

# FOR LEASE | FORMER SPECIALTY GROCERY

PRAIRIEFIRE - OVERLAND PARK, KS



261 W. 135th St, Overland Park, KS 66223

## PROPERTY HIGHLIGHTS

-Former The Fresh Market Space Available for Assignment or Sublease

-Located in the Prairiefire Mixed-Use Lifestyle Center which opened in 2014. Phase II is in the planning stages with an addition of 150,000 SF of high-end retail directly adjacent to this space. Directly to the west of this space is Corbin Park which contains over 900,000 SF of retailers.

## SPACE DETAILS

Size: 24,367 SF  
 Frontage: 121 Feet  
 Lease Expiration: 9/30/2023  
 Options: 6 x 5 Years

## TRAFFIC COUNTS

37,000 VPD on W. 135th St.

## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
	10,009	43,118	89,246
<b>HOUSEHOLDS</b>			
	4,394	17,372	35,152
<b>AVERAGE HOUSEHOLD INCOME</b>			
	\$102,688	\$128,775	\$137,170

Source: Applied Geographic Solutions (2016 Estimates)

JOIN THESE CO-TENANTS



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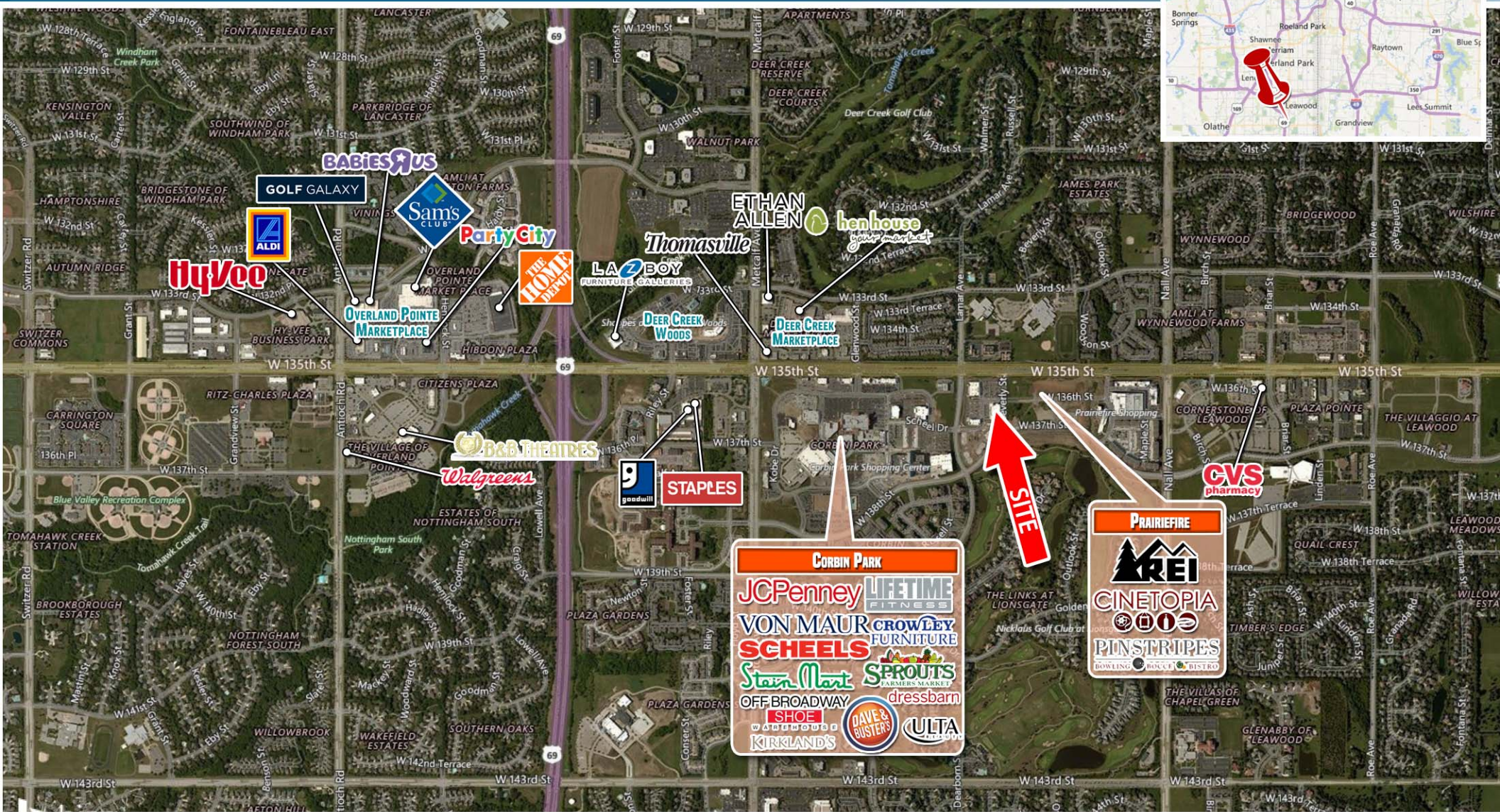
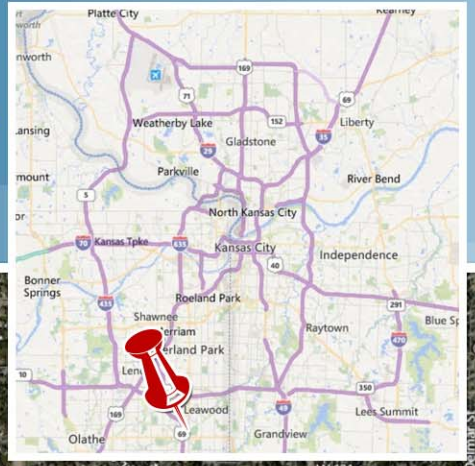
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# FOR LEASE | FORMER SPECIALTY GROCERY | AERIAL

