

FOR SALE

FREESTANDING DRIVE-THRU RESTAURANT

8973 W 135TH STREET | OVERLAND PARK, KS 66221



SCHEELS
SOCCER COMPLEX
1.1 MILLION
VISITORS ANNUALLY
Placer.ai



BLUE VALLEY
RECREATIONAL
SPORTS COMPLEX



SITE
8973 W 135TH ST
OVERLAND PARK, KS

MIKE YEGGY
PARTNER



(913) 475-7866



MYEGGY@PEAKREP.COM

MARK ARENSBERG
PARTNER



(913) 271-9964



MARK@PEAKREP.COM

FOR SALE:

FREESTANDING DRIVE-THRU RESTAURANT

8973 W 135TH STREET | OVERLAND PARK, KS 66221

Property Highlights:

- Restaurant space with drive-through
- Kitchen build-out in-place
- 2016 Construction
- 21 parking spaces
- Located along 135th Street, a major east-west corridor through Johnson County with traffic counts of 29,447 vehicles per day
- Excellent visibility from 135th Street
- Situated just west of Highway 69, which provides access to the Kansas City MSA
- Adjacent to the newly constructed Oslo Apartments, a 413-unit apartment complex built in 2025
- High growth location with a brand new 7 Brew and Chase Bank built in 2026 next door
- Surrounded by top rated schools, large athletic complexes that host several soccer, baseball and lacrosse tournaments annually
- Strong demographics, including a median household income of \$186,914 and a population of 27,253 in the surrounding area

