

FOR SALE:

6740 W 121ST ST

OVERLAND PARK, KS

PEAK

Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300
Leawood, KS 66206

(913) 214-6445

www.peakrealestatepartners.com

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OFFERING SUMMARY

6740 W 121ST ST | OVERLAND PARK, KS

6740 W 121st Street (the "Property") is an 11,257-square-foot medical office building in Overland Park, Kansas. The Property is located in the Corporate Lakes Office Park and presents an opportunity to acquire a medical office investment property in a top Midwestern submarket.

Medical Tenancy

The Property is currently occupied by seven medical tenants, including a primary physician group, nursing home dialysis practice, psychiatry group, and urology practice. The tenant spaces include medical buildouts with patient rooms with plumbing.

Top Location

The Property is located in the Corporate Lakes Office Park, a scenic park setting and one of the most sought-after office parks in South Johnson County. The office park features a large array of medical and general office users, is well positioned between St. Luke's South Hospital and Menorah Medical Center. The office park has 22 buildings and boasts an above market occupancy rate of 98%.

Nearby Amenities

The Property is situated between the 119th Street retail corridor and the 135th Street retail corridor, both of which provide an ample number of restaurants, shopping, and hotels.

Accessibility

The Property has three tenant entrances providing easy access for employees and patients. The building has 53 surface parking spaces with an above market parking ratio of 4.7 spaces per 1,000 square feet of space. The office park is also located off Blue Valley Parkway which provides immediate access to Highway 69 and Interstate 435.

PROPERTY SUMMARY

ADDRESS	6740 W 121ST STREET OVERLAND PARK, KS
SQUARE FEET	11,257
OCCUPANCY	100%
TENANTS	8
YEAR BUILT	2004
SITE AREA (AC)	1.05

PRICING SUMMARY

PURCHASE PRICE	\$1,955,000
PRICE PSF	\$173.67
IN-PLACE NOI	\$156,262
IN-PLACE CAP RATE	8.00%

INVESTMENT HIGHLIGHTS:



11,257 SF



8 Tenants



100% Occupancy



Medical Tenancy



Top Submarket



2004 Construction



Strong Trade Area

OFFERING SUMMARY

6740 W 121ST ST | OVERLAND PARK, KS

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	8,532	89,882	241,464
Projected Population (2029)	8,843	91,006	241,469
Census Population (2020)	7,974	85,722	236,389

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	4,316	39,621	103,077
Projected Households (2029)	4,609	41,061	105,221
Census Households (2020)	3,974	36,405	97,629

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$137,758	\$166,131	\$156,787
Average Household Income (2029)	\$137,401	\$165,120	\$156,150
Census Average Household Income (2010)	\$91,348	\$111,145	\$100,995

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$101,419	\$122,844	\$118,993
Projected Median Household Income (2026)	\$99,654	\$121,326	\$117,700
Census Median Household Income (2020)	\$64,473	\$82,699	\$78,815

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	861	6,105	11,811
Total Employees	14,808	103,479	169,861
Adj. Daytime Demographics Age 16 Years or Over	17,466	127,538	233,319



TERMS OF SALE

6740 W 121ST ST | OVERLAND PARK, KS

OWNERSHIP ENTITY

SVN Realty Holdings, LLC

INTEREST OFFERED

100 percent fee simple

OFFERING PRICE

\$1,955,000

OFFERING PROCEDURE

Seller and agent will assess the qualifications of any party submitting a non-binding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction.

GUIDED PROPERTY TOURS

Property tours will be made only by appointment and arranged through Peak Real Estate Partners.



