

Downtown Overland Park Building for Sale

Iconic Owner/User Opportunity

2,600 SF

7341 WEST 80TH ST | OVERLAND PARK, KS

Do not disturb tenant

Photo from late 1930's



ADAM ABRAMS, CCIM
816.268.7565 | aabrams@lane4group.com

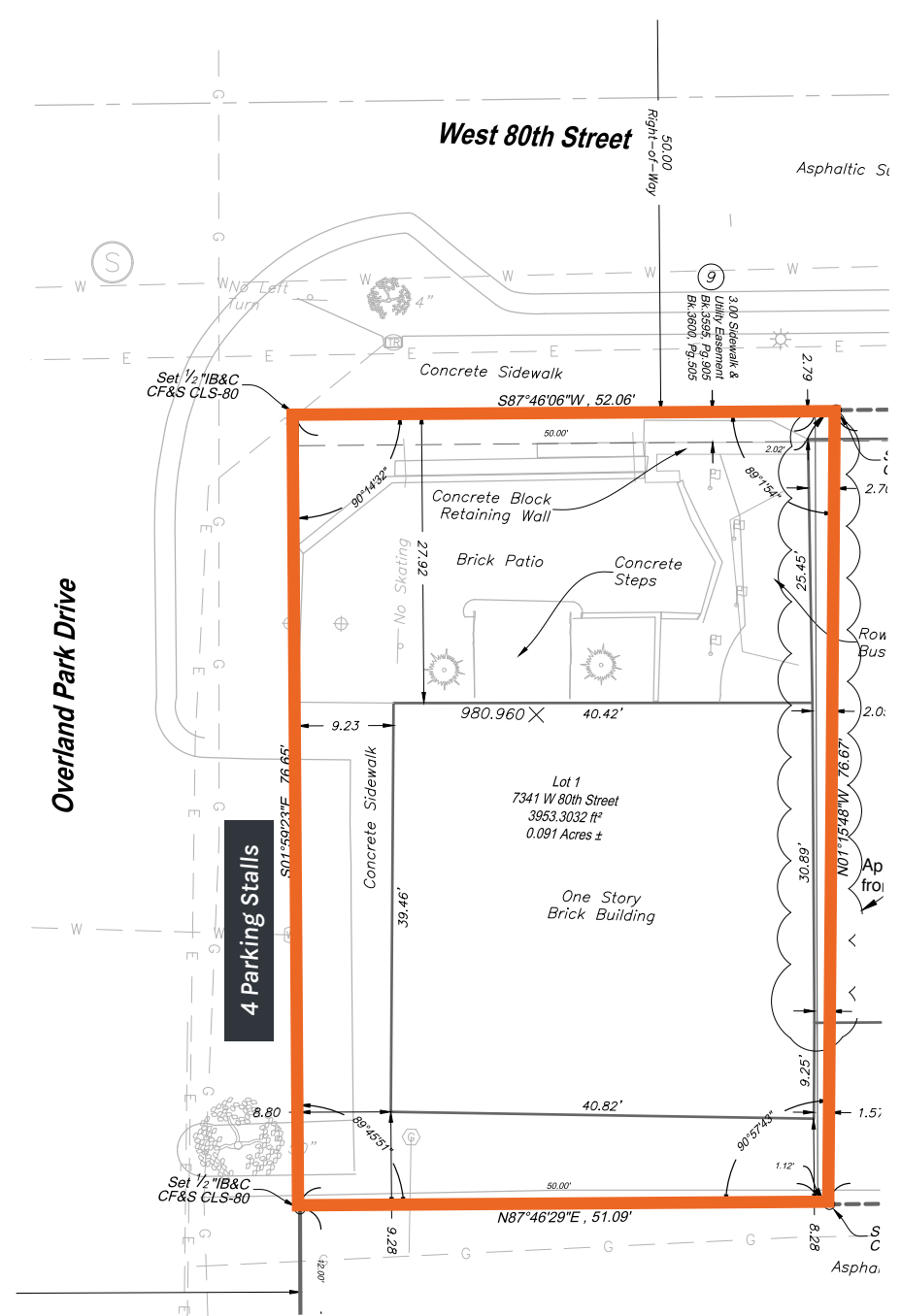
MIKE LEVITAN
816.268.9109 | mlevitan@lane4group.com

