

# Corbin Park

6403 W 135TH STREET, OVERLAND PARK, KANSAS

## Property Highlights

- 8,000 sf retail space available
- Estimated 10 million shoppers per year
- Minutes from 69 Highway
- Located on 135th Street with 33,100 cars-per-day
- Join building neighbors Ulta Beauty and BRKTHROUGH
- Corbin Park tenants include Scheels, JC Penney, Von Maur, Lifetime Fitness, Dave & Busters, Sprouts Farmers Market and Petco
- Lease rate \$18.00/sf, NNN



For Lease  
8,000 (±) SF Retail Space

**NEWMARK**  
ZIMMER

**Justin A. Beal, CRRP**

*Executive Managing Director, Principal*

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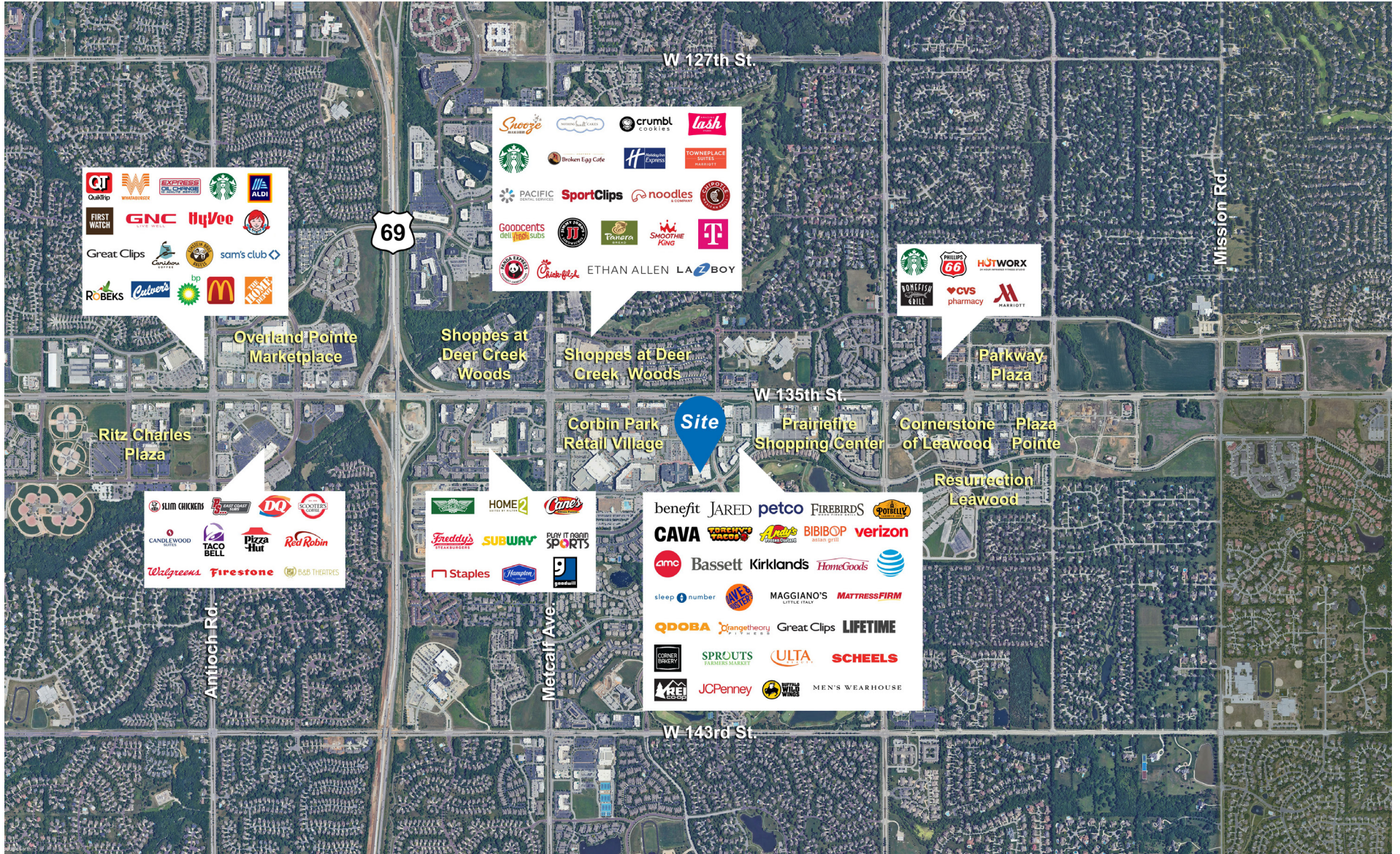
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1220 Washington Street, Suite 300  
Kansas City, MO 64105

# Location Map



CORBIN PARK

# Location Map





CORBIN PARK

# Corbin Park Retail Village Photos



## CORBIN PARK

# Demographics

	ONE-MILE	THREE-MILE	FIVE-MILE
2010 Population	8,882	78,115	160,203
2020 Population	11,486	85,676	181,262
2024 Population	13,208	89,418	190,146
2029 Population	13,401	92,417	196,052
2024 Median Age	36.2	41.4	41.2
2010 Households	3,768	29,400	62,460
2020 Households	5,373	33,673	72,520
2024 Total Households	6,095	35,387	76,262
2029 Total Households	6,276	37,013	79,484
2024 Average Household Size	2.17	2.51	2.47
2024 Median Household Income	\$100,643	\$130,327	\$121,451
2029 Median Household Income	\$114,105	\$153,593	\$142,670
2024 Average Household Income	\$150,092	\$182,668	\$171,556
2029 Average Household Income	\$167,552	\$207,615	\$194,246
2024 Per Capita Income	\$68,597	\$72,294	\$68,966
2029 Per Capita Income	\$77,719	\$83,108	\$78,933
2010 Total Housing Units	4,117	31,149	66,260
2020 Total Housing Units	5,736	35,510	76,609
2024 Total Housing Units	6,511	37,247	80,658
2029 Total Housing Units	6,704	38,934	84,016