



Excellent Location!

- ±1.69 Acres (±73,616.4 SF) with excellent visibility along I-35
- Zoned CP-2, Planned General Business District
- Located at the SEC of 87th Street and I-35 with convenient access to U.S. 69 Hwy
- ±84,000 VPD along I-35
- Utilities to Site
- Call for Pricing

For more information:

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Building Specifications

Lot Size:	±1.69 AC (±73,614 SF)
Zoning:	Zoned CP-2, Planned General Business District
Traffic Count:	±84,000 VPD Along I-35
Utilities:	To Site
Frontage:	181' on Bond St, 406- on Lenexa Drive
Taxes (2024):	\$0.10 PSF
Topography:	Level
Highway Access:	Conveniently Located Between I-35 and U.S. 69
Parcel ID:	NF241235-1001
Legal Description:	35-12-24 TR B BG 690.79 S NE COR NW1/4 NW1/4 S 200 W 452.83 NE 327.54 SE 103.31 E 173.63 TO BG EX E 30 1.689ACS M/L OPC 890
Future Development:	Ideal for Industrial/Flex, Office, Retail, Innovation Flex Hub, etc.

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Demographics

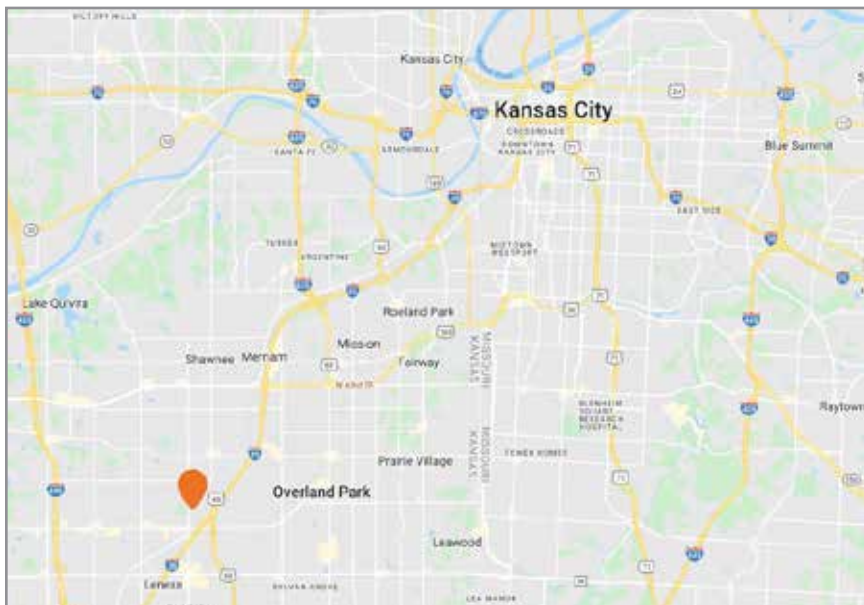
8751 Lenexa Dr Overland Park, KS 66214	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	7,706	107,888	232,418	749,998
2030 Projected Population	7,492	106,520	231,827	752,035
2020 Census Population	7,640	104,130	223,180	735,156
2010 Census Population	6,726	101,464	213,208	677,301
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-	-
Historical Annual Growth 2010 to 2025	1.0%	0.4%	0.6%	0.7%
2025 Median Age	35.2	37.8	38.9	38.1
Households				
2025 Estimated Households	3,527	48,174	104,794	314,733
2030 Projected Households	3,497	48,489	106,629	320,930
2020 Census Households	3,493	46,135	99,033	301,814
2010 Census Households	2,977	43,809	92,833	276,682
Projected Annual Growth 2025 to 2030	-0.2%	0.1%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.2%	0.7%	0.9%	0.9%
Race and Ethnicity				
2025 Estimated White	72.6%	76.3%	79.0%	74.3%
2025 Estimated Black or African American	10.3%	8.0%	6.7%	10.1%
2025 Estimated Asian or Pacific Islander	3.6%	3.7%	4.4%	5.0%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%	0.4%
2025 Estimated Other Races	13.1%	11.6%	9.7%	10.3%
2025 Estimated Hispanic	14.2%	12.3%	10.1%	11.1%
Income				
2025 Estimated Average Household Income	\$99,140	\$105,815	\$118,060	\$135,449
2025 Estimated Median Household Income	\$84,432	\$90,901	\$95,890	\$105,428
2025 Estimated Per Capita Income	\$45,496	\$47,363	\$53,349	\$56,947
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.1%	1.7%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.8%	2.3%	2.9%
2025 Estimated High School Graduate	18.0%	16.2%	14.7%	15.7%
2025 Estimated Some College	25.3%	20.2%	19.2%	17.9%
2025 Estimated Associates Degree Only	6.5%	8.8%	8.1%	6.9%
2025 Estimated Bachelors Degree Only	29.6%	32.6%	33.9%	33.0%
2025 Estimated Graduate Degree	16.1%	17.4%	20.2%	21.6%
Business				
2025 Estimated Total Businesses	1,010	5,036	12,166	32,675
2025 Estimated Total Employees	13,389	77,948	197,679	433,018
2025 Estimated Employee Population per Business	13.3	15.5	16.2	13.3
2025 Estimated Residential Population per Business	7.6	21.4	19.1	23.0

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Overland Park, Kansas 66214

For Sale



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