



PRIME CORBIN PARK SPACE FOR LEASE

SECOND GENERATION RESTAURANT & IN-LINE RETAIL SPACE AVAILABLE

Metcalf Avenue at 135th Street (SEC), Overland Park, Kansas



Lease Rate: \$29.50/SF NNN | 1,329 SF & 7,562 SF Spaces Available

DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Estimated Population	40,308	138,754	273,230
Avg. Household Income	\$160,531	\$172,856	\$160,123

- 6,916 SF Turn-Key Restaurant: Fully equipped with all furniture, fixtures, and equipment (FF&E) for immediate operation. Includes a first-floor outdoor patio, rooftop bar, and rooftop patio for enhanced guest experience. Total of 7,562 SF
- 1,329 SF in-line retail space available
- High Foot Traffic: Corbin Park attracts an estimated 10 million shoppers annually.
- Anchored by Major Retailers: The center is home to Scheels, JC Penney, Von Maur, Lifetime Fitness, Dave & Busters, Sprouts Farmers Market, Kirkland's, and ULTA Beauty.
- Prime Location: Excellent access, signage, and visibility on 135th Street and Lamar Avenue.
- Strong Demographics: Nationally ranked demographics, household income, traffic counts, schools, and educational institutions nearby.
- Last year, residents within 20 minutes of Corbin Park spent over \$13 billion on retail.
- 77% of residents within five minutes of Corbin Park own their home. Median household value is \$278,000.
- Residents within 1 mile of Corbin Park have an average household income of \$157,429.
- Corbin Park is situated at 135th and Metcalf Avenue where average traffic is 95,000 cars.



