

FOR LEASE: RESTAURANT SPACE AVAILABLE

# DEER CREEK WOODS

NWC 135TH STREET & METCALF AVENUE  
OVERLAND PARK, KANSAS



# PEAK

## Real Estate Partners

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### PROPERTY HIGHLIGHTS:

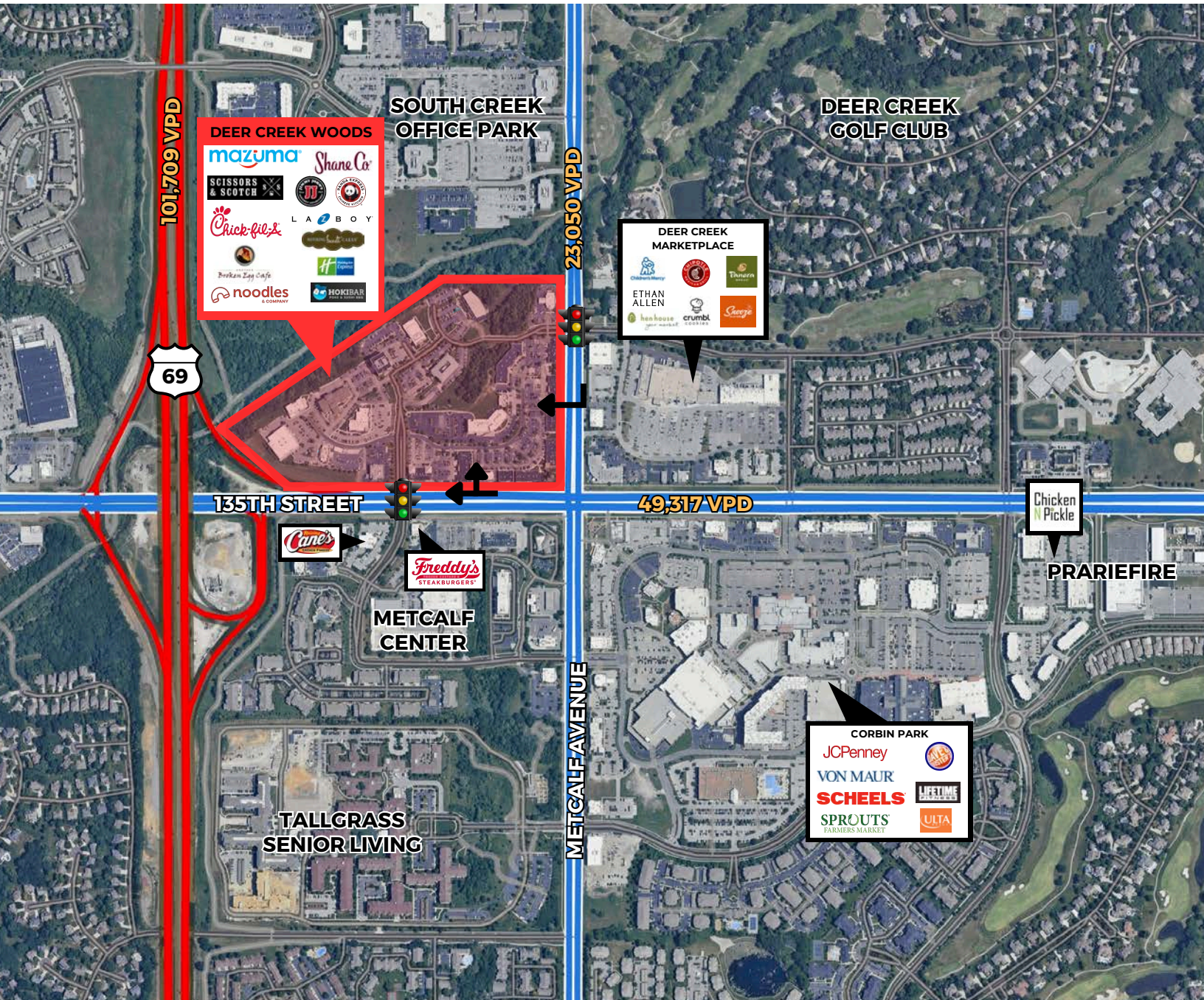
- **3,532 SF restaurant for lease (Suite 13386)**
- Located in a major retail corridor in Overland Park, Kansas with average household income levels of \$183,129 in 3 miles
- Excellent access from 69 Highway, Metcalf Avenue and NW 135th Street with more than 100,000 cars per day
- 90,000+ daytime population
- Anchored by Mazuma Credit Union Headquarters with 300 employees
- Across from Corbin Park, a lifestyle center with more than 696,000 monthly visitors
- Join restaurants: Chick-fil-A, Starbucks, Jimmy John's, Kolache Factory and Noodles & Company with a unique retail tenant mix

