



# Corbin Park Investment Property For Sale

Metcalfe Avenue at 135th Street (SEC), Overland Park, KS

**FIRST TIME ON THE MARKET!**



## TRIPLE NET LEASE INVESTMENT SALE

**FIRST TIME ON THE MARKET! | 57,900 +/- SF BUILDING**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,894	90,806	191,107
Avg. Household Income	\$161,820	\$187,079	\$175,098

- One of the strongest retail corridors in the state of Kansas
- Chain anchor tenants include Firebirds and Brew Top
- Corbin Park has an estimated 10 million shoppers per year, the center is anchored by Scheels, JC Penney, Von Maur, Lifetime Fitness, Dave & Busters, Sprouts Farmers Market, and ULTA Beauty
- The demographics and household income, traffic counts, schools, and education are all ranked nationally

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

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## PHOTOS



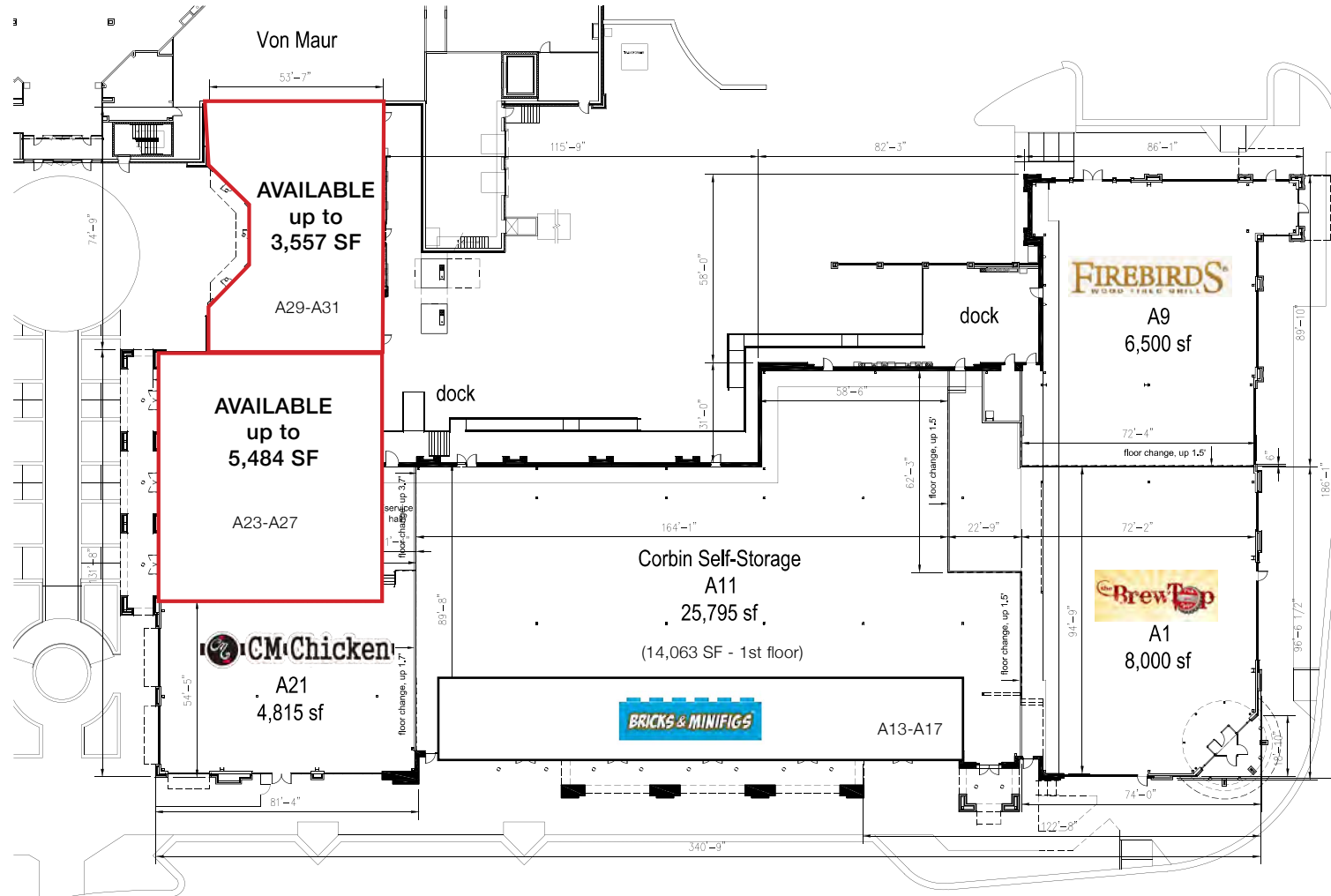
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## PHOTOS



### SITE PLAN



bldg total - 57,900 sf

Lease Study - Bldg A1

October 19, 2019



## CORBIN PARK - BLDG 'A-1'

6601 W. 135th Street Overland Park, Kansas

Carson Development, Inc.