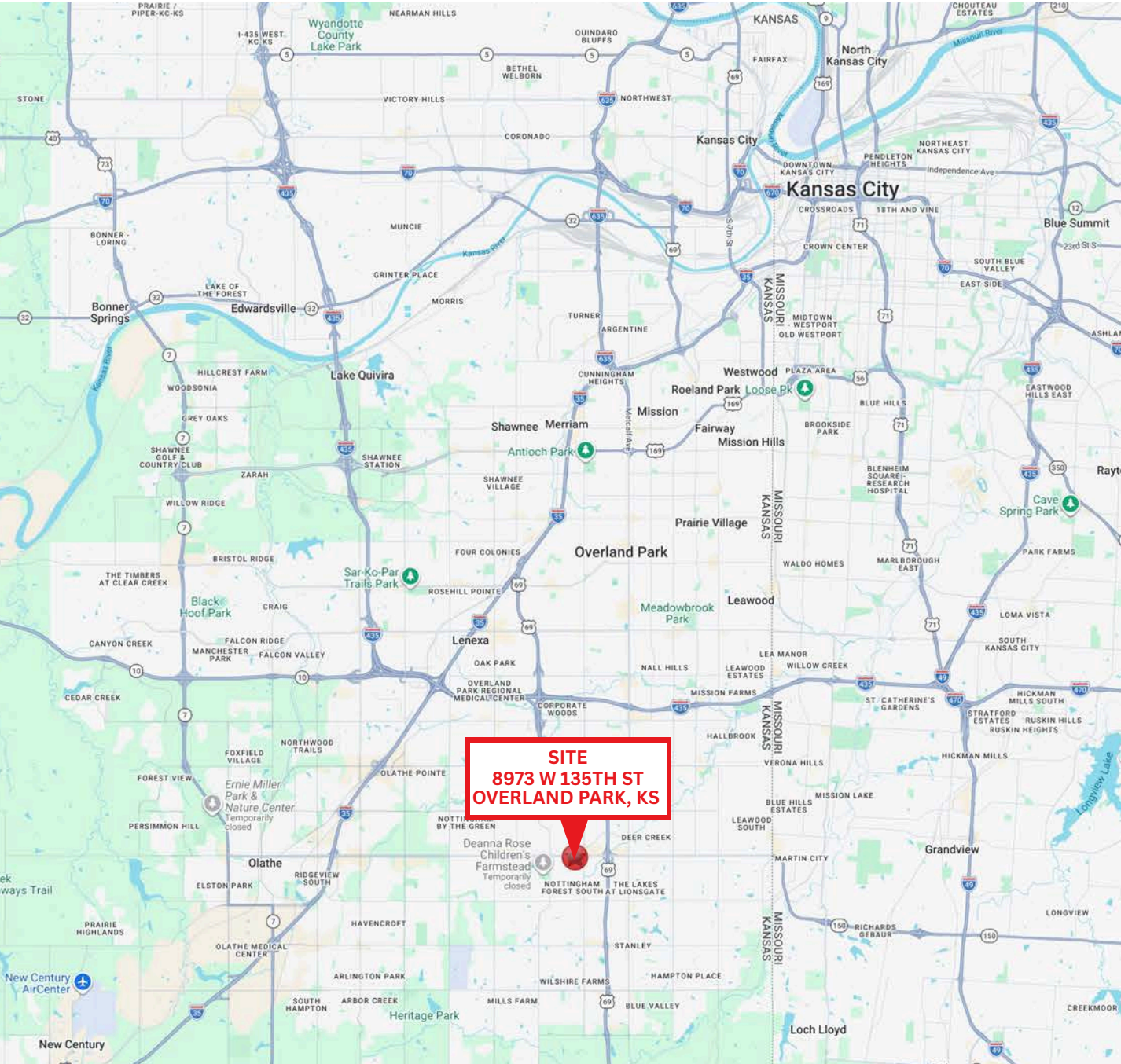


PROPERTY SUMMARY

SALE PRICE	\$1,700,000
ADDRESS	8973 W 135th Street OVERLAND PARK, KS 66221
BUILDING SQUARE FOOTAGE	1,954 SF
SITE SQUARE FOOTAGE	31,326 SF
YEAR BUILT	2016

PROPERTY AERIAL

8973 W 135TH STREET | OVERLAND PARK, KS 66221



SITE
8973 W 135TH ST
OVERLAND PARK, KS

POPULATION

1-MILE	12,261
3-MILE	98,506
5-MILE	220,726



DAYTIME POPULATION

1-MILE	8,647
3-MILE	63,756
5-MILE	210,362



AVERAGE HOUSEHOLD INCOME

1-MILE	\$151,168
3-MILE	\$172,211
5-MILE	\$169,501

PROPERTY AERIAL

8973 W 135TH STREET | OVERLAND PARK, KS 66221



SITE PLAN

8973 W 135TH STREET | OVERLAND PARK, KS 66221



PROPERTY PHOTOS

8973 W 135TH STREET | OVERLAND PARK, KS 66221



PROPERTY PHOTOS

8973 W 135TH STREET | OVERLAND PARK, KS 66221





MARKET OVERVIEW

OVERLAND PARK, KS

8973 W 135th Street is ideally situated along the high-traffic 135th Street corridor in South Overland Park, offering excellent visibility and easy access to U.S. 69. The area is anchored by a mix of national and regional retailers, including Deer Creek Marketplace and Overland Pointe Marketplace, and continues to attract strong retail demand. A nearby development, Oslo Marketplace, is a new 3.5-acre retail center featuring ~28,600 SF for restaurants, retail, and a bank, adjacent to the 413-unit Oslo multifamily community, providing a built-in consumer base. Overland Park remains one of the metro's strongest suburban retail markets, supported by household growth, high incomes, and robust traffic counts, making this property an attractive opportunity for retail or service users seeking both visibility and stability.

TEAM OVERVIEW

PEAK REAL ESTATE PARTNERS



MIKE YEGGY

MYEGGY@PEAKREP.COM

(913) 475-7866

Mike grew up in Lincoln, NE, and attended the University of Nebraska where he earned a bachelor's degree in Finance and Economics. He began his career with Midland Loan Services working with their CMBS and CDO teams and then moved to KeyBank to work on their CMBS underwriting teams. During his time at KeyBank, he completed his MBA at the University of Kansas. Upon completion of his MBA, he moved to Dallas, TX with KeyBank to help start their Multifamily Capital Markets originations group. In 2012, he relocated back to Kansas City to shift his career into brokerage work, joining the Colliers Investment Services Group.

Mike was a founding member of Peak Real Estate Partners in 2023 where he specializes in retail, office, and industrial investment sales brokerage. He currently represents sellers and buyers throughout the Midwest on sales and acquisitions. He also co-founded Peak Equities in 2020 which is the acquisition arm of Peak Real Estate Partners. Peak Equities acquires and manages commercial properties across several states.

Mike and his wife reside in Leawood, KS with their three kids. In his free time, he enjoys time with his kids sports, golf, soccer, and hiking.



MARK ARENSBERG

MARK@PEAKREP.COM

(913) 271-9964

Mark grew up in Leawood, KS, and attended Shawnee Mission East High School and then Kansas University. He and his wife reside in Leawood, KS with their three kids. Youth sports take up most of his family's time these days with all three kids actively involved in soccer, baseball, tennis, and golf but in his free time he enjoys playing golf, spending time at Lake Lotawana, and traveling.

Mark was a founding member of Peak Real Estate Partners in 2023 after spending 15 years at Colliers International Kansas City where he specialized in retail brokerage, development, and investment sales. He currently represents tenants (First Watch, Pacific Dental, Scooters, etc.) throughout the Midwest and focuses on retail investment sales and acquisitions. He also co-founded Peak Equities in 2020 which is the acquisition arm of Peak Real Estate Partners. Peak Equities acquires and then manages commercial properties across several states.

FOR SALE

FREESTANDING DRIVE-THRU RESTAURANT

8973 W 135TH STREET | OVERLAND PARK, KS 66221



MIKE YEGGY
PARTNER



(913) 475-7866



MYEGGY@PEAKREP.COM

MARK ARENSBERG
PARTNER



(913) 271-9964



MARK@PEAKREP.COM