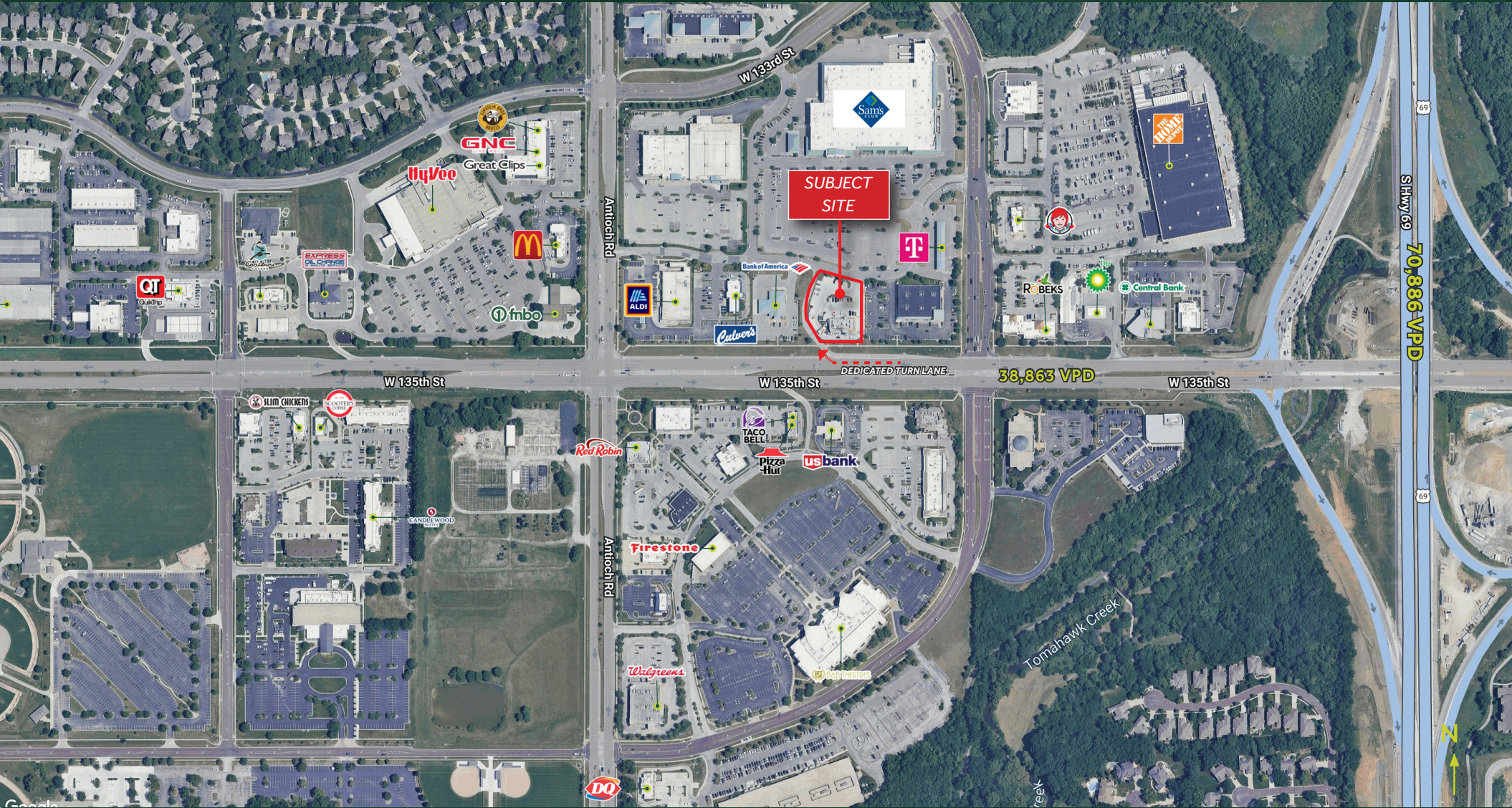
AVG HH INCOME

1 MILE:	\$126,450
3 MILE:	\$127,914
5 MILE:	\$129,730



ZOOM AERIAL

8420 W 135th Street, Overland Park, Kansas

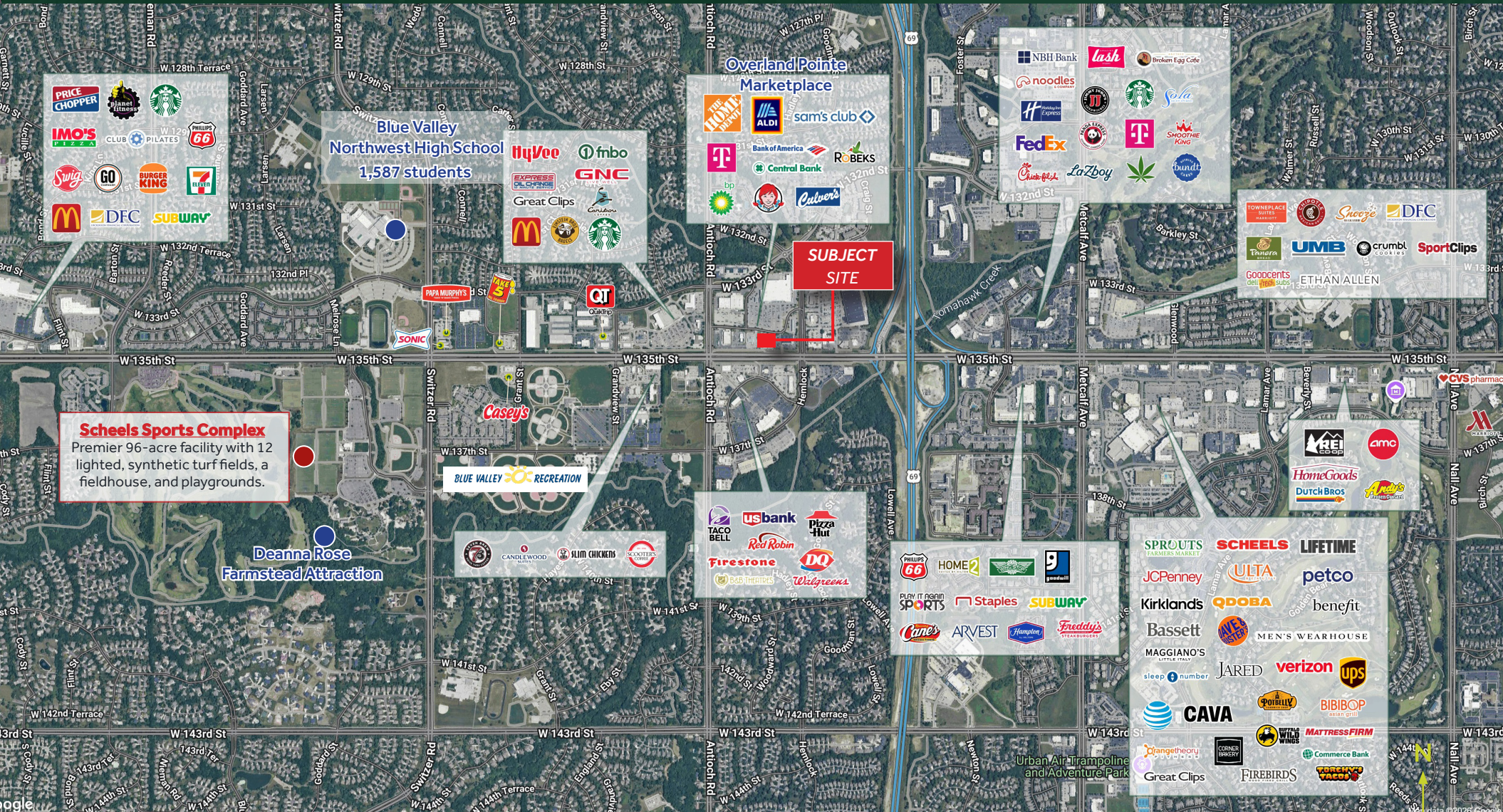


ADAM S. BLUE
(m) 913-709-4852
adam@link-advisors.com



MARKET AERIAL

8420 W 135th Street, Overland Park, Kansas



Scheels Sports Complex
Premier 96-acre facility with 12 lighted, synthetic turf fields, a fieldhouse, and playgrounds.

Blue Valley Northwest High School
1,587 students

SUBJECT SITE

Deanna Rose Farmstead Attraction

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