LANE4

Property Highlights

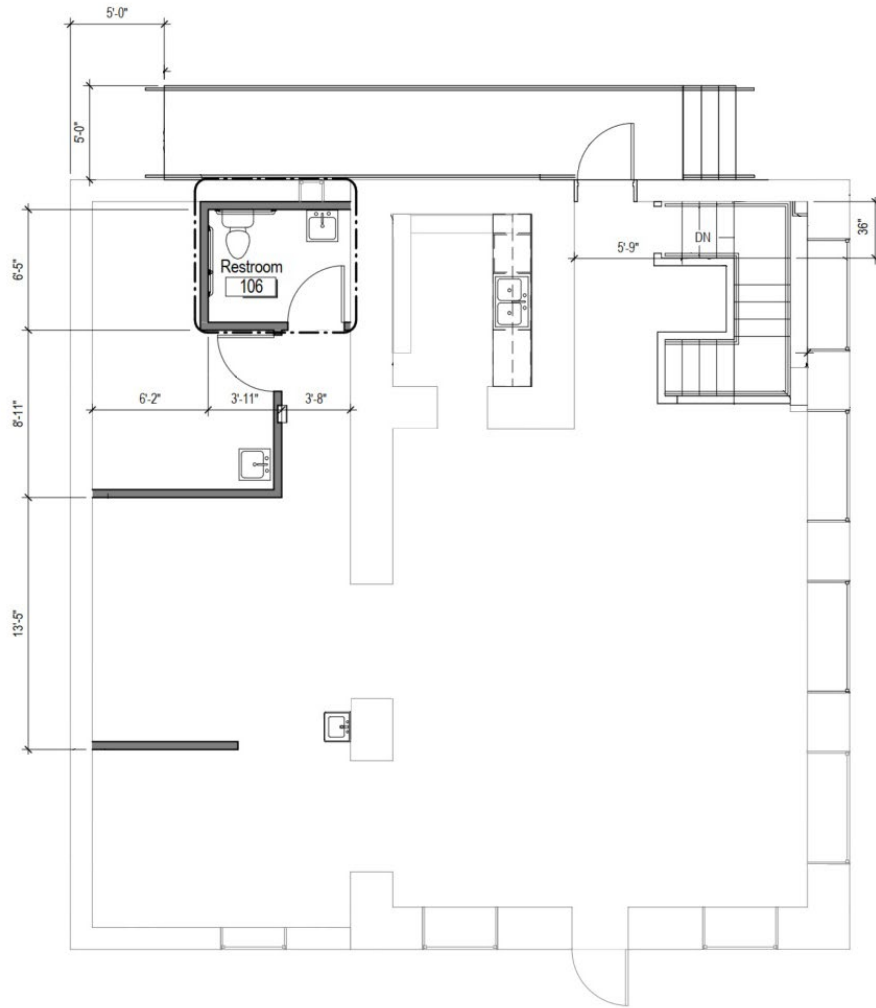
- 2,600 SF building built in 1915, later expanded in the 1930's
 - Main Level: 1,500 SF
 - Lower Level: 1,100 SF
- 14' 7" ceiling height on the main floor
- Owner/user opportunity
 - Existing tenant expires April 2028
 - No options, but tenant is open to renewing
 - **Do not disturb tenant**
- Walkable mixed-use environment
- Across the street from the expanded and improved Overland Park Farmers' Market

Demographics	1 MI.	3 MI.	5 MI.
Population	13,038	107,284	269,024
Avg. HH Income	\$96,038	\$116,193	\$126,270
# of Businesses	623	5,334	15,430
# of Employees	7,124	66,803	193,576

