



FOR SALE | CATH LAB / MEDICAL OFFICE

CATH LAB | MEDICAL OFFICE BUILDING

5320 College Blvd, Overland Park, KS 66211

Listing Broker: Jennifer Stein Real Estate, Inc / Jennifer Stein, Broker

KS RE Broker Lic. No. CO00003280

📞 (213) 446-5366 📩 jstein@jenniferstein-realestate.com

Out Of State Cooperating Broker : Steve Beck | COBE Real Estate

AZ RE Lic: BR535765000

📞 (480) 610-2400 📩 steve@coberealestate.com

REAL ESTATE SERVICES, INC

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PROPERTY SUMMARY

Sale Price: \$2,800,000

Cap Rate: 8.18%

NOI: \$229,154

Building Size: 6,330 SF

Building Class: B

Year Built: 1984

Cross Streets: College Blvd. and Nall Ave.

PROPERTY OVERVIEW This prime medical space is **conveniently located in one of the largest medical hubs in Overland Park**.

It's located approximately **2 minutes south of I-435**. There is easy access to the property from both College Blvd. and 110th St. The area is **bustling with nearby traffic from medical centers**, including Children's Mercy Hospital - Kansas. It's **located within a mile from Overland Park Conven on Center**, as well. Surrounded with **na onal food joints**, this medical hub is kept busy all day long.

PROPERTY HIGHLIGHTS

- Fully-Leased Cath Lab for Sale
- 5 Year NNN Lease, with 3% annual increases
- Approximately 64,000 VPD at the intersection of College Blvd. and Nall Ave.

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Rent Schedule

Tenant: Dr. Correa | Overland Park, KS

Lease Commencement: May 1, 2023

Building Size	Lease Term (yrs)	Price/SF	Monthly Rent	Annual Rent
6,330 SF	1	\$ -	\$ -	\$ -
	2	\$ -	\$ -	\$ -
	3	\$ 36.20	\$ 19,096	\$ 229,154
	4	\$ 37.29	\$ 19,669	\$ 236,029
	5	\$ 38.41	\$ 20,259	\$ 243,110