DeGasperi & Associates Architecture



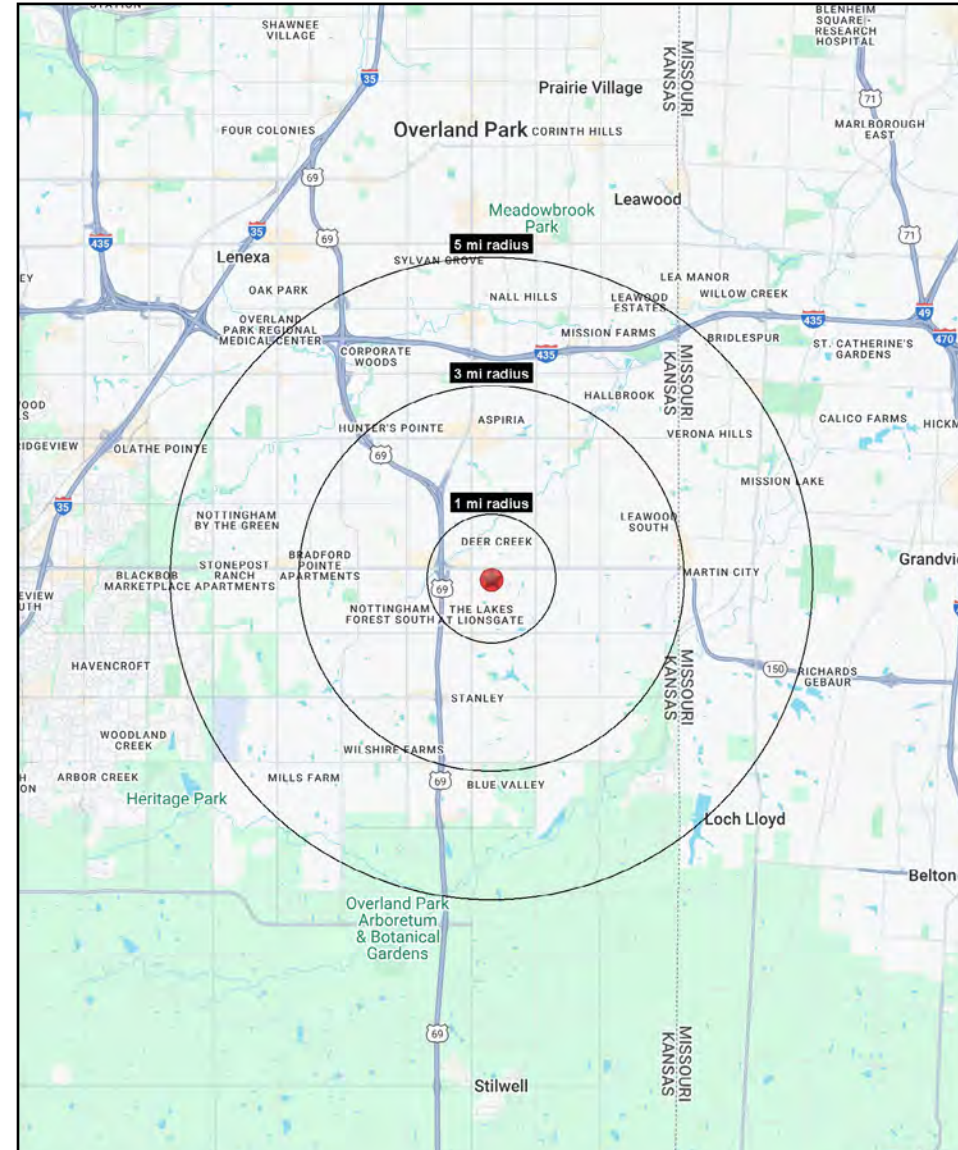
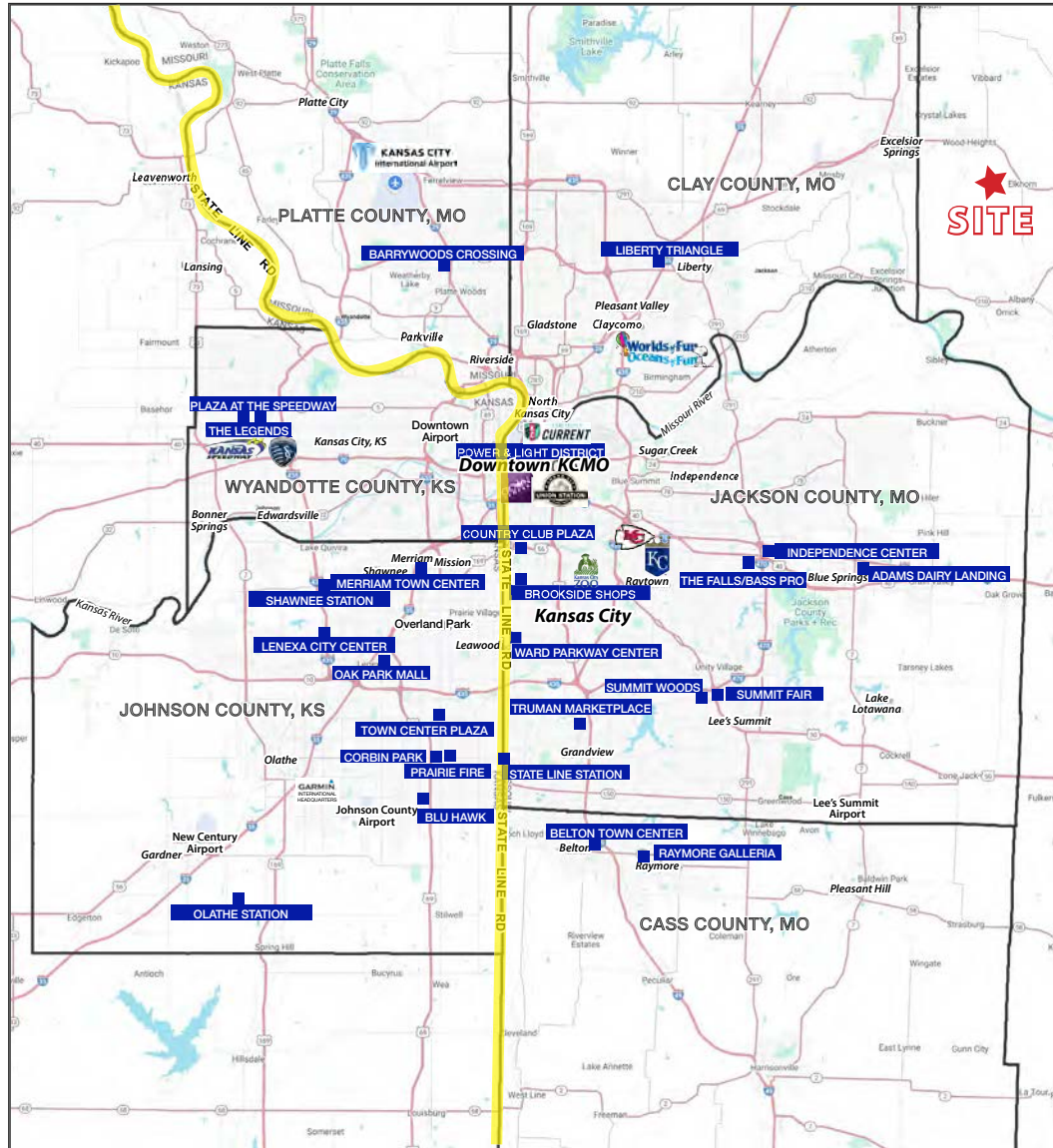