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



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SITE PLAN





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DRONE PHOTOS



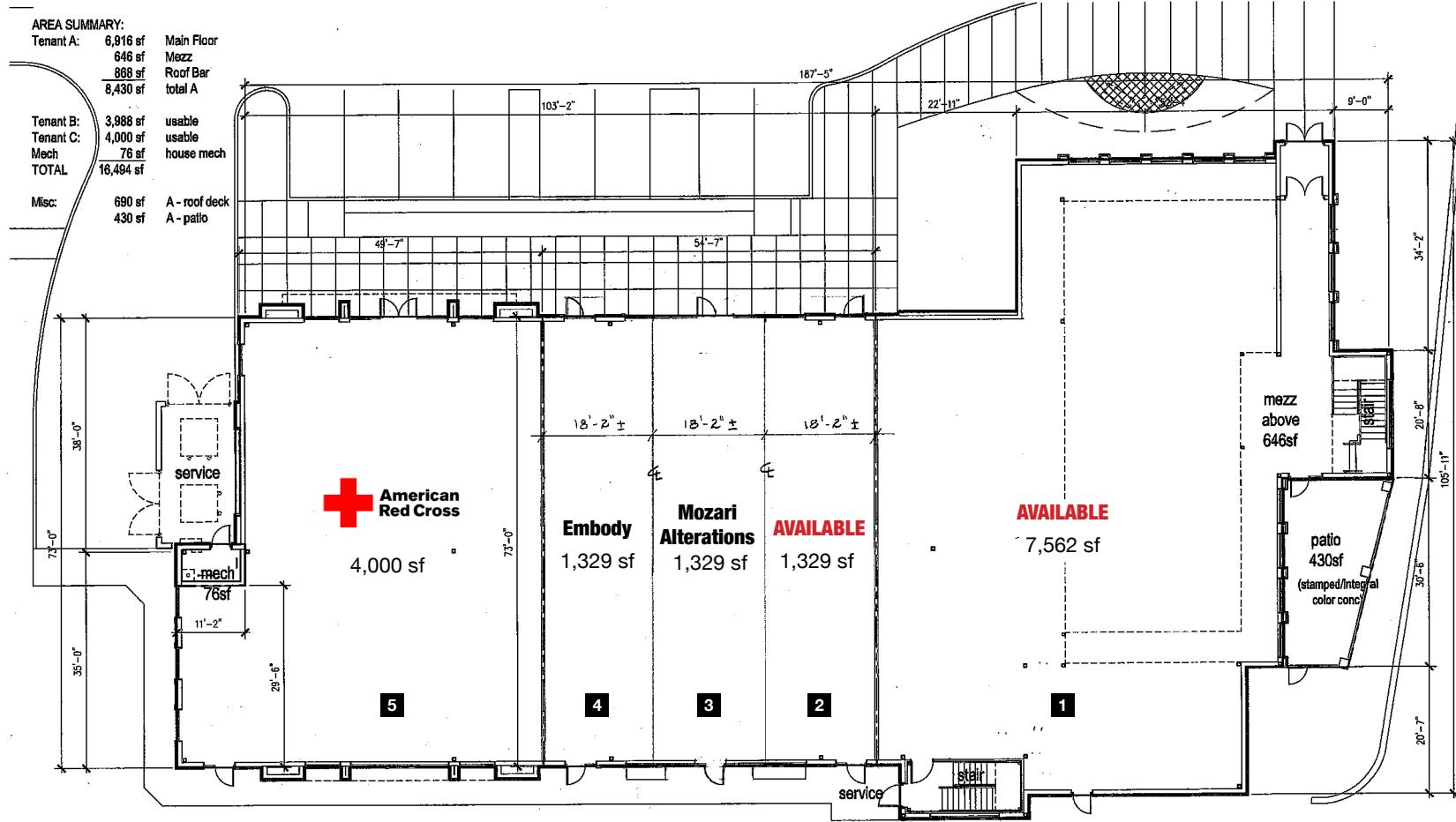


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FLOOR PLAN



#	Name	SF	Address
1	AVAILABLE	7,562 SF	6301 W. 135th Street, Suite A
2	AVAILABLE	1,329 SF	6301 W. 135th Street, Suite BA
3	Mozari Alterations	1,329 SF	6301 W. 135th Street, Suite BB
4	Embody	1,329 SF	6301 W. 135th Street, Suite BC
5	American Red Cross	4,000 SF	6301 W. 135th Street, Suite C

TOTAL BLDG AREA: 16,494 gsf



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6,916 SF RESTAURANT SPACE INTERIOR PHOTO



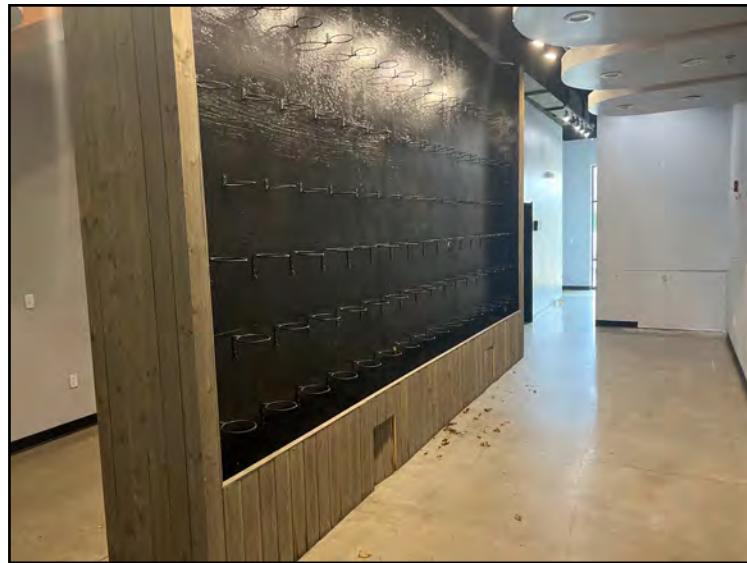
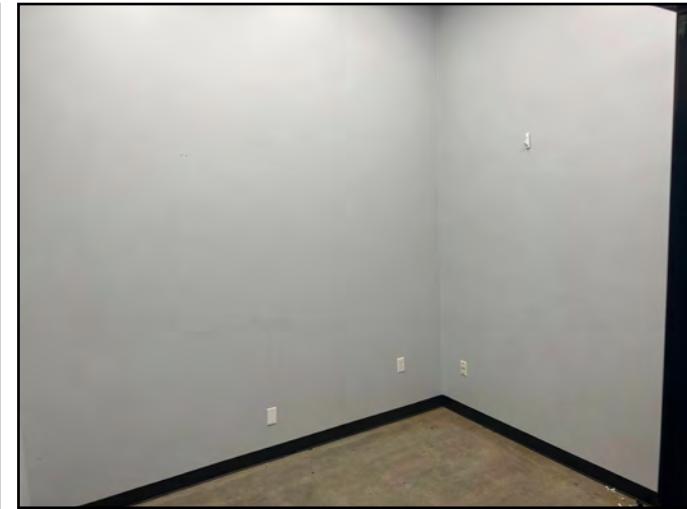


