

# KABABESH GRILL - LEASE ASSIGNMENT

10142 W 119th St | Overland Park, KS  
FOR LEASE



LEASE ASSIGNMENT - Restaurant Space in Overland Park



# THE SPACE

Location	10142 W 119th St Overland Park, KS 66213
Square Feet	2,700
Lease Type	Lease Assignment

**Notes** This ~2,700 SF unit offers a complete commercial kitchen, modern finishes, and all the equipment you need to start operating immediately — no costly buildout delays.

## HIGHLIGHTS

- Approximately 2,700 SF of fully built-out, turnkey restaurant space
- Recently updated tables and chairs
- Complete commercial kitchen designed for high-volume operations
- One commercial 16' hood with full ventilation
- Walk-in refrigerator and walk-in freezer
- Dedicated prep and dry storage areas
- High-capacity grease trap (up to 800 gallons), supporting a wide range of food-service uses
- Sale includes all furniture, fixtures, and equipment for immediate operation
- Eliminates construction risk, permitting delays, and upfront buildout capital



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,330	102,040	250,850

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$126,481	\$135,631	\$143,310

### NUMBER OF HOUSEHOLDS

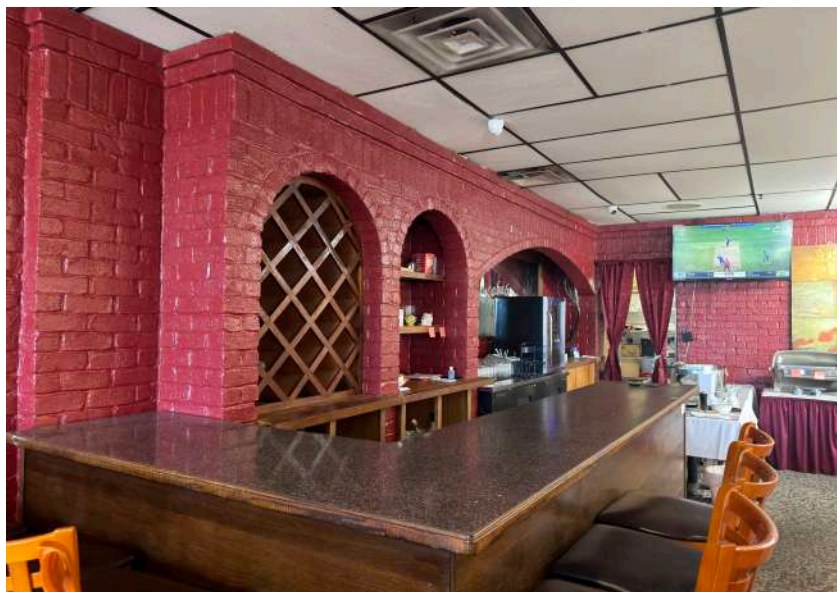
1.00 MILE	3.00 MILE	5.00 MILE
6,764	44,793	105,683

## PROPERTY FEATURES

RENTABLE SF	~2,700 SF
YEAR BUILT	1987
YEAR RENOVATED	2001
CONSTRUCTION	Masonry
ZONING TYPE	CP-1, Overland Park
BUILDING CLASS	B
NUMBER OF STORIES	1

## NEARBY TENANTS

HWY 69 LIQUOR	Liquor Store
CHATIME OVERLAND PARK	Tea Store
TANNER'S BAR & GRILL- 119TH	Bar & Grill
TT ASIAN GROCERY	Indian Grocery Store
EASYVET VETERINARIAN OVERLAND PARK	Veterinarian
FTR FIT	Fitness Center



