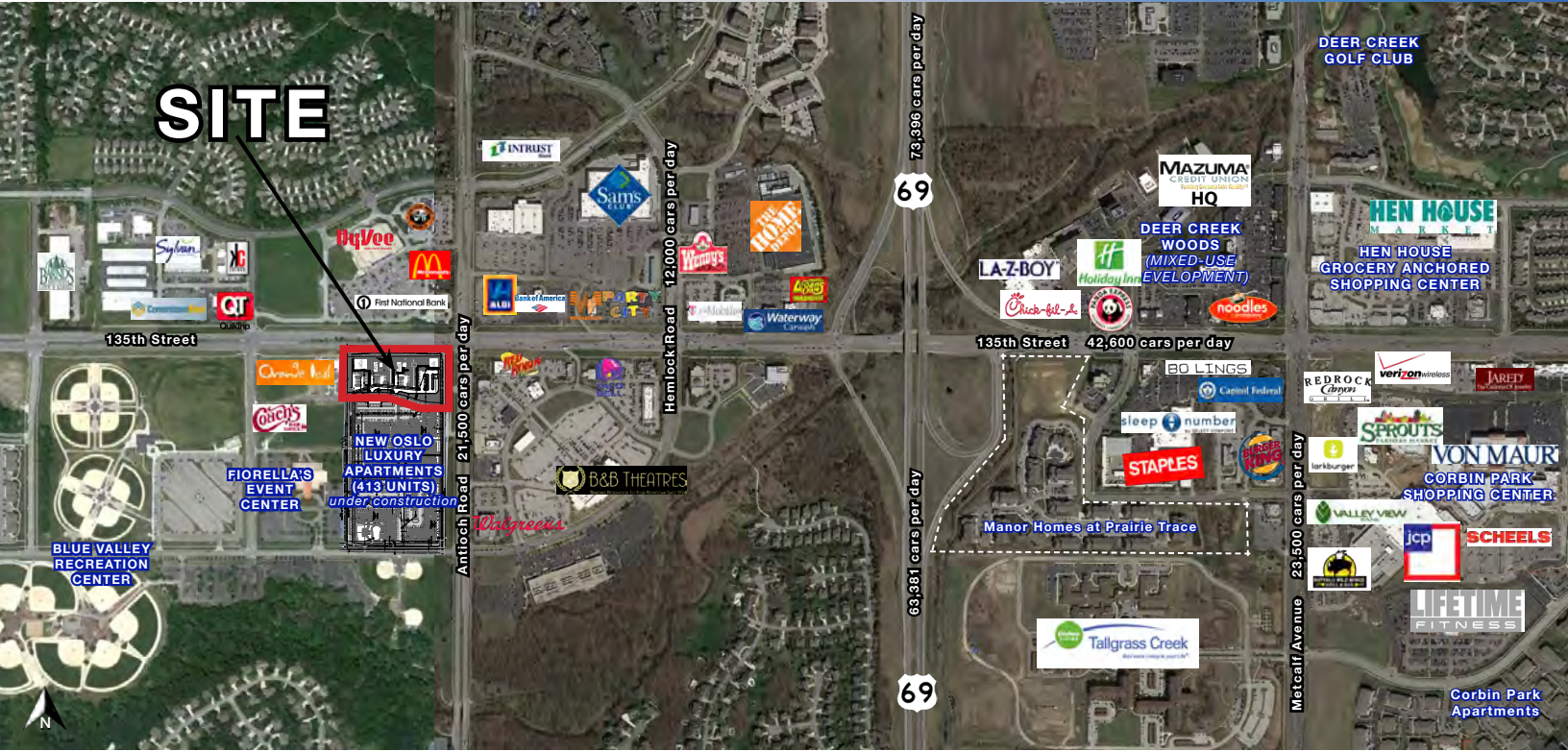




# PRIME OVERLAND PARK RETAIL PADS First Time on the Market!

135th & Antioch (SWC), Overland Park, KS | Greater Kansas City Area



## GROUND LEASE OR BUILD-TO-SUIT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,034	98,809	223,240
Avg. Household Income	\$185,138	\$177,148	\$172,946

