

RITZ CHARLES SHOPS | 8905 – 8941 W 135th, Overland Park, KS



- ❑ Two inline spaces available:
 - ❑ 8913 W 135th - 1,306 SF – formerly Legacy Frame
 - ❑ 8909 W 135th - 1,316 SF – formerly Fajita Pete's
- ❑ Great visibility from 135th Street
- ❑ Center includes Twisted Fresh, Yogurtini, Scooter's, Slim Chickens, Advent Urgent Care, Coach's, and two hotels
- ❑ Adjacent to new Oslo Apartments on SW corner of 135th & Antioch
- ❑ 31,600 CPD on 135th Street at Grandview

ASKING RENT: \$27/SF NNN



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2025 Demographics	1 mile	3 miles	5 miles
Population	12,033	98,520	228,061
Households	5,012	39,980	91,138
Avg HH Income	\$160,527	\$166,747	\$164,592

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