## HIGHLIGHTS

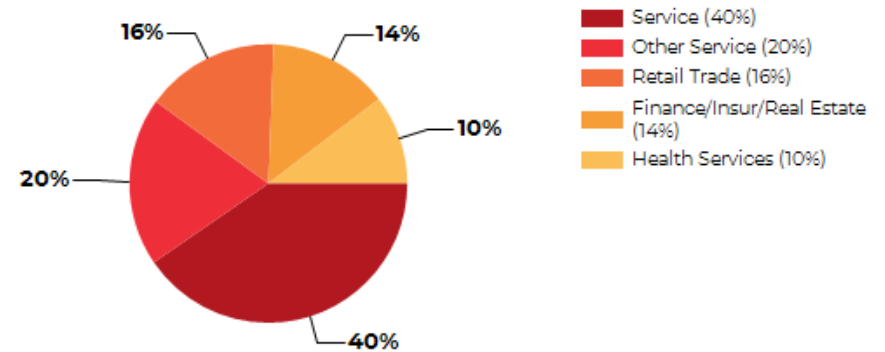
- Located at 119th Street and U.S. Highway 69 in Overland Park, Kansas, one of the Kansas City region's most established and sought-after suburban markets
- Overland Park is the second-largest city in the Kansas City MSA, with a population approaching 200,000 residents
- The city consistently ranks among the highest-income communities in the region, supporting strong discretionary dining spend
- Median household income approximately \$103,800, significantly higher than the Kansas median (~\$70,300) and well above the national median (~\$78,500)
- Dense surrounding residential neighborhoods provide a stable, repeat local customer base
- Strong daytime population from nearby offices, professional services, and regional commuter patterns



## Location Summary

- The property is located in Overland Park, Kansas, a city known for its vibrant economy and strong business community. Overland Park has been listed as one of the best places to live and work in the United States, offering a high quality of life for residents and businesses alike.
- Nearby attractions include the Overland Park Convention Center, a premier event venue that hosts a variety of conferences, trade shows, and exhibitions throughout the year. The convention center attracts a diverse range of visitors and businesses to the area, potentially increasing foot traffic near the property.
- The property is situated close to major retail centers such as Oak Park Mall and Town Center Plaza, which offer a mix of shopping, dining, and entertainment options. These retail destinations draw in a steady flow of consumers and could drive additional business to the area.
- Overland Park is home to several corporate headquarters and office parks, including Sprint Corporation, Black & Veatch, and the Corporate Woods Office Park. The presence of these companies contributes to the area's reputation as a hub for business activity and may attract professionals seeking office space nearby.
- The neighborhood surrounding the property is characterized by a mix of residential communities, schools, and parks, creating a diverse and family-friendly environment. This could appeal to businesses looking to cater to local residents or benefit from the area's community-oriented atmosphere.

