

# CORBIN PARK OUTLOTS

## For Sale, Lease, or Build-to-Suit



EXCLUSIVE

Prime Pad Sites on One of Kansas City's Best Corners  
 Metcalf Avenue at 135th Street (SEC), Overland Park, KS | A GREATER KANSAS CITY SUBURB



Estimated Population  
 179,065

Average Household Income  
 \$115,425

Five Mile Radius

- Pad sites are Zoned Commercial, graded, and ready for development
- Corbin Park has an estimated 10 million shoppers per year, center is anchored by Scheels (opening 2015), JC Penney, Von Maur, Lifetime Fitness, Stein Mart, Sprouts Farmers Market, Kirkland's, Off Broadway, Dress Barn, Ulta, Sears, Corner Bakery, Sleep Number, YaYa's, Firebirds Wood Fired Grill, and Brew Top Pub & Patio
- The outlots are surrounded by numerous major projects including Deer Creek mixed-use development, a Hen House grocery anchored shopping center, and Prairie Fire mixed-use development featuring The American Museum of Natural History at Prairie Fire, Fresh Market, REI, Pinstripes, The Newport Grill, Cinetopia Theater and Wasabi Sushi,
- Excellent access, signage, and visibility to 135th Street and Metcalf Avenue
- The demographics and household income, traffic counts, schools, and education are all ranked nationally

BLOCK & COMPANY, INC., Realtors 816.753.6000  
 In the Skelly Building on the Country Club Plaza  
 605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**Max Kosoglad**  
 816.412.7363  
 mkosoglad@blockandco.com

**David Block**  
 816.412.7400  
 dblock@blockandco.com

135th Street 43,000 cars per day

Metcalf Avenue 28,000 cars per day



American Museum of Natural History at Prairie Fire

#	Acres	Bldg. Size
1	1.02	4,500 SF
2	0.79	1,800 SF
3	SOLD	SOLD
4	SOLD	SOLD
5	SOLD	SOLD
6	SOLD	SOLD
7	SOLD	SOLD
8	SOLD	SOLD

CORBIN PARK GLASSA APARTMENTS



# Corbin Park | Property Photos





Corporate Marketing Office • 4550 15th Avenue South • Fargo, ND 58103 • (701) 364.5695 • fax (701) 364.5697

## **SCHEELS Announces New Retail Destination to Anchor Corbin Park in Overland Park, Kansas**

**Overland Park, KS** – On Monday, December 3, 2012 SCHEELS announced their new location in Overland Park, Kansas. Unlike a typical sporting goods store or department store, the new Overland Park SCHEELS will be a collection of entertainment venues, specialty shops and boutiques staffed with experts who focus on their passions. The 220,000 square foot SCHEELS Retail Shopping Experience will showcase Kansas' largest selection of sports, sportswear and footwear under one roof.

"SCHEELS is thrilled to announce our newest location in Overland Park, Kansas. After years of visits to the Kansas City market, we feel we have found the best location possible for the future to serve our customers in Eastern Kansas and Western Missouri," states Steve D. Scheel, the company's Chief Executive Officer. "We are excited to bring our 220,000 square foot SCHEELS to Corbin Park at 135<sup>th</sup> & Metcalf with the largest selection of sports, sportswear, and footwear in either Kansas or Missouri. Whether it is women's sportswear and fashion footwear, biking, running, golfing, or hunting & fishing, Overland Park/Johnson County is the best possible location for SCHEELS with customers for 100 miles and more in every direction. We will break ground in the summer of 2013 to open in late summer 2015, joining Von Maur, J.C. Penney, and other great merchants to make this a destination retail location in the Kansas City Metro."

"We have always believed that Corbin Park is the best center in the Overland Park/Kansas City area," says Mike Schlup, owner of Corbin Park. "Now that SCHEELS, the best sporting goods store in the World picked us we now believe we will have the best center in the Nation. Thank you to everyone that helped make this happen."

"SCHEELS has a great and growing reputation throughout the country. From its community involvement to outstanding operations, we look forward to working with SCHEELS and Corbin Park officials," Mayor Carl Gerlach.

"SCHEELS' addition as the third major anchor in the Corbin Park development is a reflection of the strength of our city as a true competitor on the national scene and the draw of Corbin Park within Overland Park and the greater Kansas City area," David Block, President of Block & Company, Inc., Realtors.