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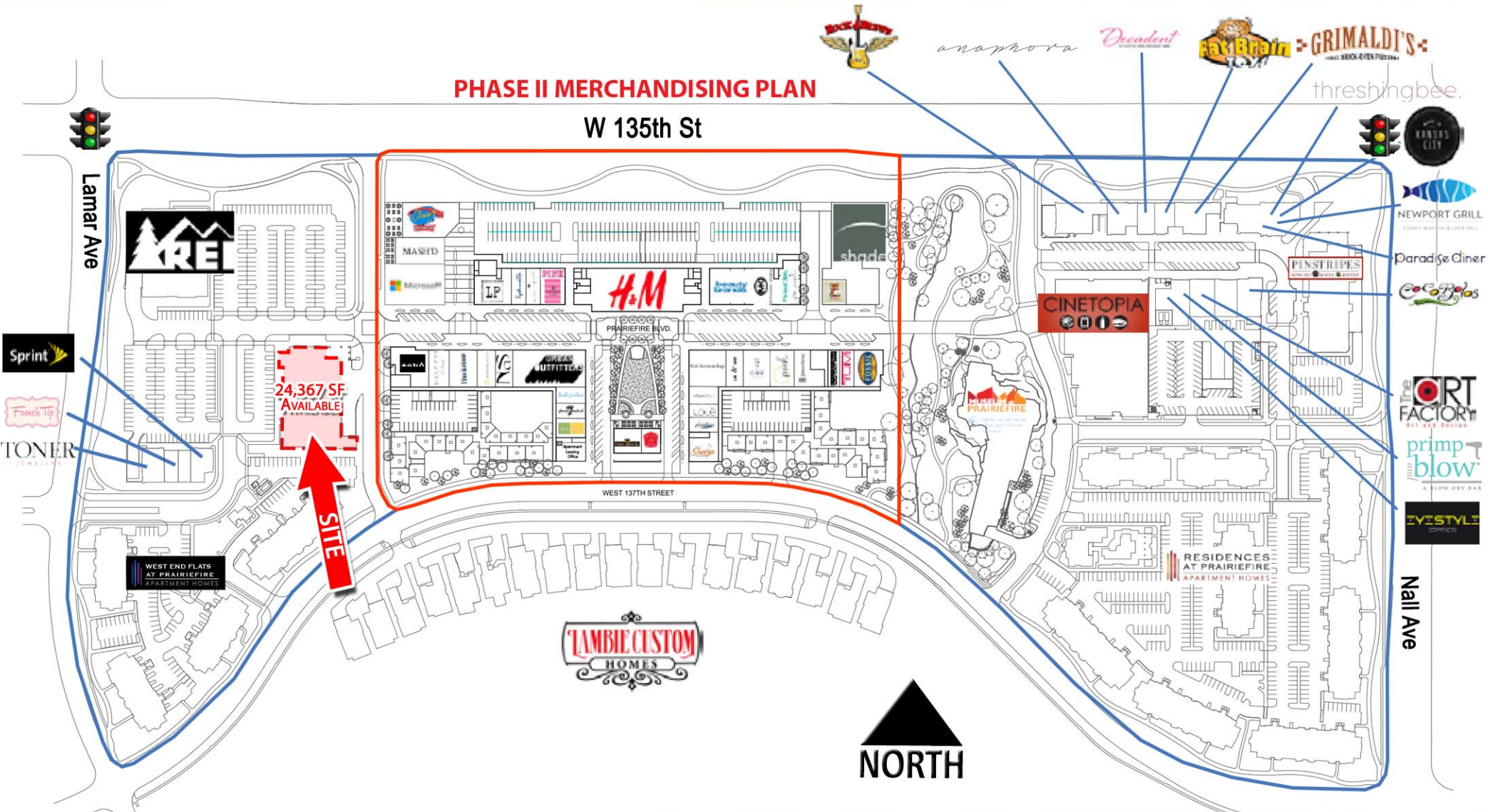
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# FOR LEASE | FORMER SPECIALTY GROCERY | SITE PLAN

PRAIRIEFIRE - OVERLAND PARK, KS

## PHASE II MERCHANDISING PLAN

W 135th St



MORE INFO

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