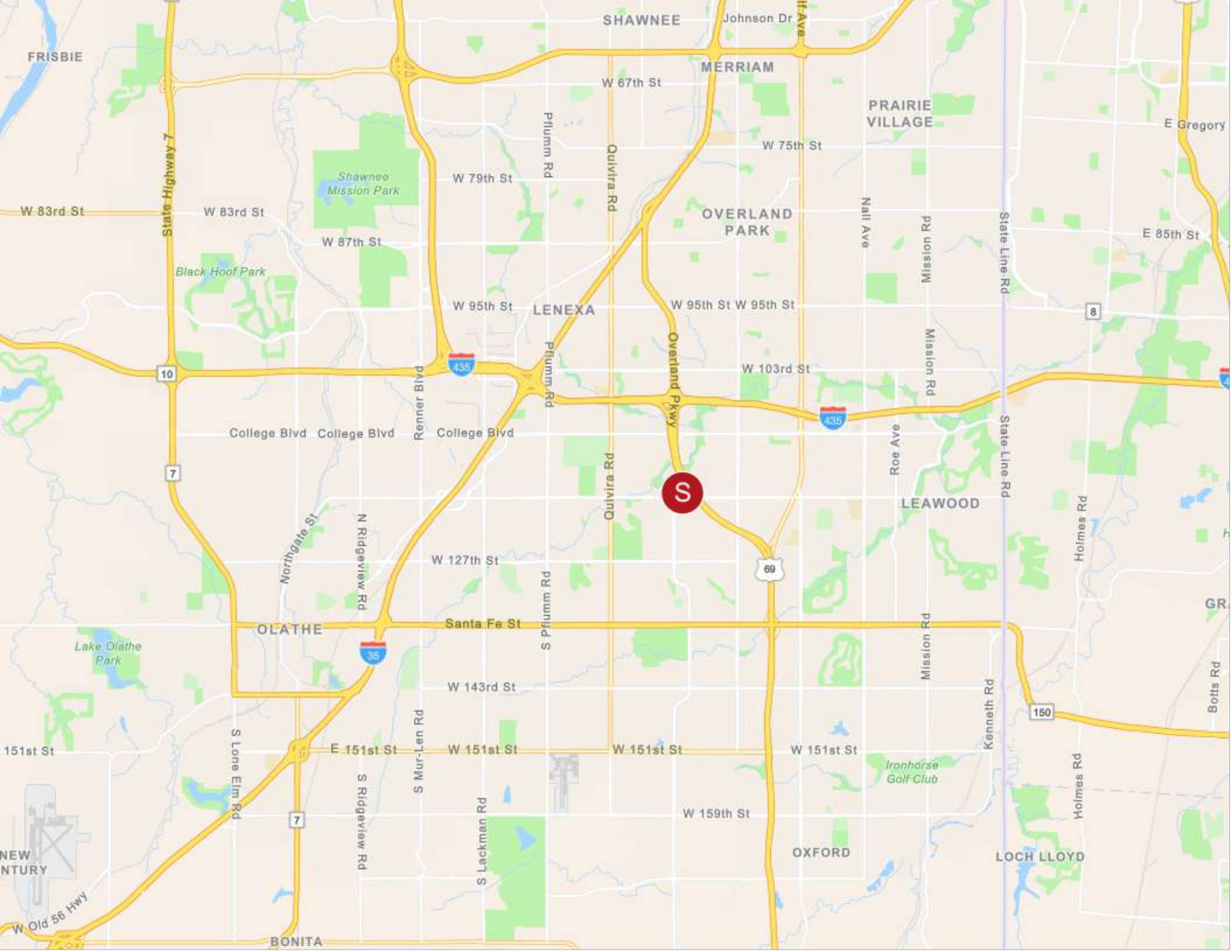
## Major Industries by Employee Count



## Largest Employers

T-Mobile	6,000
HCA Midwest Health	5,000
University of Kansas Health System	4,000
Shawnee Mission School District	3,644
Blue Valley School District	3,363
UnitedHealth Group	3,000
Wal-Mart	2,850
AdventHealth	2,800

