

# 2nd GENERATION - AUTOMOTIVE - FOR LEASE FORMER TIRE CENTER AND OIL CHANGE FACILITY

7333 W 119th St, Overland Park, Kansas



## FORMER TIRE CENTER / OIL CHANGE SHOP / AUTOMOTIVE:



## SIZE & AVAILABILITY:

- Building 11,365 SF on 1.24 Acre
- Call for Pricing

## PROPERTY HIGHLIGHTS:

- Across from Price Chopper and NEW Whole Foods Development
- Nearby Retailers include: Walmart, Target, Costco, Kohl's, Best Buy, PetsMart and Old Navy
- Traffic counts at the Intersection of 119th & Metcalf are over 84,000 VPD!
- Excellent Visibility from 119th & Blue Valley Parkway
- Ample parking

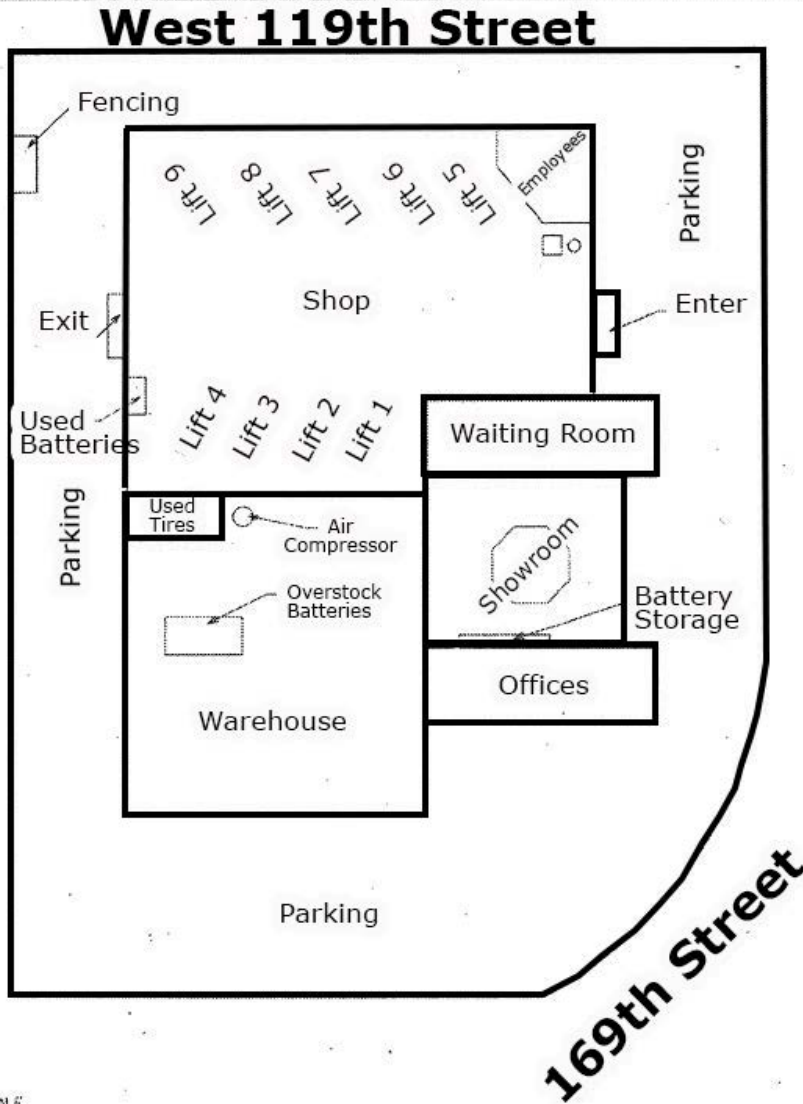
***Major Retail Corridor @ 119th & Metcalf!***

**Contact us today.**

Jordan Zenger, Vice President | [jzenger@fergprop.com](mailto:jzenger@fergprop.com) | 913.558.5183

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## PROPERTY HIGHLIGHTS:

- Building 11,365 SF on 1.24 Acres
- Two (2) bays
- Exit & Entrance
- Nine above ground hydraulic lifts
- Parking

### 3.3.3 Hydraulic Lift Systems

Reference #	Location	Hydraulic/ Semi-Hydraulic	Above/Below Ground	Reservoir Tanks (above/below- ground,post)	Concrete Patches	Operational	Problems/ repair
1 - 4	South side of Service Bay	Hydraulic	Above Ground	Post	None	Yes	Routine maint.
5 - 9	North side of Service Bay	Hydraulic	Above Ground	Post	None	Yes	Routine maint.