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## Metcalfe Avenue at 135th Street (SEC), Overland Park, KS

6601 W. 135th Street Overland Park, KS 66223	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	13,894	90,806	191,107
2030 Projected Population	15,166	91,553	192,750
2020 Census Population	12,455	88,863	186,937
2010 Census Population	9,182	80,124	162,133
Projected Annual Growth 2025 to 2030	1.8%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	3.4%	0.9%	1.2%
2025 Median Age	39.1	41.2	40.9
<b>Households</b>			
2025 Estimated Households	6,827	36,717	77,995
2030 Projected Households	7,587	37,943	80,350
2020 Census Households	5,510	34,195	73,288
2010 Census Households	4,004	30,126	63,076
Projected Annual Growth 2025 to 2030	2.2%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	4.7%	1.5%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	69.4%	77.3%	78.8%
2025 Estimated Black or African American	5.1%	4.1%	5.0%
2025 Estimated Asian or Pacific Islander	19.1%	12.5%	9.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.2%	5.9%	6.3%
2025 Estimated Hispanic	6.8%	5.9%	6.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$161,820	\$187,079	\$175,098
2025 Estimated Median Household Income	\$103,427	\$137,435	\$130,925
2025 Estimated Per Capita Income	\$79,507	\$75,722	\$71,547
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.8%	0.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.3%	0.9%	1.1%
2025 Estimated High School Graduate	8.5%	9.1%	10.1%
2025 Estimated Some College	11.7%	14.0%	15.2%
2025 Estimated Associates Degree Only	4.0%	5.2%	5.5%
2025 Estimated Bachelors Degree Only	38.4%	38.8%	39.3%
2025 Estimated Graduate Degree	35.5%	31.1%	28.0%
<b>Business</b>			
2025 Estimated Total Businesses	638	3,999	9,183
2025 Estimated Total Employees	6,534	48,274	136,763
2025 Estimated Employee Population per Business	10.2	12.1	14.9
2025 Estimated Residential Population per Business	21.8	22.7	20.8

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