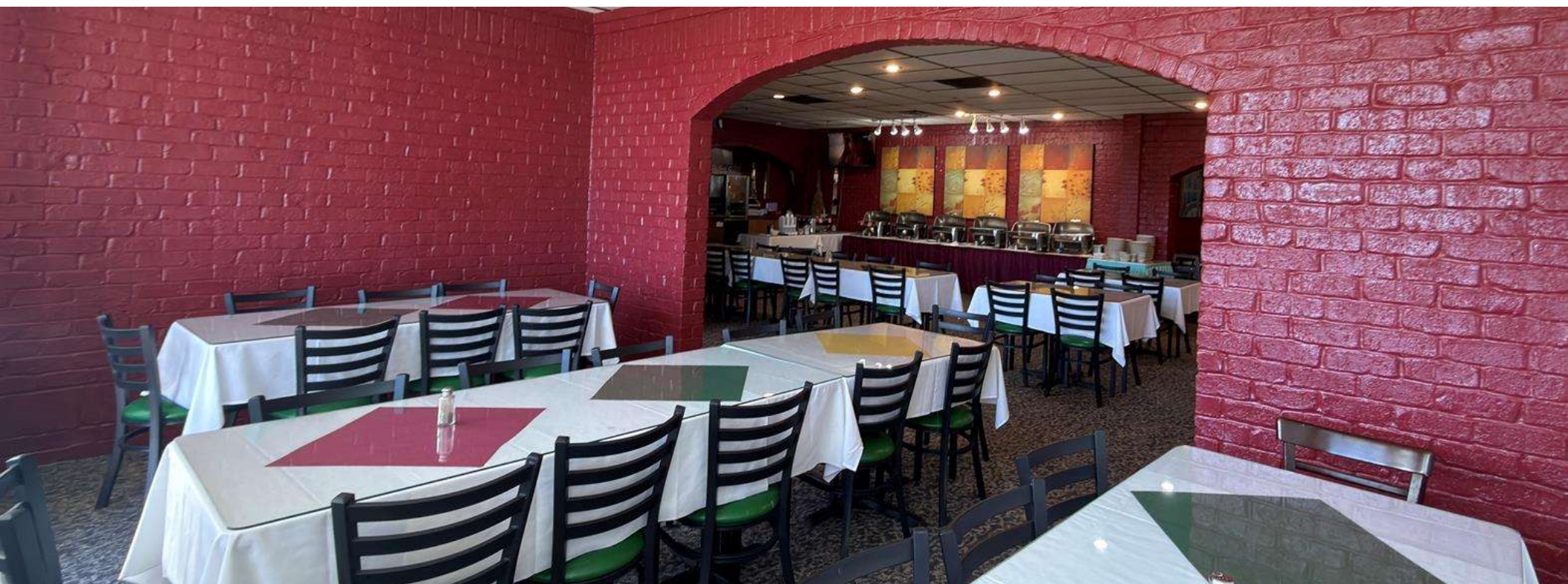












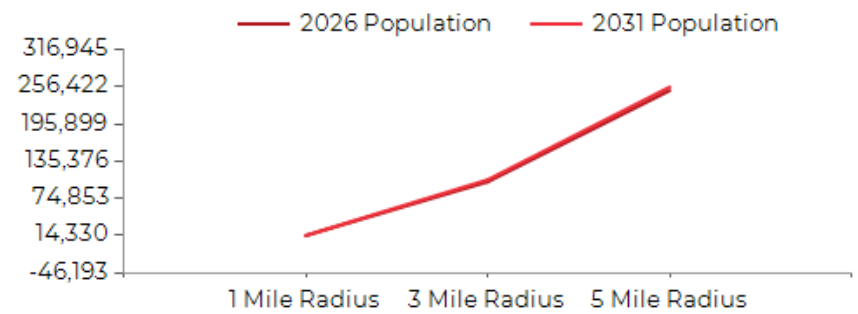




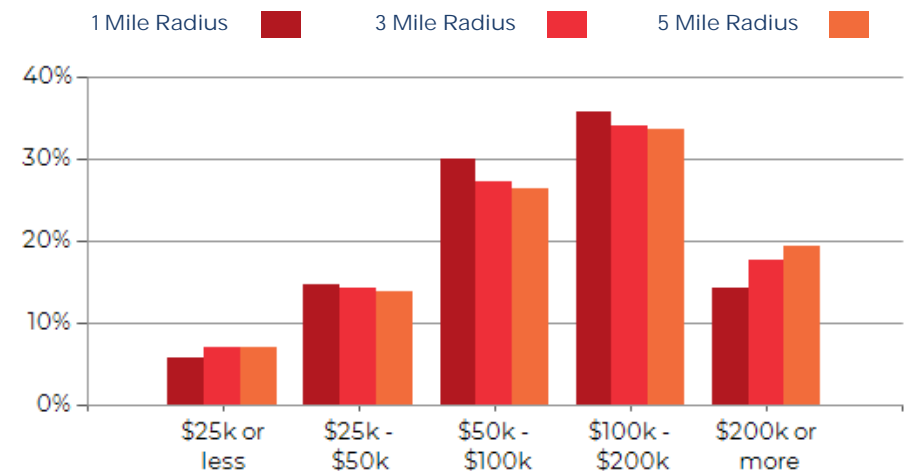


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,493	83,751	199,242
2010 Population	12,668	89,135	225,254
2026 Population	14,330	102,040	250,850
2031 Population	14,471	105,221	256,422
2026 African American	725	5,273	13,960
2026 American Indian	59	315	978
2026 Asian	1,304	8,771	20,757
2026 Hispanic	1,031	7,459	22,343
2026 Other Race	289	2,362	7,466
2026 White	10,616	76,979	185,327
2026 Multiracial	1,315	8,262	22,184
