

# PRICE CHOPPER SHOPPING CENTER

## Pad Site Space For Lease - Immediate Occupancy



**5,413 Sq Ft & 6,527 Sq Ft Available - Can Be Combined**  
 Quivira Road at 133rd Street, Overland Park, Kansas



- Drive-thru possible
- Adjacent to national retailers such as CVS Pharmacy, Arby's, Goodyear, Phillips 66, and many more
- Located in a Price Chopper Grocery anchored center and across the street from the 40,000 +/- sq ft Epic Indoor Sports Facility
- Outstanding visibility from Quivira Road
- Over 28,695 employees work within a 3 mile radius
- 135th Street & Quivira Road carries over 45,000 cars per day
- Minutes from Deanna Rose Farmstead, Overland Park Sports Complex, St. Andrew's Golf Course, and more

Estimated Population  
**213,098**

Average Household Income  
**\$102,752**

Five Mile Radius

BLOCK & COMPANY, INC., Realtors 816.753.6000  
 In the Skelly Building on the Country Club Plaza  
 605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**Darren Siegel**  
 816.412.7377  
 dsiegel@blockandco.com

**David Block**  
 816.412.7400  
 dblock@blockandco.com

# Quivira Road at 133rd Street, Overland Park, Kansas

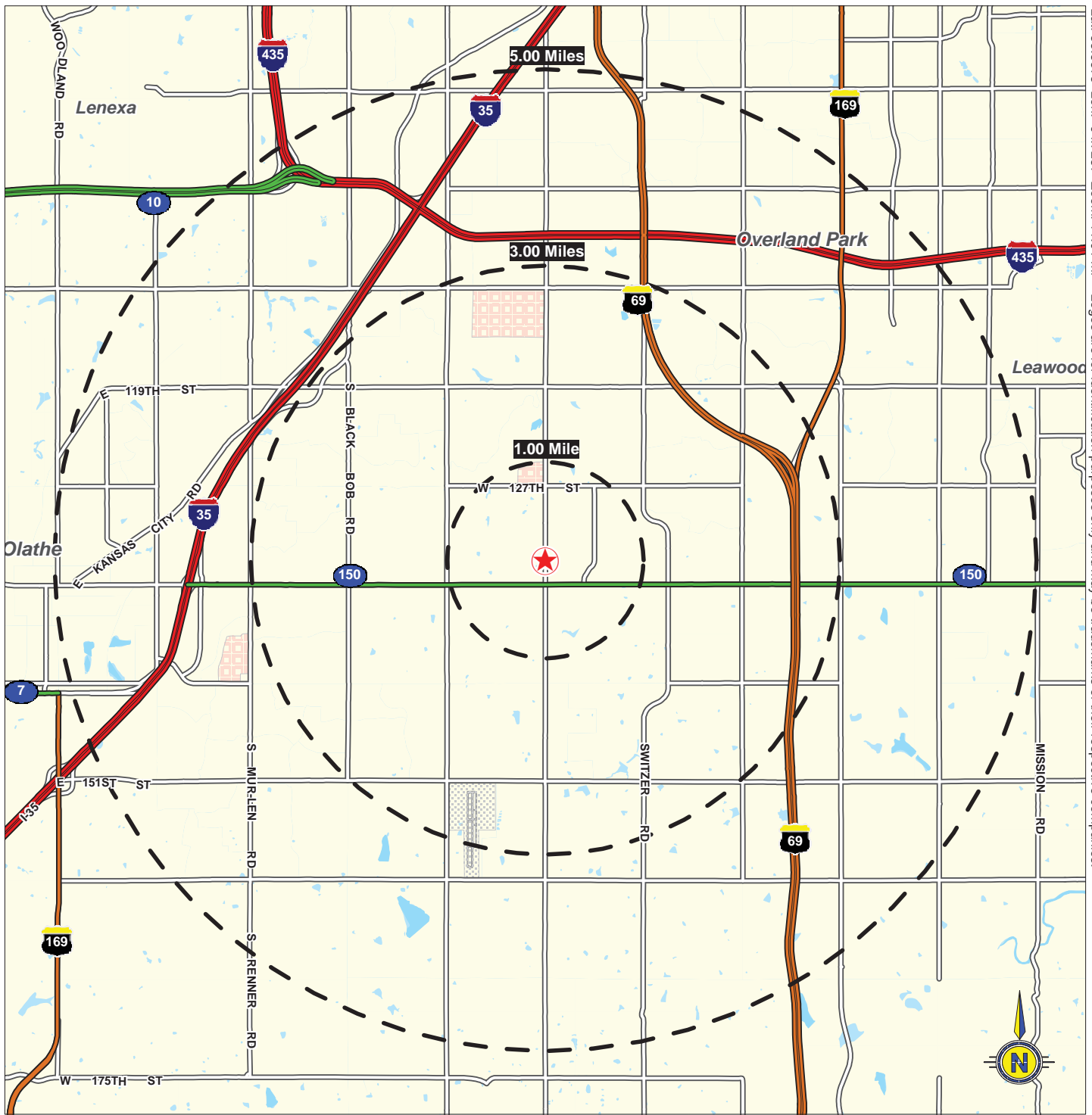


# Quivira Road at 133rd Street, Overland Park, Kansas

## NEIGHBORING TENANTS



Lat: 38.8873 Lon: -94.7237 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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## 133rd Street & Quivira Road Overland Park, Kansas

October 2010

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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

# SUMMARY DEMOGRAPHIC PROFILE

- Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.88729/-94.72372

November 2011

RS1