# PROPERTY PROFILE

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POPULATION	
1-MILE	13,724
3-MILE	93,669
5-MILE	204,243

DAYTIME POPULATION	
1-MILE	15,812
3-MILE	79,271
5-MILE	201,849

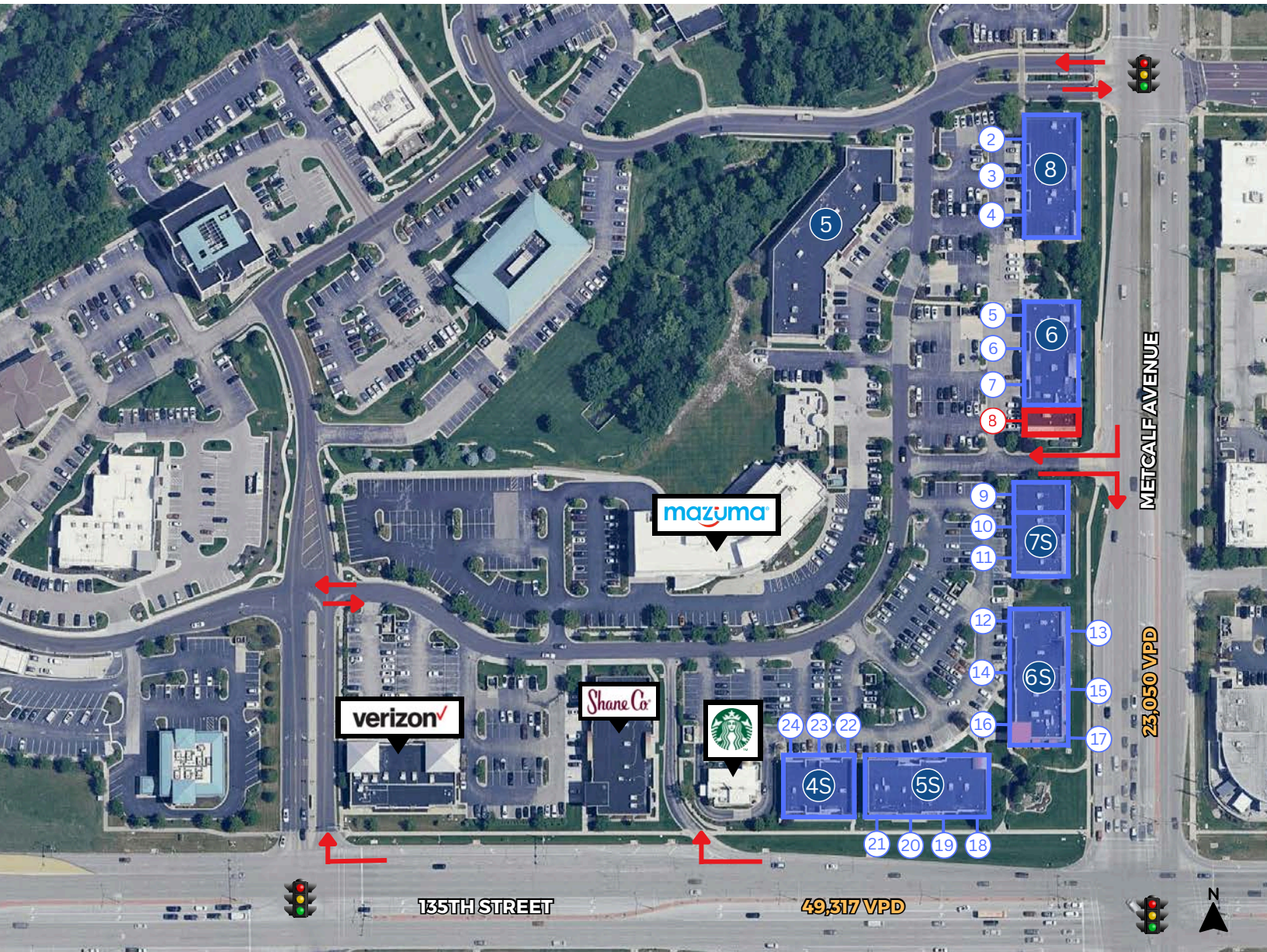
AVERAGE HOUSEHOLD INCOME	
1-MILE	\$147,387
3-MILE	\$183,129
5-MILE	\$172,636

# SITE PLAN

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## Building 8

- 1 RSVP Med Spa
- 2 California Closets
- 3 Amazing Lash Studio
- 4 Pacific Dental Services

## Building 6

- 5 Hokibar
- 6 My Kid's Dentistry
- 7 My Kid's Dentistry