2026-2031: Population: Growth Rate	1.00%	3.10%	2.20%

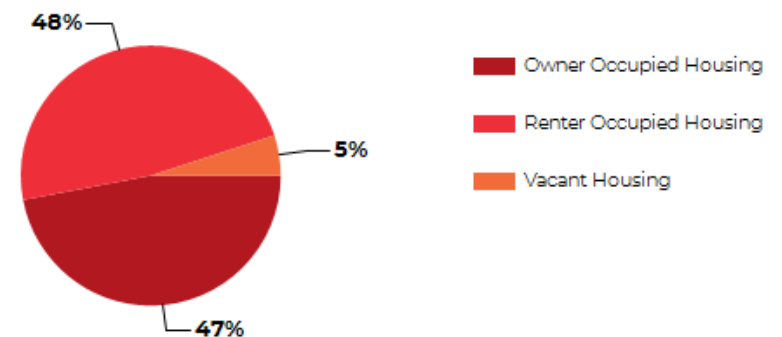
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	143	1,507	3,705
\$15,000-\$24,999	246	1,613	3,751
\$25,000-\$34,999	404	2,549	5,497
\$35,000-\$49,999	579	3,821	9,158
\$50,000-\$74,999	980	6,373	15,060
\$75,000-\$99,999	1,051	5,796	12,715
\$100,000-\$149,999	1,501	9,493	21,637
\$150,000-\$199,999	905	5,739	13,777
\$200,000 or greater	953	7,899	20,377
Median HH Income	\$99,297	\$102,837	\$105,119
Average HH Income	\$126,481	\$135,631	\$143,310