Modeled after SCHEELS stores in Fargo, ND; Springfield, IL; and Sandy, UT; the SCHEELS in Overland Park will feature specialty shops ranging from technical running gear and the latest fashion, to spectacular hunting and fishing shops. The sport shoe, hiking boot, and casual footwear selection will be the largest in Overland Park with everything for toddlers to all athletes, from serious hikers to beach goers, and from hunters to the fashion conscious. There will be a World Class golf shop, bike shop, ski shop, canoe and kayak shop, and fishing shop. The gun and hunting shops will have the largest selection of guns in Kansas, ranging from everyday shooters, to \$20,000 collectible firearms displayed in the SCHEELS Premium Gun Room.

Special attractions will include a huge 16,000 gallon aquarium, a 65-foot, 16-car, operating Ferris Wheel, photo opportunities, a wildlife mountain, shooting galleries, and laser shot shooting simulators. Customers will be able to test their golf, soccer, hockey, baseball, football and basketball skills on the sport simulators. There will be a walk of US Presidents featuring two fully animated, talking presidents. No shopping experience would be complete without tasty treats; SCHEELS' deli and fudge shop, named Gramma Ginna's, will serve gourmet soups and sandwiches, Starbucks® coffee and specialty drinks, 24 flavors of homemade fudge, and 18 flavors of gelato, which will make the shopping adventure something unlike the Overland Park retail customer has ever experienced.

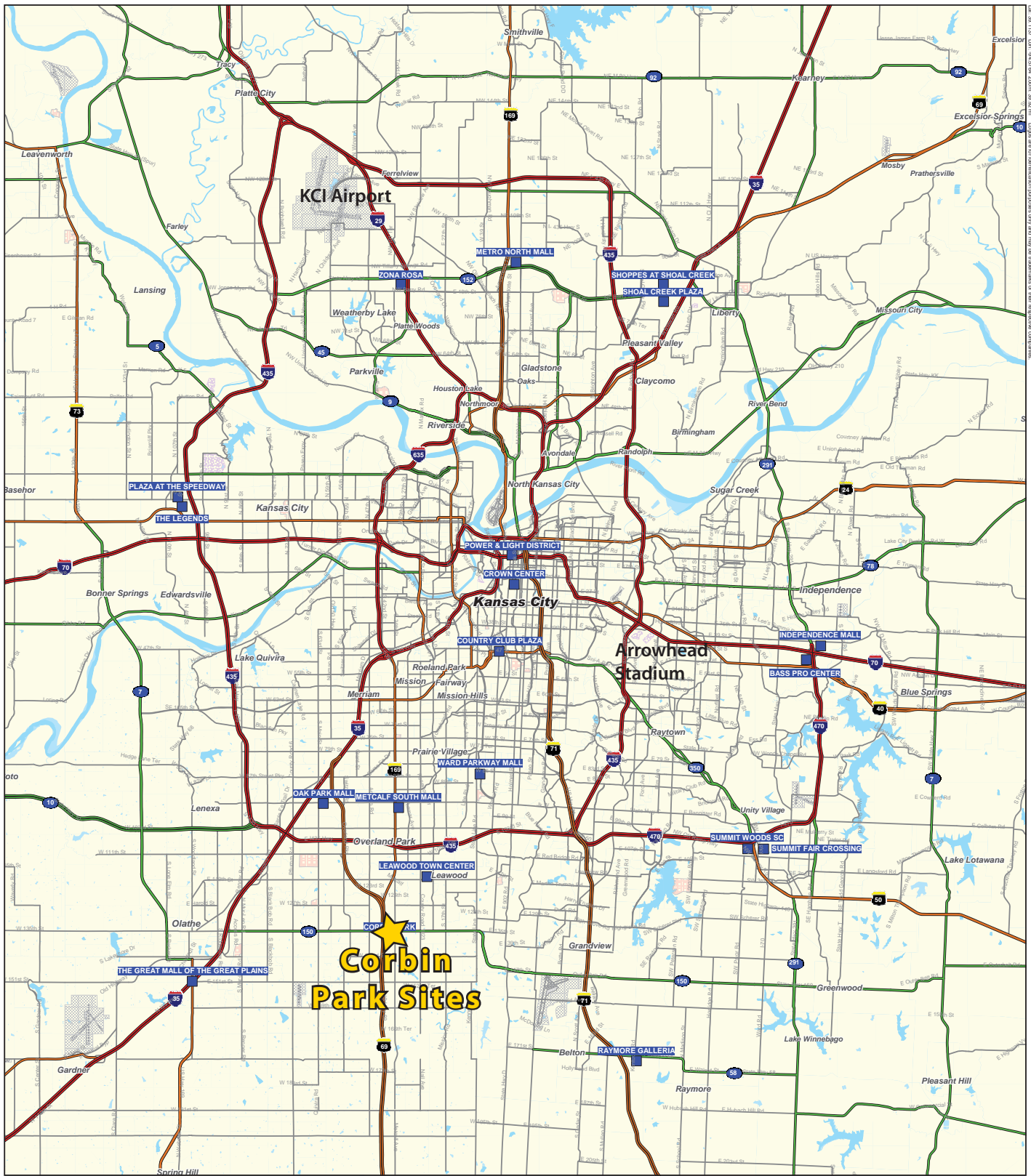
Overland Park SCHEELS will employ over 400 associates. SCHEELS provides the best training in retail for its career associates. The people at SCHEELS make it special and SCHEELS associates are among the highest paid in retail, with outstanding benefits. SCHEELS is an employee-owned, privately held business that owes its consistent success to its empowered associates, leaders and partners who think and make decisions for their individual store and the entire company.