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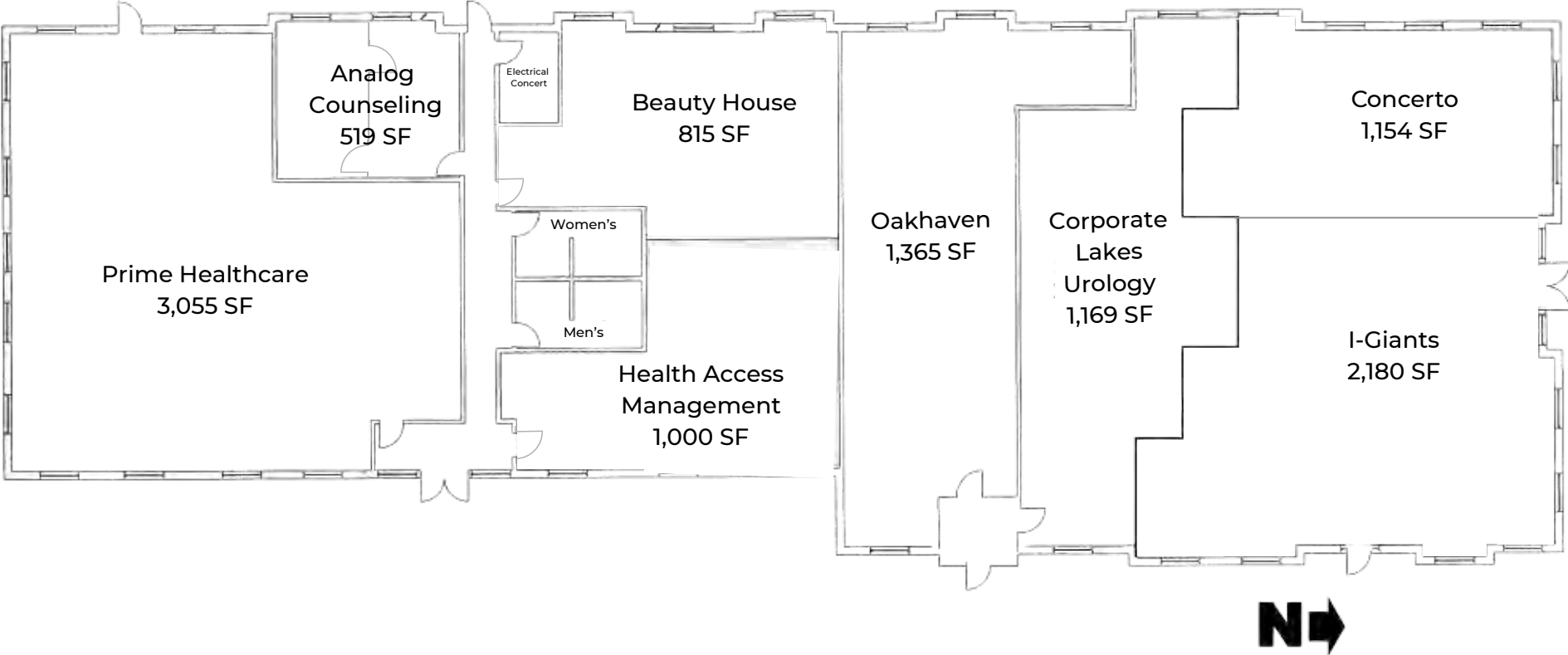
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SITE PLAN

6740 W 121ST ST | OVERLAND PARK, KS



OVERLAND PARK, KS



OVERVIEW

Overland Park is a premier suburban community located in southern Johnson County within the Kansas City metropolitan area. The city offers exceptional regional connectivity via I-435, US-69, and Metcalf Avenue, providing convenient access to downtown Kansas City and major employment centers throughout the metro.

Renowned for its strong corporate presence and business-friendly environment, Overland Park has developed into one of the region's most robust mixed-use markets, supported by a diverse base of office, retail, healthcare, and residential development. The city is home to numerous national and regional employers, complemented by a thriving local business and retail scene that contributes to a stable and resilient economy.

Ongoing redevelopment and infrastructure investment continue to enhance Overland Park's appeal, particularly in areas such as Downtown Overland Park and along key commercial corridors. New dining, entertainment, and residential projects are driving consistent daytime and evening activity, while highly rated schools, established neighborhoods, and continued population growth position Overland Park as one of the Kansas City metro's most desirable submarkets for long-term investment and growth.



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