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



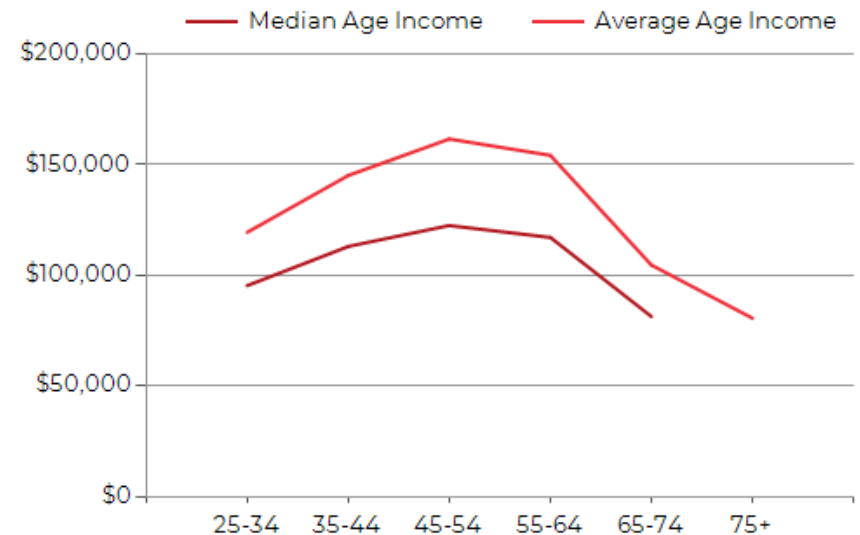
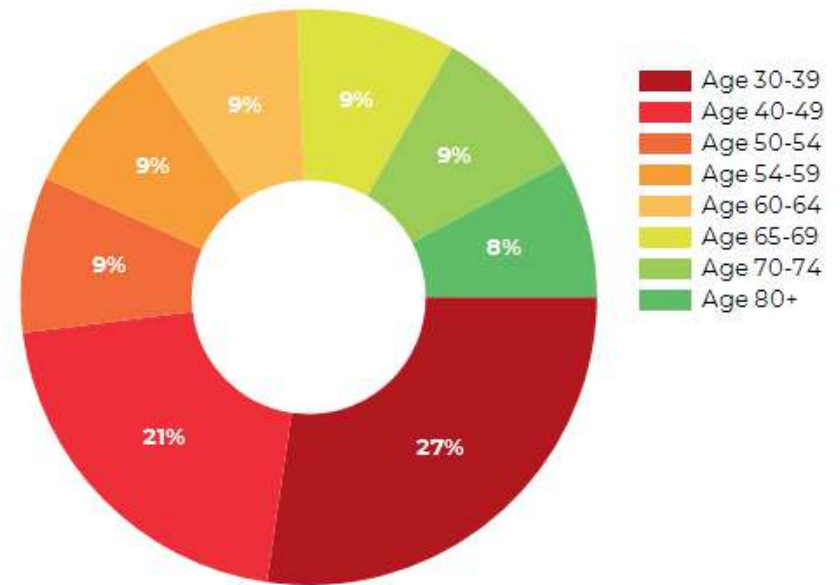
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,363	7,525	17,878
2026 Population Age 35-39	1,059	7,128	17,178
2026 Population Age 40-44	996	6,705	17,161
2026 Population Age 45-49	839	5,694	14,805
2026 Population Age 50-54	776	5,412	14,591
2026 Population Age 55-59	767	5,560	14,042
2026 Population Age 60-64	793	6,224	15,015
2026 Population Age 65-69	791	5,949	13,832
2026 Population Age 70-74	794	5,574	12,474
2026 Population Age 75-79	687	4,698	9,971
2026 Population Age 80-84	351	3,145	6,411
2026 Population Age 85+	221	3,255	6,546
2026 Population Age 18+	11,677	82,109	198,102
2026 Median Age	39	41	40
2031 Median Age	41	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,345	\$99,453	\$100,118
Average Household Income 25-34	\$119,458	\$123,208	\$126,821
Median Household Income 35-44	\$113,074	\$116,848	\$116,795
Average Household Income 35-44	\$145,197	\$154,441	\$157,667
Median Household Income 45-54	\$122,546	\$131,661	\$135,564
Average Household Income 45-54	\$161,700	\$176,986	\$184,291
Median Household Income 55-64	\$117,159	\$129,041	\$133,432
Average Household Income 55-64	\$154,286	\$172,612	\$181,233
Median Household Income 65-74	\$81,349	\$85,541	\$87,192
Average Household Income 65-74	\$104,658	\$118,353	\$127,362
Average Household Income 75+	\$80,600	\$83,938	\$88,196