- 4+ total acres - multiple pad options
- Over 65,000 cars per day pass by this site
- Premier Overland Park, KS development opportunity in Johnson County, KS - Kansas City's most affluent county
- Short walking distance to national chains including Sam's Club, Home Depot, HyVee, Walgreens, banks and many restaurants
- Master planned for mixed-use commercial - Excellent mixed-use site, great for retail, restaurant, and office/service
- Directly adjacent to new Oslo luxury apartments (413 units), a large event center and two national hotels
- Tremendous access from three major streets Antioch Road, 135th Street, and 137th Street
- Last large undeveloped parcel in the trade area
- Located near tournament baseball, softball, and soccer fields with over 1 million visitors annually
- Near Scheels Overland Park Soccer Complex, named the top national tournament complex in the nation
- Close and convenient access to 69 Highway

For More Information Contact:

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DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents



CLICK HERE TO VIEW MORE LISTING INFORMATION



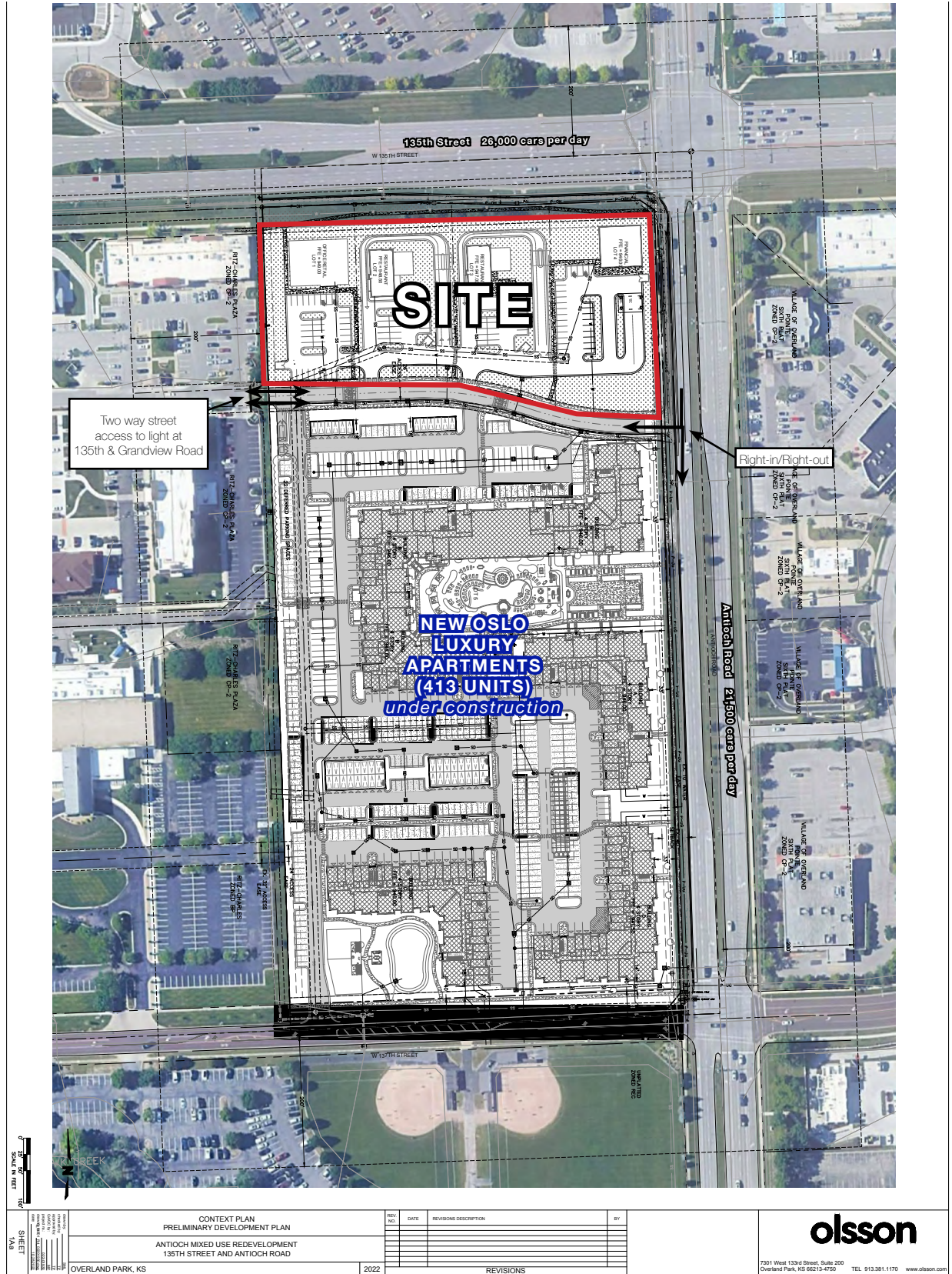
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## AERIAL