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SUITE BC - 1,329 SF IN-LINE SPACE PHOTOS



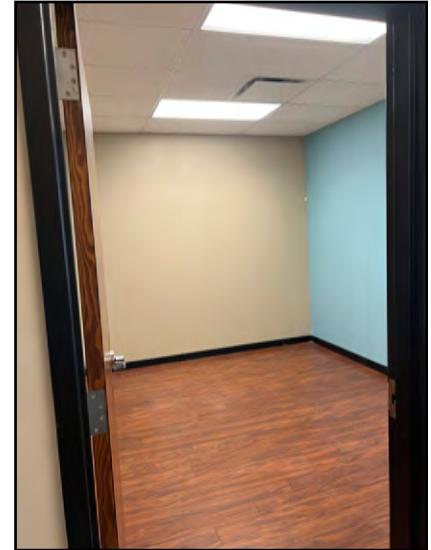


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SECOND GENERATION RESTAURANT & IN-LINE RETAIL SPACE AVAILABLE

Metcalf Avenue at 135th Street (SEC), Overland Park, Kansas

SUITE BA - 1,329 SF IN-LINE SPACE PHOTOS

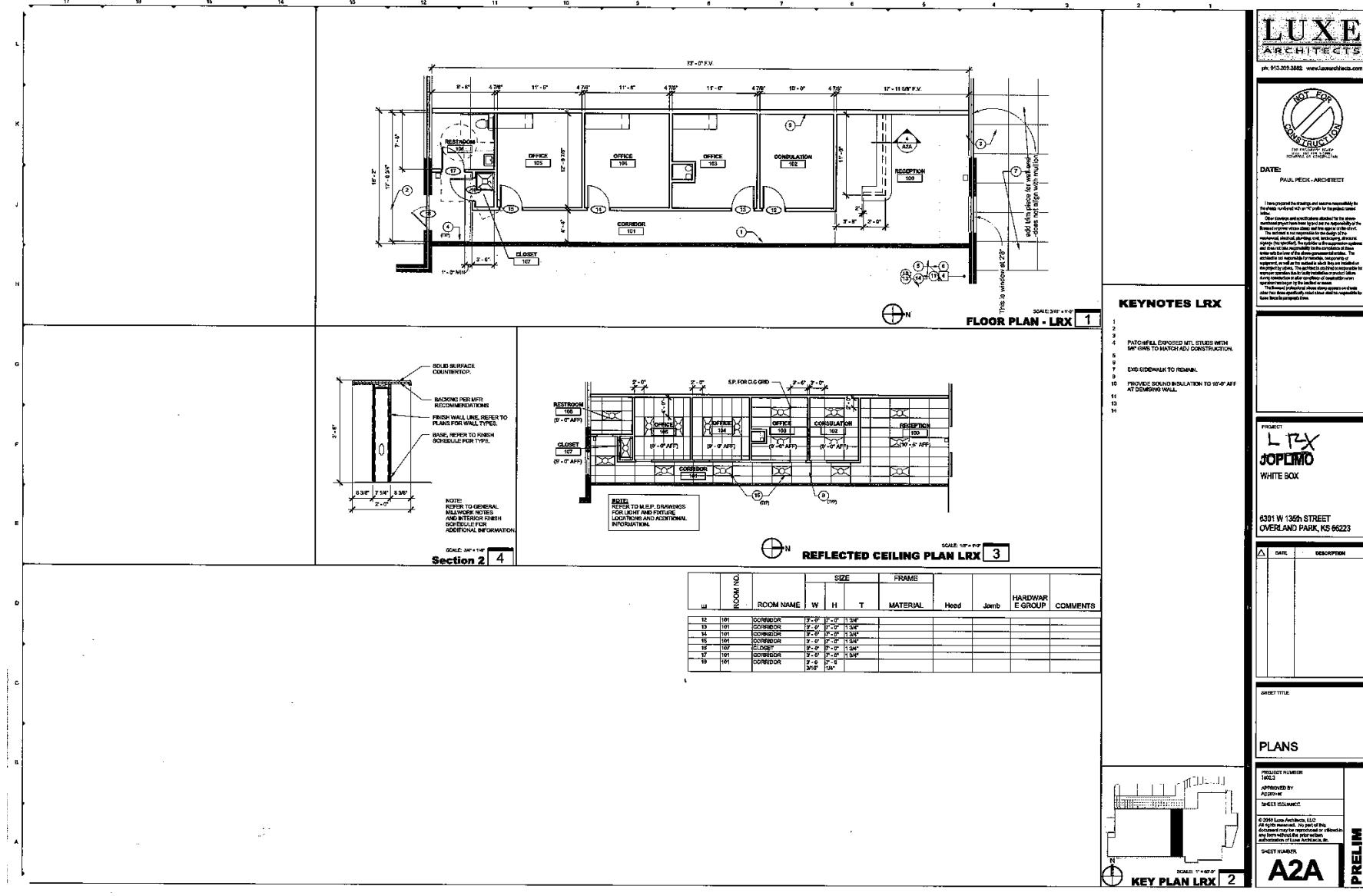