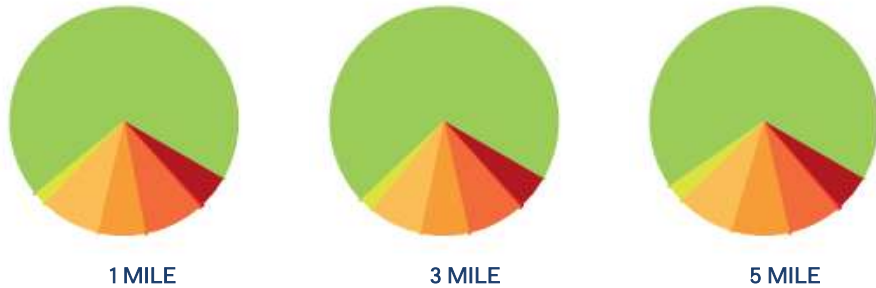
Population By Age





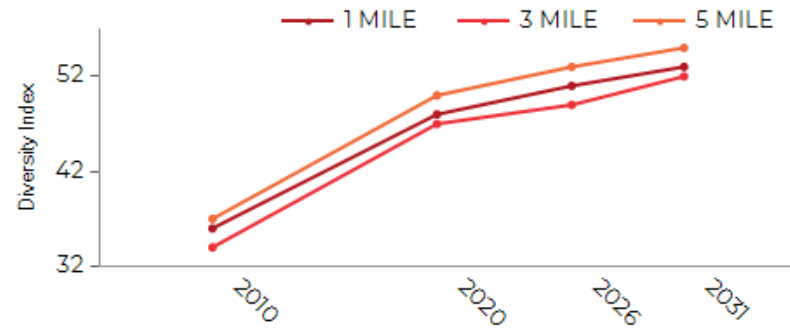
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	53	52	55
Diversity Index (current year)	51	49	53
Diversity Index (2020)	48	47	51
Diversity Index (2010)	36	34	37

#### POPULATION BY RACE



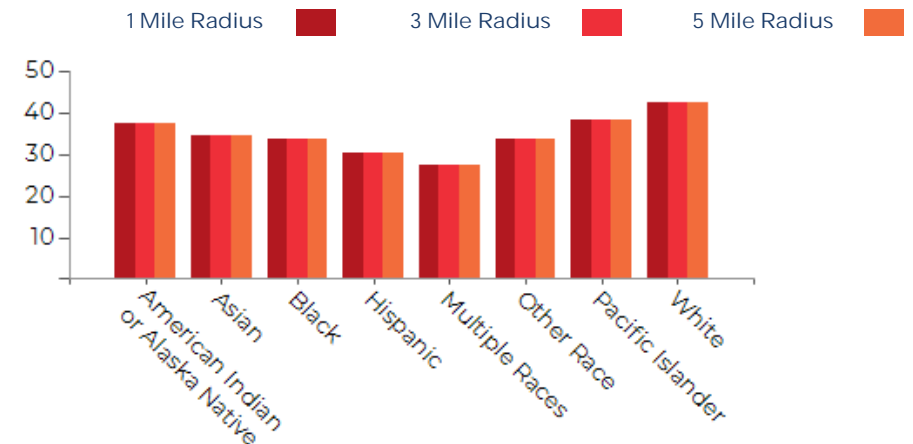
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	5%	5%
American Indian	0%	0%	0%
Asian	9%	8%	8%
Hispanic	7%	7%	8%
Multiracial	9%	8%	8%
Other Race	2%	2%	3%
White	69%	70%	68%

#### POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	37	35
Median Asian Age	34	34	34
Median Black Age	34	34	35
Median Hispanic Age	30	30	28
Median Multiple Races Age	28	28	26
Median Other Race Age	34	33	32
Median Pacific Islander Age	38	37	34
Median White Age	43	45	44

#### 2026 MEDIAN AGE BY RACE





# Reco Real Estate Advisors



## Services



### Commercial

Hospitality, Multifamily, Retail, Office, Industrial



### Investments

Real estate development & Portfolio optimization



### Residential

Single family homes, New Construction, Rental



## Why Us

Our unique team structure enables us to provide exceptional, personalized service across all sectors, with dedicated teams for each real estate niche. This ensures that our clients receive unparalleled support and customized solutions tailored to their specific needs. Our accomplishments speak for themselves, as we have been **awarded #1 for most commercial volume closed in 2024.**

## About Us

Reco Real Estate Advisors is a team of highly skilled professionals operating across all major real estate categories, including office, retail, multifamily, hospitality, and investment. With more than 15 years of experience and a proven record of success with owners, tenants, and developers, we bring a deep understanding of modern market dynamics. Our full-service approach allows us to provide strategic guidance and exceptional value to clients navigating acquisitions, leasing, development, and portfolio optimization.



# Kababesh Grill - Sublease

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