### ***World-Class Shopping and Customer Service***

Providing SCHEELS' customers with first-class customer service and the World's largest selection of sports, sportswear and footwear are the priorities throughout the organization. Although each SCHEELS location is unique in design and sometimes varies in production selection, every customer is greeted and welcomed by friendly and knowledgeable associates. The SCHEELS guarantee is:

**Everything you buy at SCHEELS, on sale or otherwise, is guaranteed satisfactory or your money back.  
You don't take chances at SCHEELS, ever!**

North Dakota • South Dakota • Minnesota • Wisconsin • Montana • Nebraska • Nevada • Illinois • Kansas • Iowa • Utah  
scheels.com



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# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.8837/-94.6678

RS1

135th Street & Metcalf Avenue		1 mi radius	3 mi radius	5 mi radius
Overland Park, KS 66223				
POPULATION	2015 Estimated Population	9,583	85,967	177,271
	2020 Projected Population	9,850	88,075	181,909
	2010 Census Population	8,531	83,759	173,359
	2000 Census Population	4,230	65,431	139,052
	Projected Annual Growth 2015 to 2020	0.6%	0.5%	0.5%
	Historical Annual Growth 2000 to 2015	8.4%	2.1%	1.8%
	2015 Median Age	34.9	38.8	39.8
HOUSEHOLDS	2015 Estimated Households	4,319	33,677	71,343
	2020 Projected Households	4,528	35,332	74,913
	2010 Census Households	3,760	31,727	67,689
	2000 Census Households	1,377	22,889	51,996
	Projected Annual Growth 2015 to 2020	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2015	14.2%	3.1%	2.5%
RACE AND ETHNICITY	2015 Estimated White	73.4%	83.1%	84.5%
	2015 Estimated Black or African American	5.6%	3.8%	4.4%
	2015 Estimated Asian or Pacific Islander	16.5%	10.0%	7.6%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.2%	0.2%
	2015 Estimated Other Races	4.1%	3.0%	3.2%
	2015 Estimated Hispanic	4.7%	3.8%	4.2%
INCOME	2015 Estimated Average Household Income	\$112,047	\$133,699	\$122,452
	2015 Estimated Median Household Income	\$84,697	\$102,543	\$94,180
	2015 Estimated Per Capita Income	\$50,506	\$52,430	\$49,348
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.4%	1.8%
	2015 Estimated Some High School (Grade Level 9 to 11)	3.1%	1.9%	2.5%
	2015 Estimated High School Graduate	5.7%	6.2%	7.7%
	2015 Estimated Some College	9.1%	10.9%	12.8%
	2015 Estimated Associates Degree Only	4.0%	4.8%	5.2%
	2015 Estimated Bachelors Degree Only	30.8%	31.8%	30.7%
	2015 Estimated Graduate Degree	45.3%	43.1%	39.3%
BUSINESS	2015 Estimated Total Businesses	789	4,740	9,333
	2015 Estimated Total Employees	9,433	71,873	133,775
	2015 Estimated Employee Population per Business	12.0	15.2	14.3
	2015 Estimated Residential Population per Business	12.2	18.1	19.0

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