

# CityPlace

Overland Park, KS



IMAGE STUDIOS®

UNKORKED  
WINE & SPIRITS

INLINE SHOPS & PAD SITES AVAILABLE  
COLLEGE & SWITZER, OVERLAND PARK, KS

RETAIL LEASING BY:



IN ASSOCIATION WITH

DEVELOPED BY:



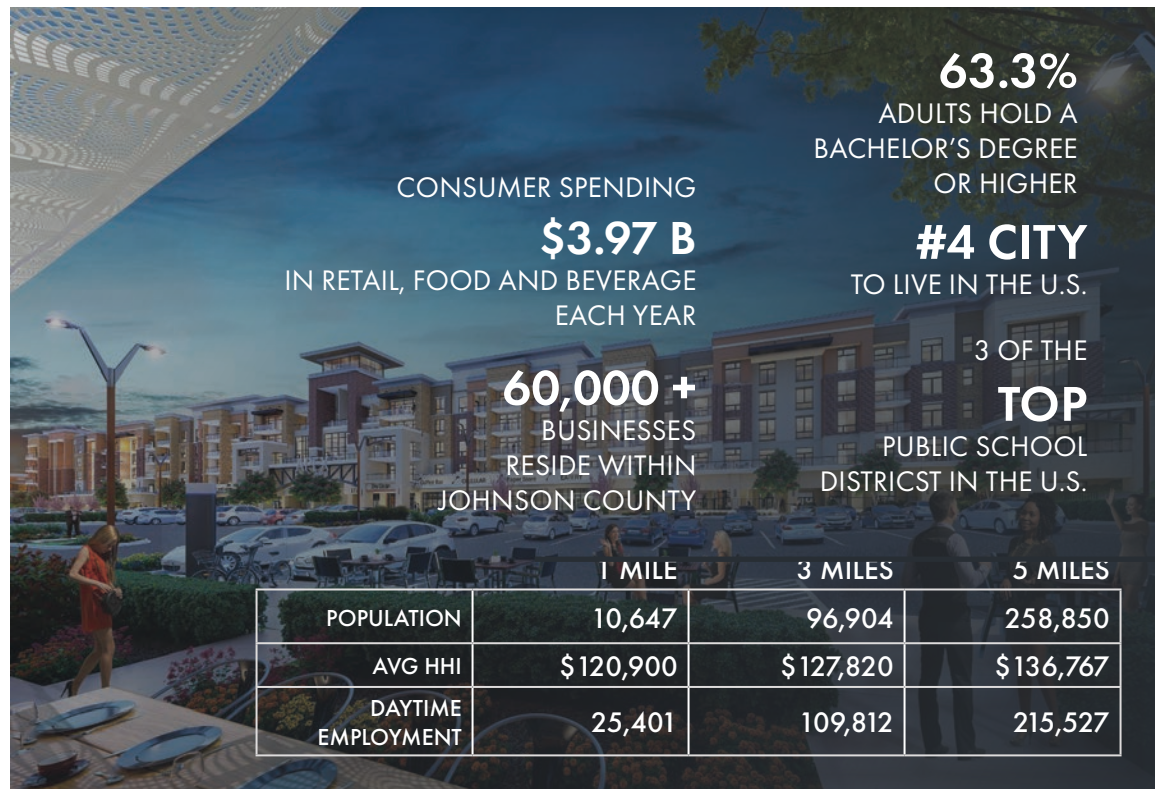


# PROPERTY HIGHLIGHTS

## PROPERTY FEATURES

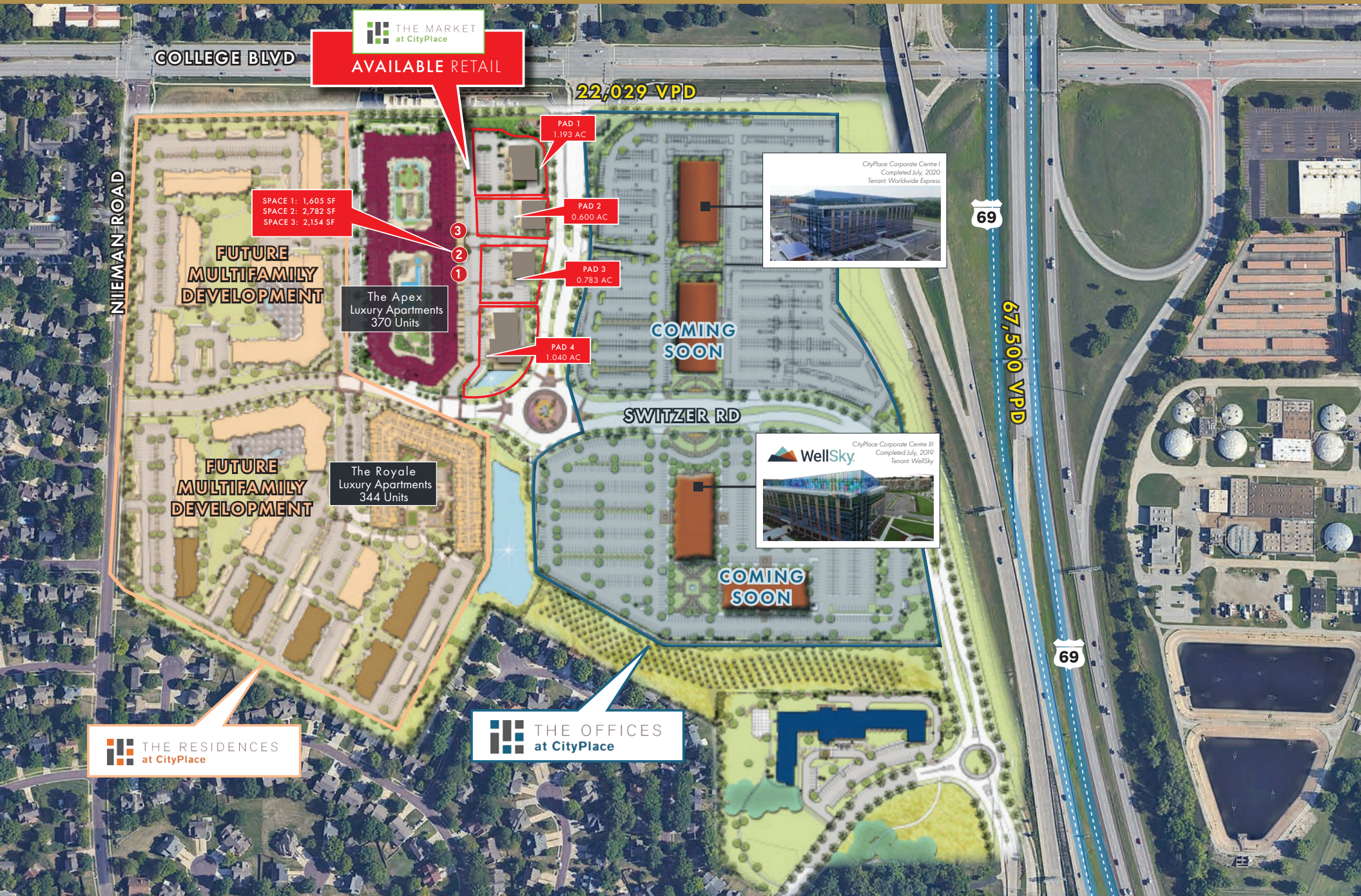
*Designed to provide the convenience of neighborhood services and restaurants within walking distance for our residents and office tenants, a true live-work-play community The Market at CityPlace will feature a number of unique shops, restaurants and gathering places. Our retail tenants will appreciate the constant flow of customer traffic from our residences, offices and from visitors traveling the trail system.*

- 90-acre mixed-use project in Overland Park, KS
- 60,000 SF of retail space with contiguous space from 1,200-15,000 SF
- Pad sites available
- Drive-thru approved pad site available
- Ideal for full-service restaurants, in-line fast casual restaurants, and retail service amenities
- Join current tenants Image Studio, Beloved Nails, and Uncorked (*recently voted best liquor store in Johnson County!*)
- Coveted demographics
- Access to College Boulevard, 69 Highway, and Interstate 435