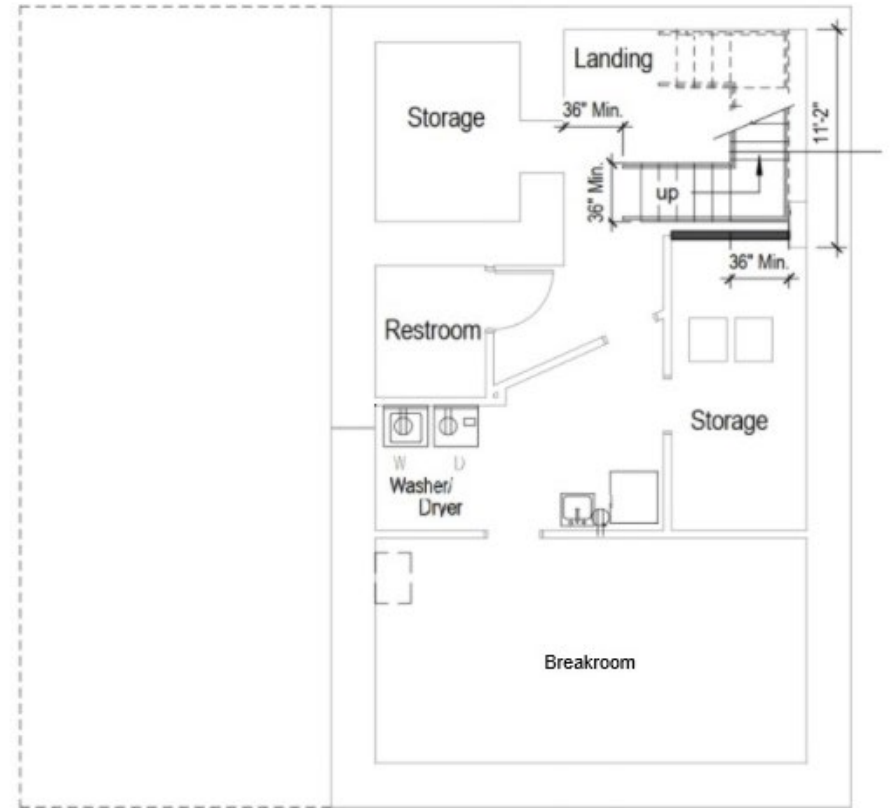


Floor Plans

VIEW SPACE



A13 Floor 1 Construction Plan
 3/16" = 1'-0"
 NORTH
 ↓



Basement Construction Plan
 1/8" = 1'-0"
 NORTH
 ↓



Interior Photos



Exterior Photos

Building Details

Age	1915 with an addition in the 1930's
Zoning	DFD (Downtown Form District)
Acreage	0.09 AC
Levels	Two
Roof	Multiple membrane system with positive slope
HVAC	Unit 1 installed in 2012 Unit 2 installed in 2018
Parking	4 dedicated stalls Ample street parking and surface parking available with access to the Edison District garage during public accessible hours

Financial Overview

Based on 1,500 SF Main Floor

Gross Rent	\$47,200 (\$29.50 PSF)
Taxes	\$4,474 (\$2.80 PSF)
Insurance	\$2,200 (\$1.38 PSF)
CAM	\$5,000
Total Expenses	\$11,678 (\$7.30 PSF)





The Vue
Luxury Apartment Complex
- 219 Units -

Edison District
Retail, Office, Event Plaza, Strang
Hall, and Parking Garage

Strang Hall
Unique, Original Food Hall
- Anousone, Beer Kitchen, Fenix,
Pizza Kraft, and Tora Zushi -



Clock Tower Landing Project
Farmers' Market Redevelopment
- Opening Summer 2026 -



SITE



Overland Park Dr

80th St

Santa Fe Dr



Downtown Overland Park

Food & Drink

1. Culinary Center
2. Kate Smith Soiree
3. Lulu's Thai Noodle Shop
4. Maloney's Sports Bar
5. Brew Lab
6. Viona's Italian Bistro
7. Mi Ranchito
8. Homer's Coffee House
9. Atomic Cowboy
10. Vintage '78 Wine Bar
11. Parisi Coffee
12. Strang Food Hall
13. Flying Cow Gelato
14. Lemongrass Thai Cuisine
15. The Other Place
16. The Red Room
17. The Upper Crust
18. The Peanut
19. Buffalo State Pizza Co.
20. Red Kitchen KC
21. Dragon Inn
22. Tiki Taco (*Opening Soon*)
23. Hummus & Pita

Apartment Complexes

1. Overland Station
2. Avenue 80
3. Proposed Apartment Complex
4. The Vue
5. Market Lofts Apartments
6. Santa Fe Towers
7. The InterUrban Lofts

Parks & Rec:

1. Overland Park Farmers' Market
2. Thompson Park
3. Matt Ross Community Center





Redevelopment Project: Farmers' Market

- Established over 40 years ago
- 100+ vendors seasonally
- Current development includes:
 - New, permanent location at Clock Tower Landing
 - Covered pavilion and indoor space
 - Expanded seating and events space
 - Year-round usability



Downtown Overland Park

Downtown Overland Park blends historic charm with modern energy, making it one of Johnson County's most vibrant, walkable districts. Established in the early 1900s, it has grown into a hub of locally owned shops, restaurants, and community gathering spaces. Anchored by the nationally recognized Farmers' Market and year-round events like art fairs, festivals, and holiday markets, Downtown Overland Park offers a lively, small-town feel with strong foot traffic and a true sense of place.

Voted #1 Farmers' Market in the U.S. (2022) by American Farmland Trust

