

## PAD SITE FOR LEASE OR SALE



### SITE HIGHLIGHTS

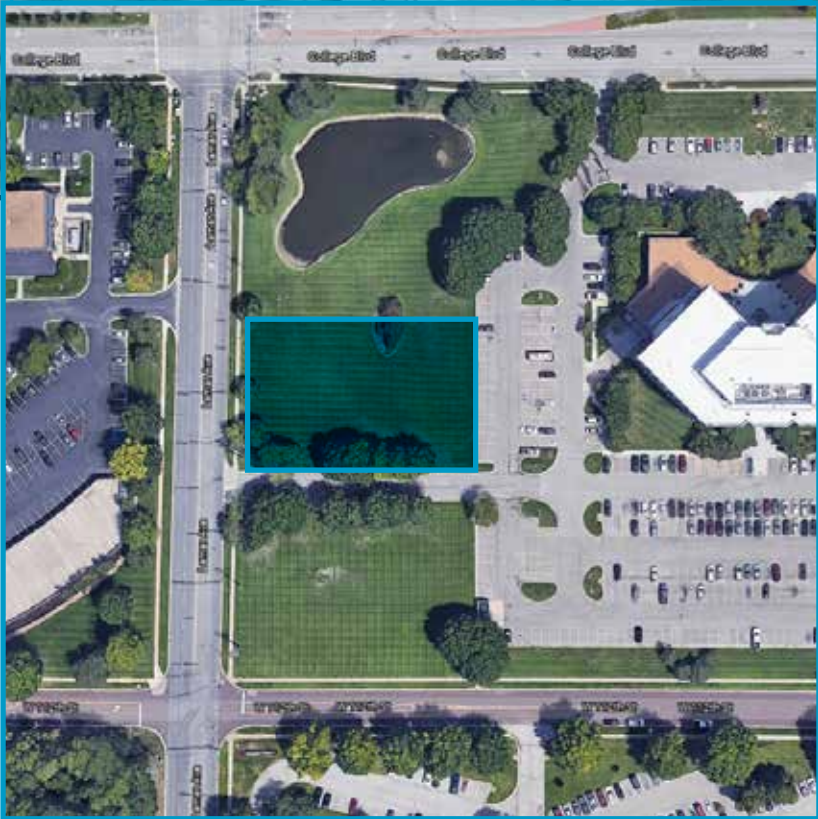
- **0.86 Acres Development Site available with multiple use options**
- Ideal for office, retail, or medical use
- Convenient access to I-435 via Metcalf or Nall interchanges
- Close proximity to banks, hospital, restaurants, apartments, convention center, and hotels
- On-Site Property Management Office at the 6201 College Boulevard building

### LEASING CONTACTS

**RYAN BIERY**, SIOR  
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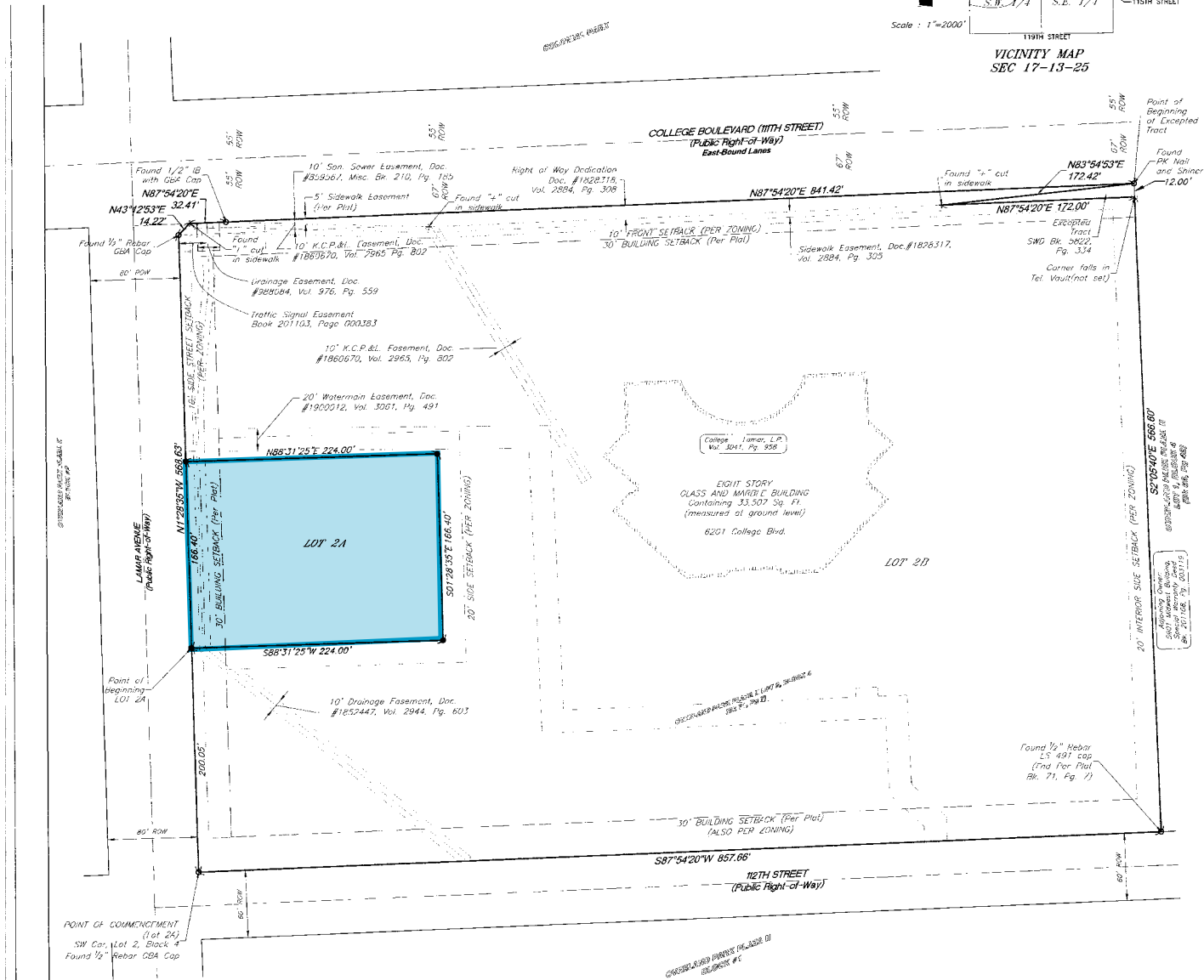
**ERIN JOHNSTON**  
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## Lot 2A: 37,273.08 SF / 0.86 ACRES