## PLAN





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## OVERLAND PARK, KANSAS FACTS

- Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is the second most populous city in the Kansas City metropolitan area.
- The median income for a household in the city is \$71,513, and the median income for a family is \$93,293.
- The average appraised value of an Overland Park home is \$342,337 (2019) and the average sales price is \$365,772 (2018). Overland Park, as a whole, benefits from a high level of owner occupancy as the citywide single-family home ownership rate was 64% in December 2014.
- 99.6% of residents have high school diplomas, 61.4% have a Bachelor's degree or higher, and 24.2% graduate or professional degree.
- The Scheels Overland Park Soccer Complex is the only complex of its kind in the country and helped Overland Park be named the number one soccer city in the nation by Livability.com. The 96-acre complex with 12 lighted regulation-size fields, all with synthetic turf, hosted the 2010 and 2013 US Youth Soccer National Championships and will host the 2019 and 2020 US Youth Soccer National Championships.
- [Click Here To View: Overland Park Economic and Development Profile Report](#)
- [Best Cities to Buy a House in America \(#1\) - Niche.com](#)
- [Top 100 Best Places to Live \(#11\) - Livability.com](#)
- [Best Places to Live \(#15\) - Money.com](#)
- [Best Place to Live in Kansas - Thisisinsider.com](#)
- [Hottest Zip Codes in the United States \(#8\) - Realtor.com](#)
- [Most Popular Large Cities to Relocate to \(#6\) - moveBuddha.com](#)
- [Best Cities for Young Families to Buy a Home \(#17 overall, #1 in the Midwest\) - valuepenguin.com](#)
- [Top 25 Cities Where Millennials Are Buying Homes \(#11\) - SmartAsset.com](#)
- [Best Places to Raise a Family \(#1\) - Wallethub.com](#)
- [Best Places to Rent in America \(#7\) - Wallethub.com](#)
- [Best Cities for People With Disabilities \(#1\) - WalletHub.com](#)
- [Best Cities for Hispanic Entrepreneurs \(#24\) - Wallethub.com](#)
- [Best Cities for Wallet Fitness \(#8\) - WalletHub.com](#)
- [Best Places for Staycation \(#4\) - Viewfinder - Expedia](#)
- [Most Undervalued Cities in America \(#11\) - SmartAsset.com](#)
- [Best Cities for Keeping Your New Year's Resolutions \(#13\) - WalletHub.com](#)