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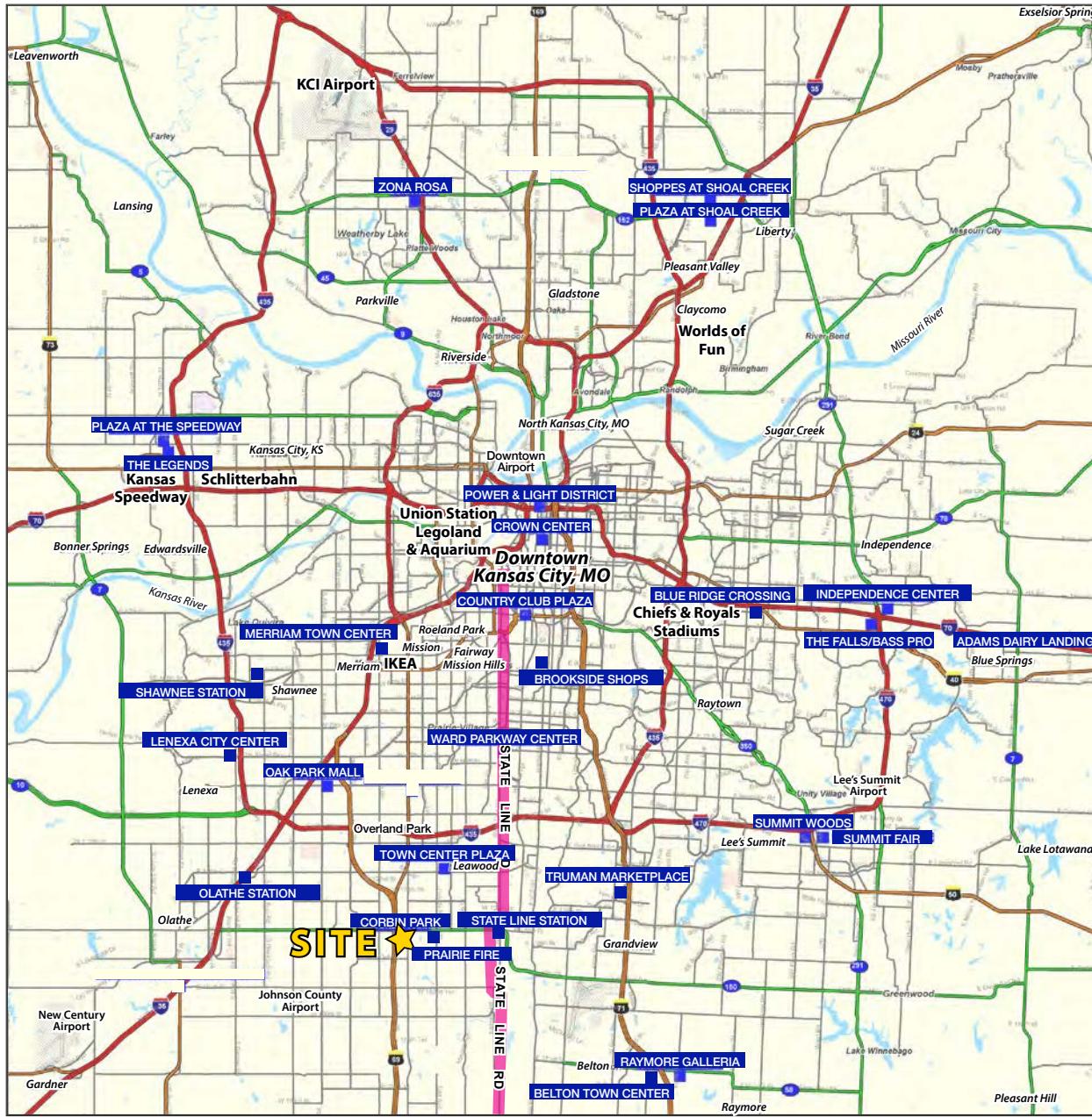
SUITE BA - 1,329 SF IN-LINE SPACE PLAN



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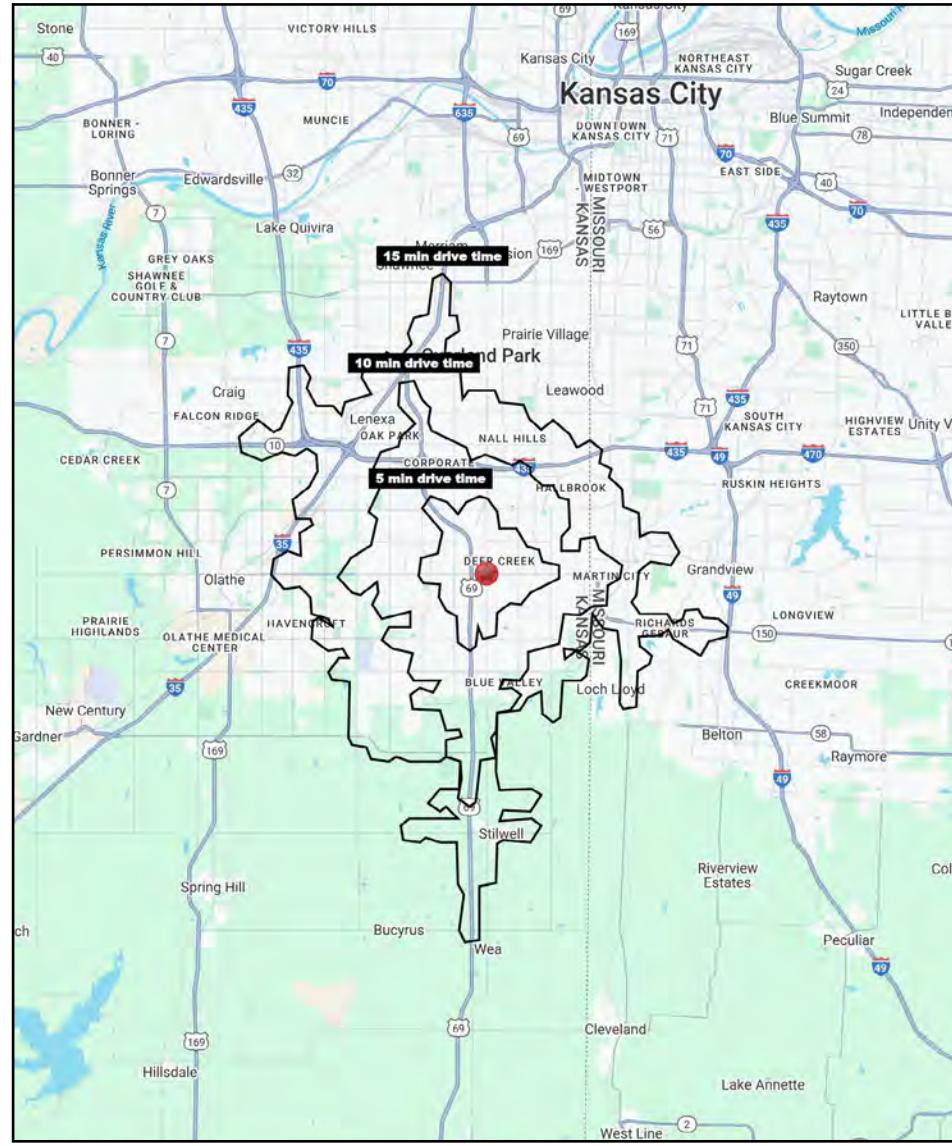