## SITE PLAN

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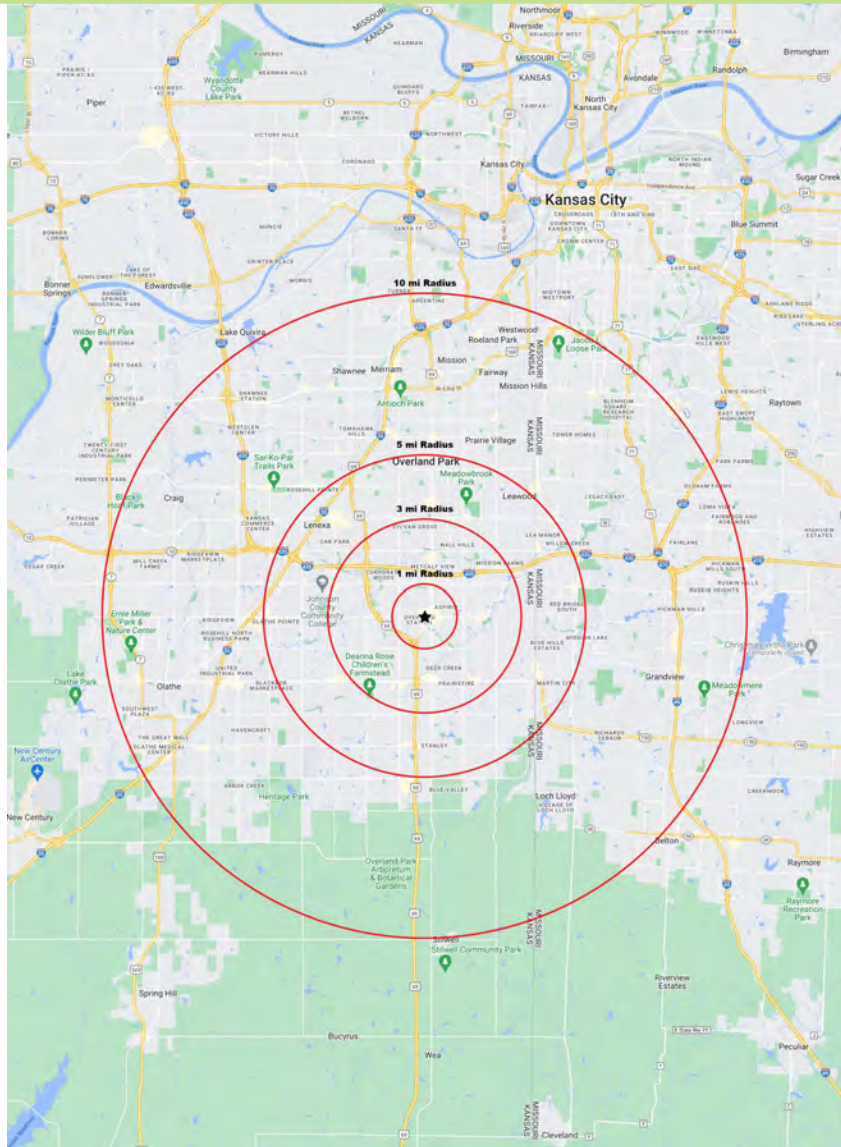