133rd Street & Quivira Road Overland Park, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2011 Estimated Population	9,104	91,922	213,098
	2016 Projected Population	9,873	98,176	225,551
	Census Population	7,351	71,460	175,065
	Census Population	768	31,029	111,987
	Historical Annual Growth to 2011	51.7%	9.3%	4.3%
	Projected Annual Growth 2011 to 2016	1.7%	1.4%	1.2%
	2011 Median Age	34.0	35.0	35.3
<b>HOUSEHOLDS</b>	2011 Estimated Households	3,183	35,261	82,515
	2016 Projected Households	3,591	39,053	90,511
	Census Households	2,301	25,365	64,004
	Census Households	251	11,192	40,183
	Historical Annual Growth to 2011	55.7%	10.2%	5.0%
	Projected Annual Growth 2011 to 2016	2.6%	2.2%	1.9%
<b>POPULATION BY RACE</b>	2011 Estimated White	87.3%	84.1%	83.6%
	2011 Estimated Black or African American	2.5%	4.2%	4.7%
	2011 Estimated Asian & Pacific Islander	7.4%	7.6%	6.3%
	2011 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.3%
	2011 Estimated Other Races	2.5%	3.8%	5.0%
	2011 Estimated Hispanic	2.9%	5.3%	7.4%
<b>INCOME</b>	2011 Estimated Average Household Income	\$ 146,066	\$ 109,994	\$ 102,752
	2011 Estimated Median Household Income	\$ 123,689	\$ 94,420	\$ 86,089
	2011 Estimated Per Capita Income	\$ 51,075	\$ 42,261	\$ 40,002
<b>EDUCATION (AGE 25+)</b>	2011 Elementary	1.0%	1.0%	1.3%
	2011 Some High School	1.0%	1.9%	2.6%
	2011 High School Graduate	10.7%	13.0%	14.4%
	2011 Some College	14.2%	17.5%	19.9%
	2011 Associates Degree Only	4.4%	6.5%	6.9%
	2011 Bachelors Degree Only	43.8%	39.4%	36.3%
	2011 Graduate Degree	25.0%	20.7%	18.7%
<b>BUSINESS</b>	Number of Businesses	158	2,225	8,955
	Total Number of Employees	1,396	27,336	150,215
	Employee Population per Business	8.8	12.3	16.8
	Residential Population per Business	57.5	41.3	23.8

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