- 8 SUITE 13386: 3,532 SF**

## Building 7S

- 9 Solarium Sun Spray Spa
- 10 Batteries Plus Bulbs
- 11 Booth Creek Wagyu

## Building 6S

- 12 Nothing Bundt Cakes
- 13 Johnson Fit
- 14 Kitch
- 15 Smoothie King
- 16 CPR Cell Phone Repair
- 17 Noodles & Company

## Building 5S

- 18 Scissors & Scotch
- 19 JCoco Nails
- 20 IV Express
- 21 Kolache Factory

## Building 4S

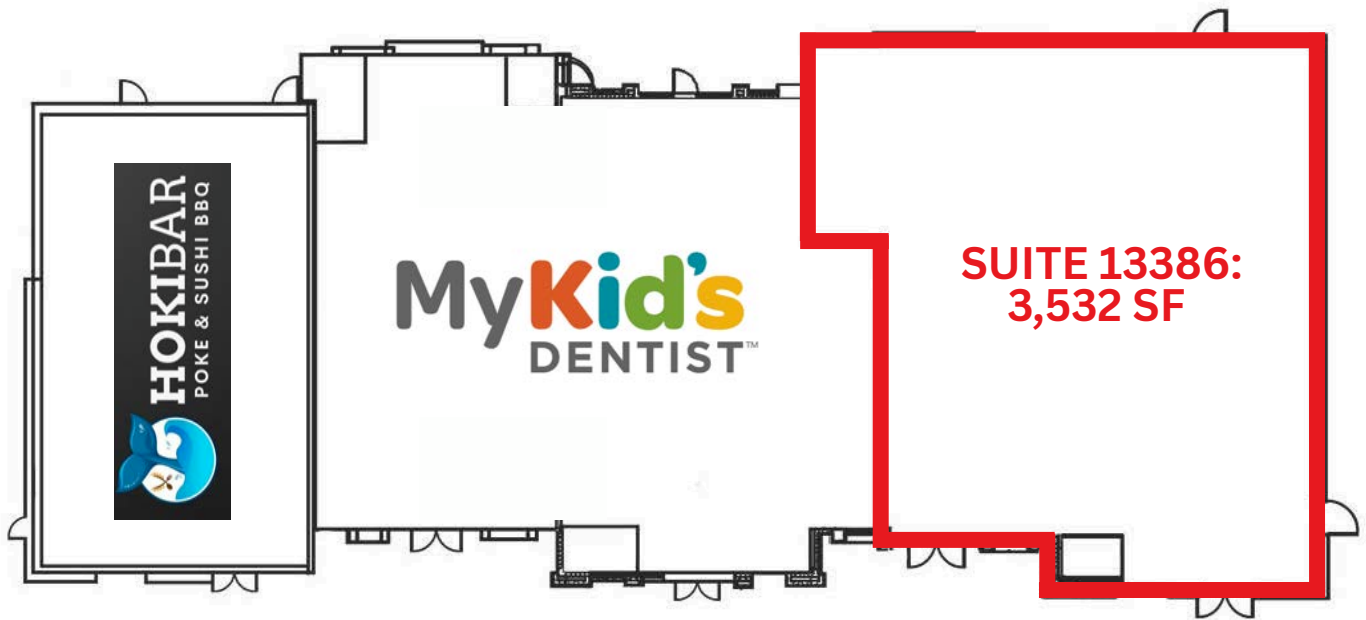
- 22 One Stop Decorating Center
- 23 Jimmy John's
- 24 Atletico Physical Therapy

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