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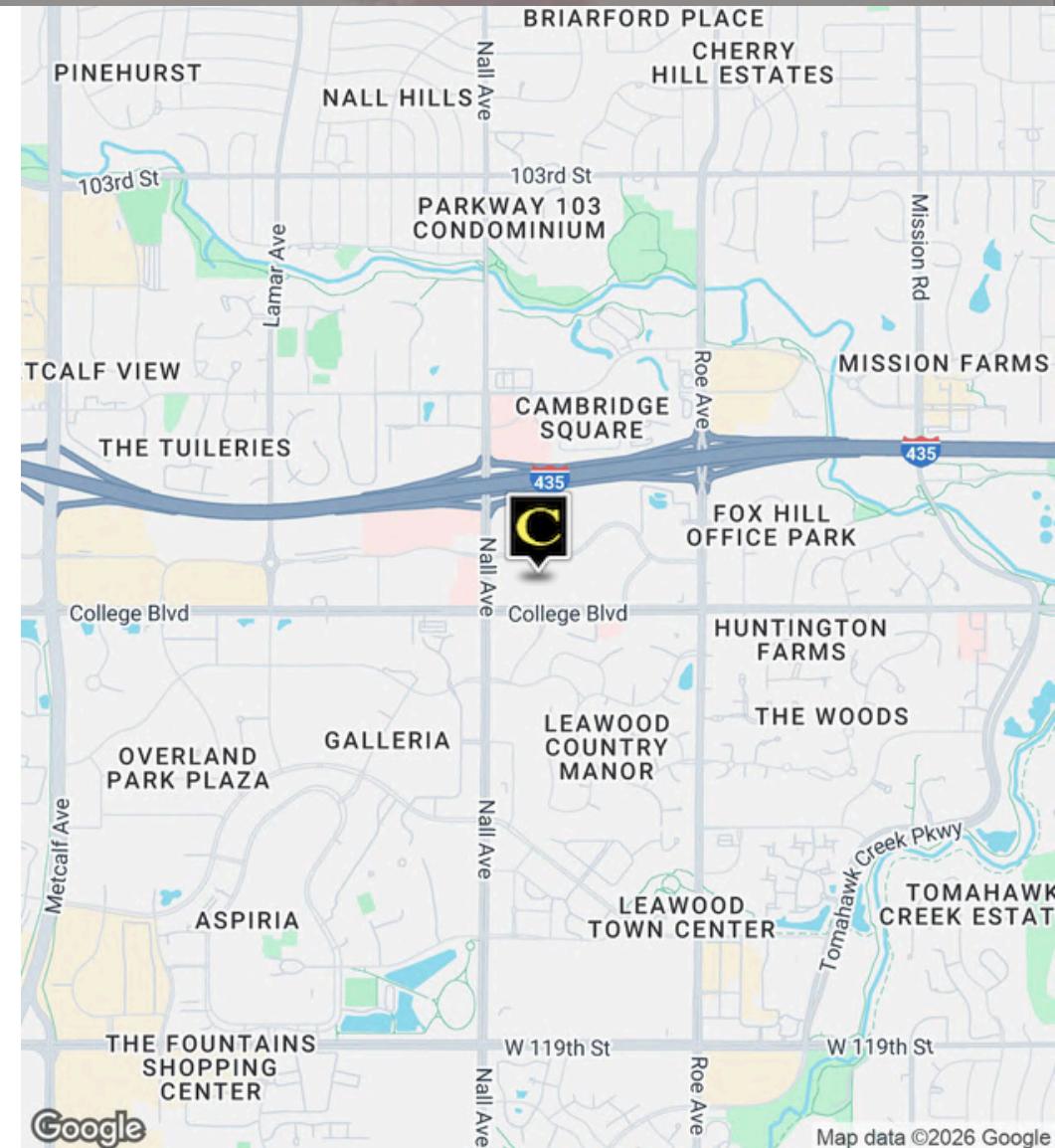
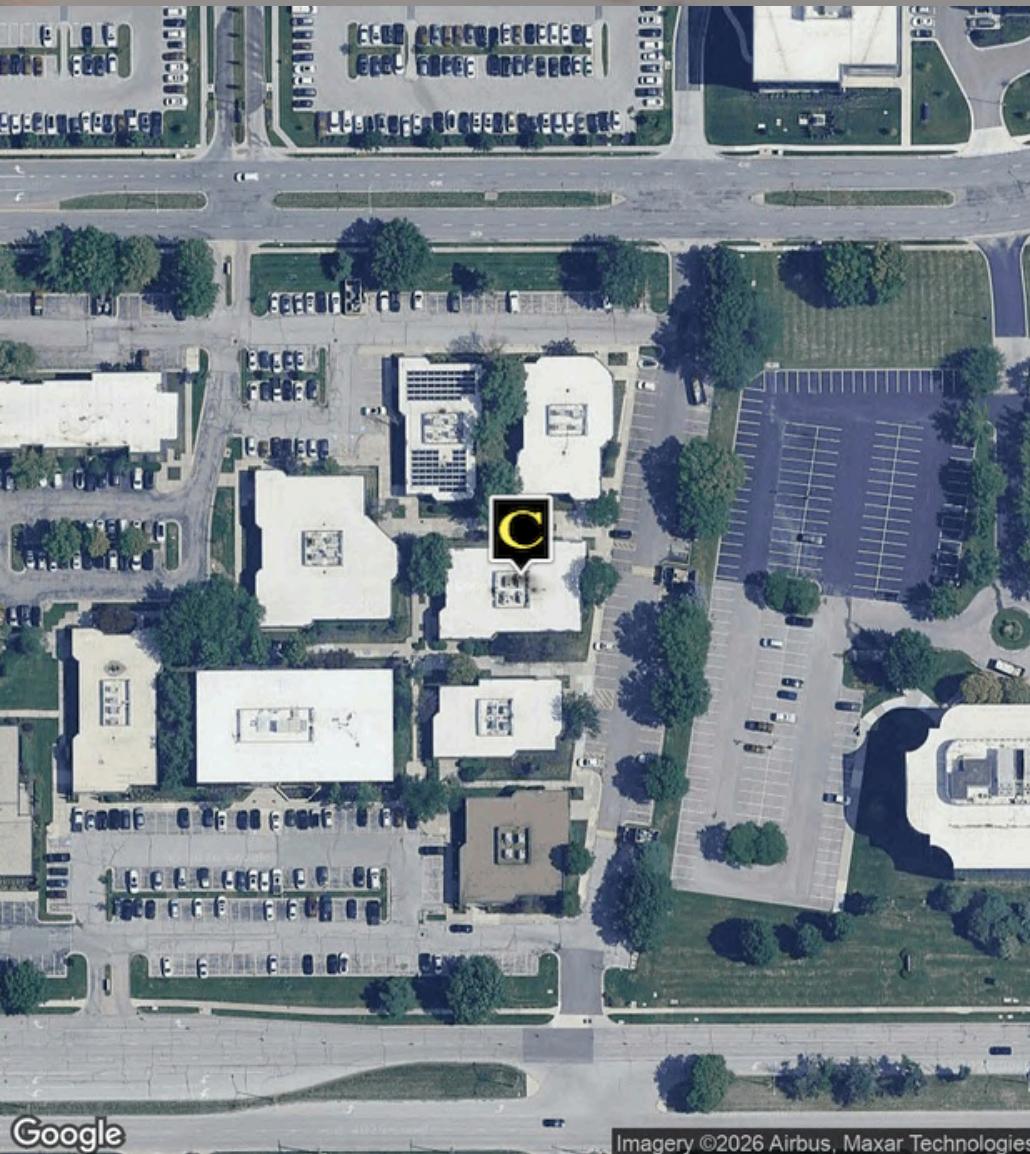
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,896	220,646	738,438
Average Age	48.4	41.5	37.5
Average Age (Male)	47.6	40.2	36.4
Average Age (Female)	49.5	43.1	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,245	97,543	312,397
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$115,031	\$95,201	\$83,233
Average House Value	\$331,173	\$280,141	\$249,900

*Demographic data derived from 2020 ACS - US Census