# PROJECT AERIAL



COLLEGE BLVD

THE MARKET  
at CityPlace

AVAILABLE RETAIL

22,029 VPD

69

67,500 VPD

69

NIEMAN ROAD

SPACE 1: 1,605 SF  
SPACE 2: 2,782 SF  
SPACE 3: 2,154 SF

FUTURE  
MULTIFAMILY  
DEVELOPMENT

The Apex  
Luxury Apartments  
370 Units

PAD 1  
1.193 AC

PAD 2  
0.600 AC

PAD 3  
0.783 AC

PAD 4  
1.040 AC

COMING  
SOON

SWITZER RD



FUTURE  
MULTIFAMILY  
DEVELOPMENT

The Royale  
Luxury Apartments  
344 Units



COMING  
SOON

THE RESIDENCES  
at CityPlace

THE OFFICES  
at CityPlace

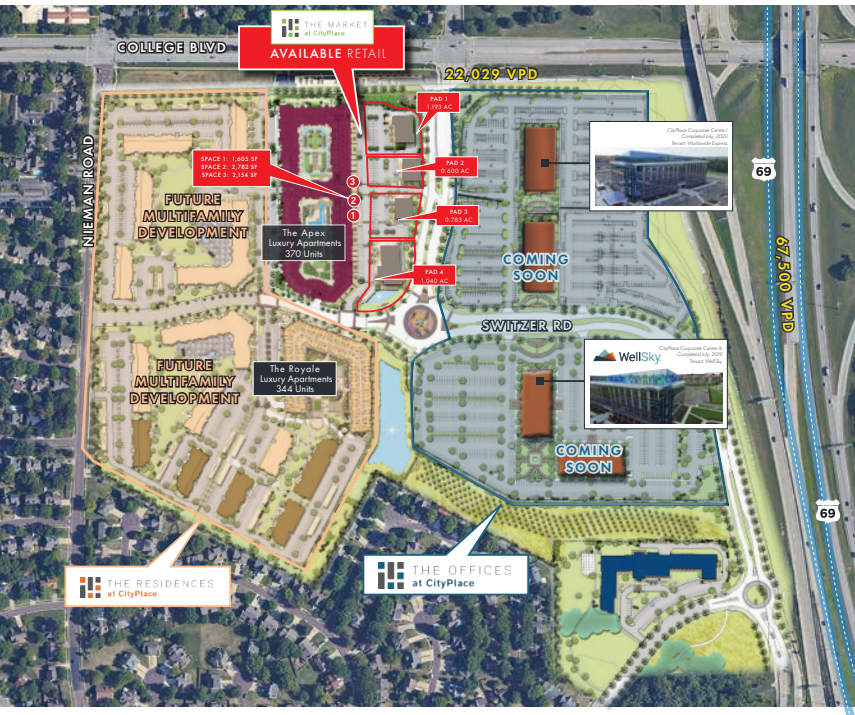


# SITE AERIAL





# PROJECT AERIAL





# PROPERTY HIGHLIGHTS



SPACE 1: 1,605 SF

SPACE 3: 2,154 SF

SPACE 2: 2,782 SF

Looking Southeast



PAD SITES AVAILABLE

Overall Northwest Corner



# WIDE AERIAL





# PROPERTY HIGHLIGHTS

WEST BOUND COLLEGE TURNING SOUTH ON SWITZER



## OVERLAND PARK

- Overland Park boasts three nationally-ranked school systems, a low crime rate, and a healthy economy. These factors consistently earn the city national awards, including:
- America's Hottest Zip Codes (#8) Realtor.com October 2017
- Best Places to Raise a Family (#1) WalletHub.com September 2017
- Top 100 Best Places to Live (#9) Livability March 2017
- Best Cities for Young Professionals (#8) Smart Asset September 2017
- Best Cities for Quality of Life (#4) NerdWallet October 2017

## JOHNSON COUNTY

- Most populated county in Kansas with 586,299 residents
- Most educated county in KC metro, with nearly 60% of working residents holding a bachelor degree or higher
- As a result of high demographics, Johnson County boasts a wide array of high-end office and retail developments, including some of KC's top employers
- Well-established neighborhoods in Johnson County have household incomes of \$77,467, much higher than the metro average of \$58,446
- Great access to major highways, allowing for quick travel times to all areas and some of the highest daytime populations within the metro
- South Johnson County submarket is the most prominent of all suburban submarkets in KC - it accounts for 58% of Class A suburban office buildings in the KC metro (80 buildings) and 56% of the total square footage (11,303,470 SF)
- 25 Best Counties in the Country to Live In, USA Today February 2018