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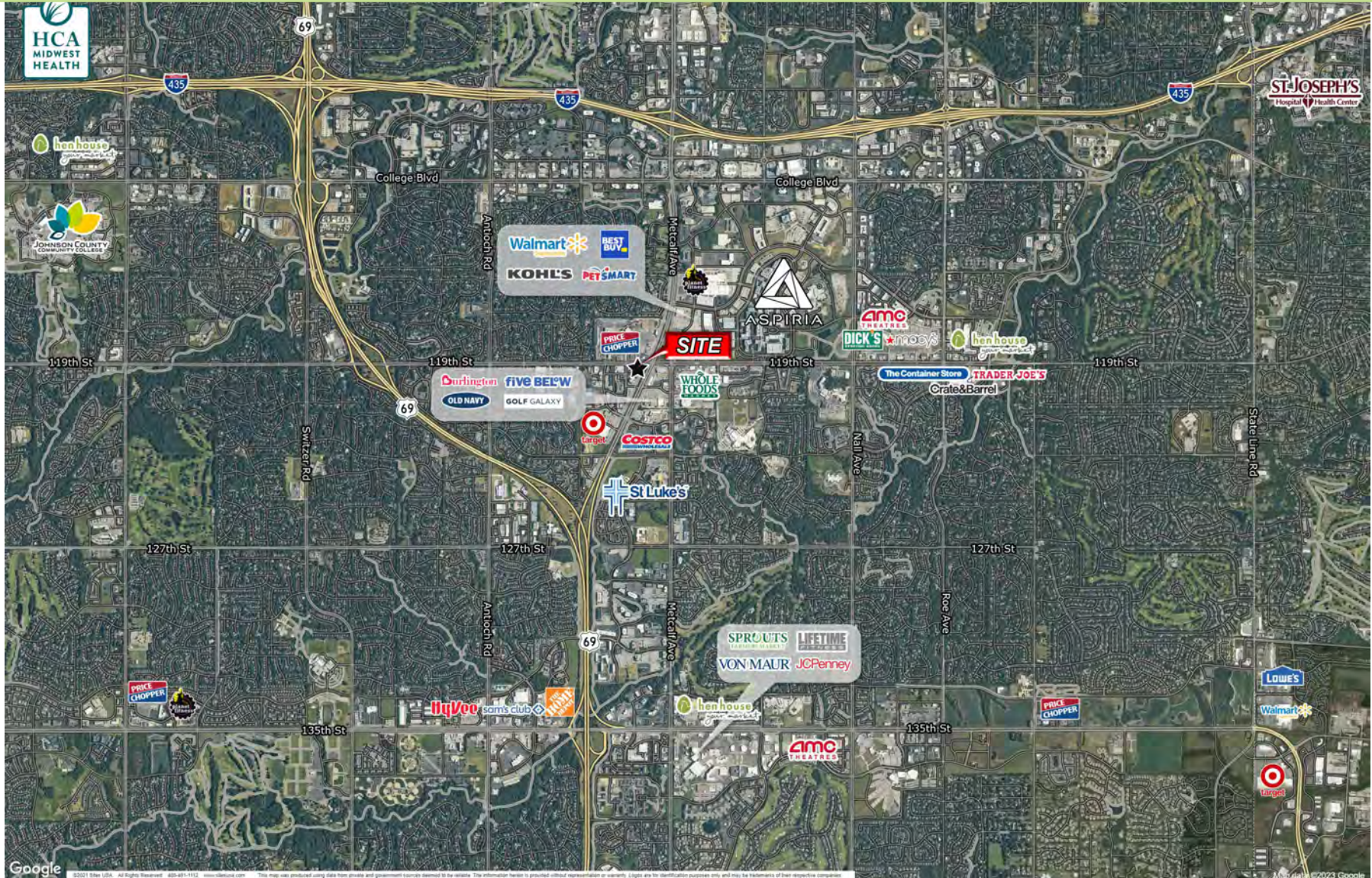


DEMOGRAPHICS	1 mile	3 miles	5 miles
2022 Population	8,623	88,706	245,548
Daytime Population	26,340	144,245	271,433
Average HH Income	\$110,253	\$145,948	\$134,425
Total Households	4,006	38,420	102,968

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