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



	5 min drive time	10 min drive time	15 min drive time
135th Street & Metcalf Avenue			
Overland Park, KS 66223			
Population			
2024 Estimated Population	40,308	138,754	273,230
2029 Projected Population	42,118	143,408	278,946
2020 Census Population	39,364	137,276	269,111
2010 Census Population	34,665	119,740	239,595
Projected Annual Growth 2024 to 2029	0.9%	0.7%	0.4%
Historical Annual Growth 2010 to 2024	1.2%	1.1%	1.0%
2024 Median Age	39.3	40.2	39.8
Households			
2024 Estimated Households	17,853	58,063	114,211
2029 Projected Households	18,949	61,040	118,090
2020 Census Households	16,512	54,343	108,592
2010 Census Households	14,130	46,828	95,638
Projected Annual Growth 2024 to 2029	1.2%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	1.9%	1.7%	1.4%
Race and Ethnicity			
2024 Estimated White	73.0%	78.0%	78.4%
2024 Estimated Black or African American	4.9%	4.6%	5.8%
2024 Estimated Asian or Pacific Islander	16.3%	11.2%	8.3%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.7%	6.0%	7.2%
2024 Estimated Hispanic	5.7%	5.7%	7.1%
Income			
2024 Estimated Average Household Income	\$160,531	\$172,856	\$160,123
2024 Estimated Median Household Income	\$116,930	\$132,408	\$124,061
2024 Estimated Per Capita Income	\$71,138	\$72,404	\$67,034
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.8%	1.0%
2024 Estimated Some High School (Grade Level 9 to 11)	0.8%	0.9%	1.2%
2024 Estimated High School Graduate	9.6%	9.7%	11.7%
2024 Estimated Some College	13.1%	14.9%	16.5%
2024 Estimated Associates Degree Only	4.3%	5.7%	6.6%
2024 Estimated Bachelors Degree Only	39.3%	38.6%	37.2%
2024 Estimated Graduate Degree	31.8%	29.5%	25.7%
Business			
2024 Estimated Total Businesses	2,040	7,215	13,943
2024 Estimated Total Employees	23,397	119,497	219,156
2024 Estimated Employee Population per Business	11.5	16.6	15.7
2024 Estimated Residential Population per Business	19.8	19.2	19.6

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