**LOT SPLIT,**  
 (LOT 2, BLOCK 4, OVERLAND PARK PLAZA II,  
 A subdivision of Land in the City of Overland Park, Johnson County, Kansas)



**BASIS OF BEARINGS:**

Bearings shown herein are based upon the bearings as shown on the Plat of OVERLAND PARK PLAZA II, The Plat was recorded September 28, 1988 as Document No. 1823893 in Plat Book 71 at Page 7.

**THEORY OF LOCATION:**

Found monuments along the North line were accepted for Right-of-Way Dedication, Document No. 1828318, Vol. 2884, Pg. 308, after verifying angles and distances to said recorded dedication. All other monuments found and shown hereon at the corners of Lot 2, Block 4, Overland Park Plaza II, were accepted after verifying angles and distances to said recorded plat.

**General Description (Quadrant) Number: WCS-1055181-10771**

This plat is a subdivision of Lot 2, Block 4, Overland Park Plaza II, as shown on the plat recorded September 28, 1988 as Document No. 1823893 in Plat Book 71 at Page 7. The total area of the lot is 144,546.88 sq ft or 3.30 acres. The area of Lot 2A is 37,273.08 sq ft or 0.86 acres. The area of Lot 2B is 107,273.80 sq ft or 2.44 acres.

**Legend:**

**LEGEND**

- Denotes 1/2" Rebar with GBA cap set at property corner unless otherwise noted
- Denotes monument found as noted at property corner
- + Denotes Cross Cut Found at property corner
- △ Denotes Found Section Corner as noted
- R/W Right-of-Way

AREA TABLE	
LOT 2A	37,273.08 sqft or 0.86 acres
LOT 2B	107,273.80 sqft or 2.44 acres
<b>Total</b>	<b>144,546.88 sqft or 3.30 acres</b>



**PAD SITE AT 6201 COLLEGE**  
**DEMOGRAPHIC REPORT**



<b>Radius</b>	<b>1 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>Population</b>						
2026 Projection	5,094		244,019		745,808	
2021 Estimate	4,864		237,354		727,249	
2010 Census	4,088		224,237		690,615	
Growth 2021 - 2026	4.73%		2.81%		2.55%	
Growth 2010 - 2021	18.98%		5.85%		5.30%	
<b>2021 Population by Hispanic Origin</b>	266		16,360		64,606	
<b>2021 Population</b>	4,864		237,354		727,249	
White	4,244	87.25%	199,639	84.11%	558,262	76.76%
Black	220	4.52%	15,654	6.60%	108,808	14.96%
Am. Indian & Alaskan	24	0.49%	837	0.35%	3,419	0.47%
Asian	270	5.55%	15,252	6.43%	35,397	4.87%
Hawaiian & Pacific Island	3	0.06%	108	0.05%	539	0.07%
Other	102	2.10%	5,865	2.47%	20,823	2.86%
U.S. Armed Forces	0		76		385	
<b>Households</b>						
2026 Projection	2,327		104,242		305,325	
2021 Estimate	2,218		101,378		297,925	
2010 Census	1,846		95,660		284,033	
Growth 2021 - 2026	4.91%		2.83%		2.48%	
Growth 2010 - 2021	20.15%		5.98%		4.89%	
Owner Occupied	1,321	59.56%	65,575	64.68%	190,901	64.08%
Renter Occupied	897	40.44%	35,803	35.32%	107,023	35.92%
<b>2021 Households by HH Income</b>	2,218		101,378		297,926	
Income: <\$25,000	155	6.99%	9,222	9.10%	39,004	13.09%
Income: \$25,000 - \$50,000	373	16.82%	15,656	15.44%	52,025	17.46%
Income: \$50,000 - \$75,000	366	16.50%	17,696	17.46%	51,574	17.31%
Income: \$75,000 - \$100,000	333	15.01%	15,426	15.22%	44,170	14.83%
Income: \$100,000 - \$125,000	160	7.21%	10,202	10.06%	29,258	9.82%
Income: \$125,000 - \$150,000	201	9.06%	7,323	7.22%	21,106	7.08%
Income: \$150,000 - \$200,000	224	10.10%	10,598	10.45%	26,757	8.98%
Income: \$200,000+	406	18.30%	15,255	15.05%	34,032	11.42%
<b>2021 Avg Household Income</b>	\$125,864		\$117,463		\$104,085	
<b>2021 Med Household Income</b>	\$91,140		\$88,151		\$78,600	

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