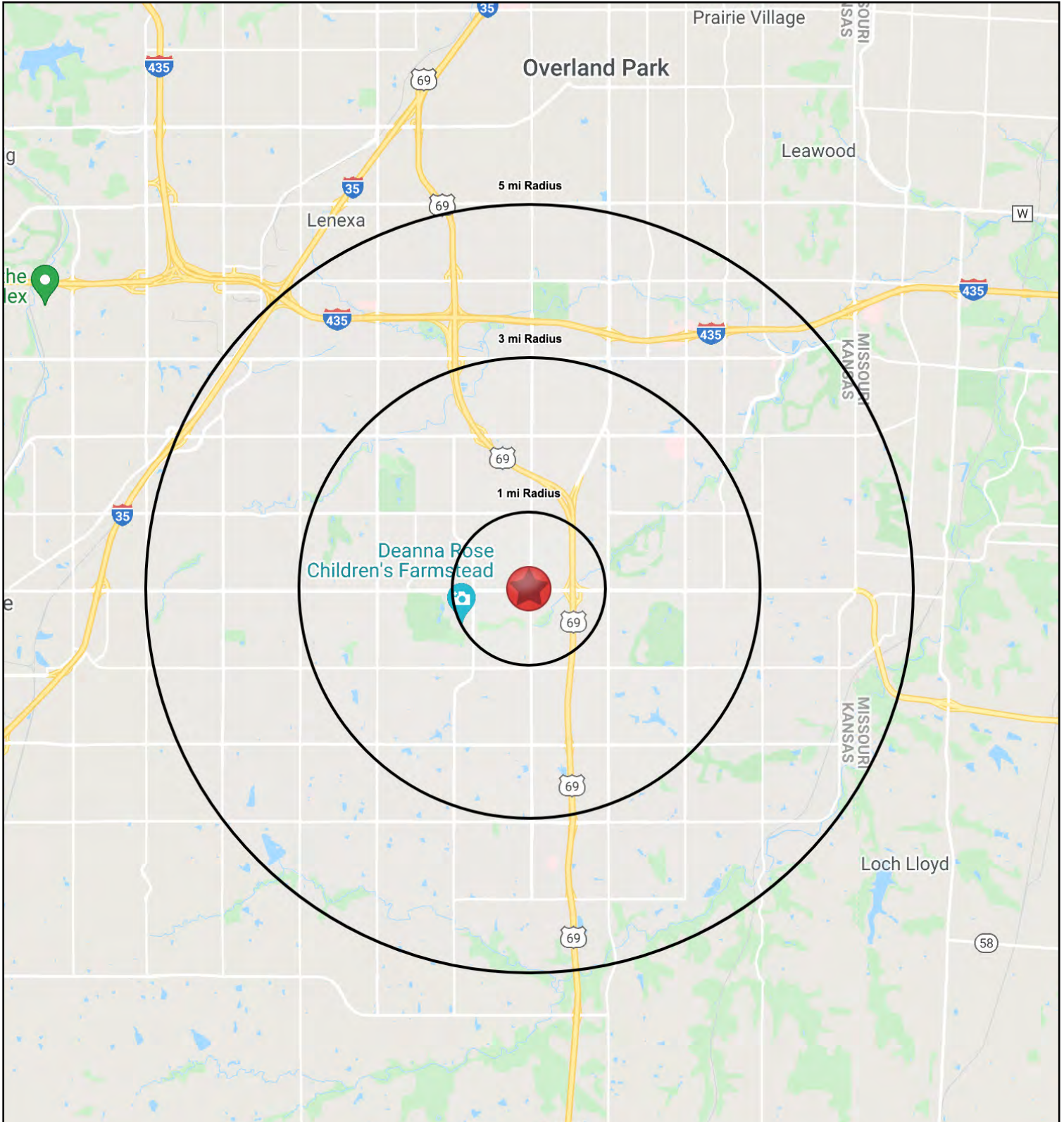
## JOHNSON COUNTY, KANSAS FACTS

- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, Johnson County residents are more educated and more likely to own their own home than elsewhere in Kansas
- The unemployment rate in Johnson County has dropped steadily since early 2011, with a current rate of 2.8%, as compared to the state average of 3.4% and the national average of 4.0%
- 95.6% of residents have high school diplomas, 51.1% have a Bachelor's degree or higher, and 17.9% graduate or professional degree.
- [25 Best Counties in the Country to Live in \(Johnson County, #23\) - USA TODAY](#)



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135th Street & Antioch Road	1 mi radius	3 mi radius	5 mi radius
<b>Overland Park, KS</b>			
<b>Population</b>			
2023 Estimated Population	11,034	98,809	223,240
2028 Projected Population	11,876	102,438	231,728
2020 Census Population	10,805	97,545	219,582
2010 Census Population	9,040	85,348	193,431
Projected Annual Growth 2023 to 2028	1.5%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	1.7%	1.2%	1.2%
2023 Median Age	38.6	38.5	39.7
<b>Households</b>			
2023 Estimated Households	4,239	38,919	88,204
2028 Projected Households	4,687	41,452	93,748
2020 Census Households	4,083	38,000	85,686
2010 Census Households	3,246	32,823	74,827
Projected Annual Growth 2023 to 2028	2.1%	1.3%	1.3%
Historical Annual Growth 2010 to 2023	2.4%	1.4%	1.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	73.6%	76.5%	79.1%
2023 Estimated Black or African American	4.3%	4.2%	4.7%
2023 Estimated Asian or Pacific Islander	16.7%	13.5%	9.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2023 Estimated Other Races	5.4%	5.7%	6.5%
2023 Estimated Hispanic	4.9%	4.9%	5.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$185,138	\$177,148	\$172,946
2023 Estimated Median Household Income	\$135,592	\$129,840	\$130,027
2023 Estimated Per Capita Income	\$71,179	\$69,828	\$68,401
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.0%	0.9%
2023 Estimated Some High School (Grade Level 9 to 11)	1.0%	0.9%	1.2%
2023 Estimated High School Graduate	7.7%	8.2%	9.8%
2023 Estimated Some College	11.0%	14.0%	16.3%
2023 Estimated Associates Degree Only	3.6%	5.3%	6.0%
2023 Estimated Bachelors Degree Only	44.3%	40.0%	38.4%
2023 Estimated Graduate Degree	30.6%	30.5%	27.4%
<b>Business</b>			
2023 Estimated Total Businesses	392	3,584	9,827
2023 Estimated Total Employees	4,815	41,391	150,082
2023 Estimated Employee Population per Business	12.3	11.5	15.3
2023 Estimated Residential Population per Business	28.2	27.6	22.7

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