



RESTAURANT SPACE AVAILABLE

135th & Hemlock | 8150-8180 W. 135th St., Overland Park, KS



LEASE RATE: \$32/SF | 4,732 SF END CAP SPACE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 12,447 | 94,711 | 216,671 |
| Avg. Household Income | \$149,358 | \$172,236 | \$169,960 |

- Anchored by Home Depot and Sam's Club
- Outstanding visibility at controlled intersection
- Highly desired end cap former restaurant space
- Over 700,000 SF of existing retail and restaurants
- Tenants include Longboards, Robek Fruit Smoothies, Image Dentistry, Image Aesthetics
- Easy access off 69 Highway, a major north/south artery
- Intersection carries over 42,000 cars per day

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

For More Information Contact:

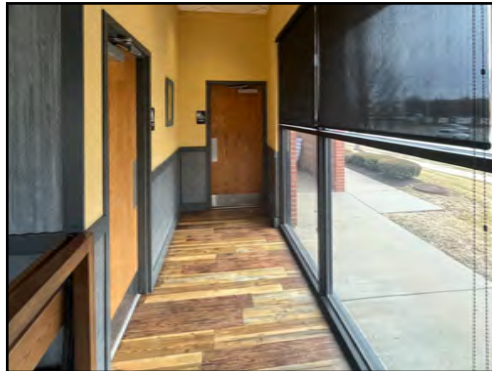
COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agents



PHOTOS

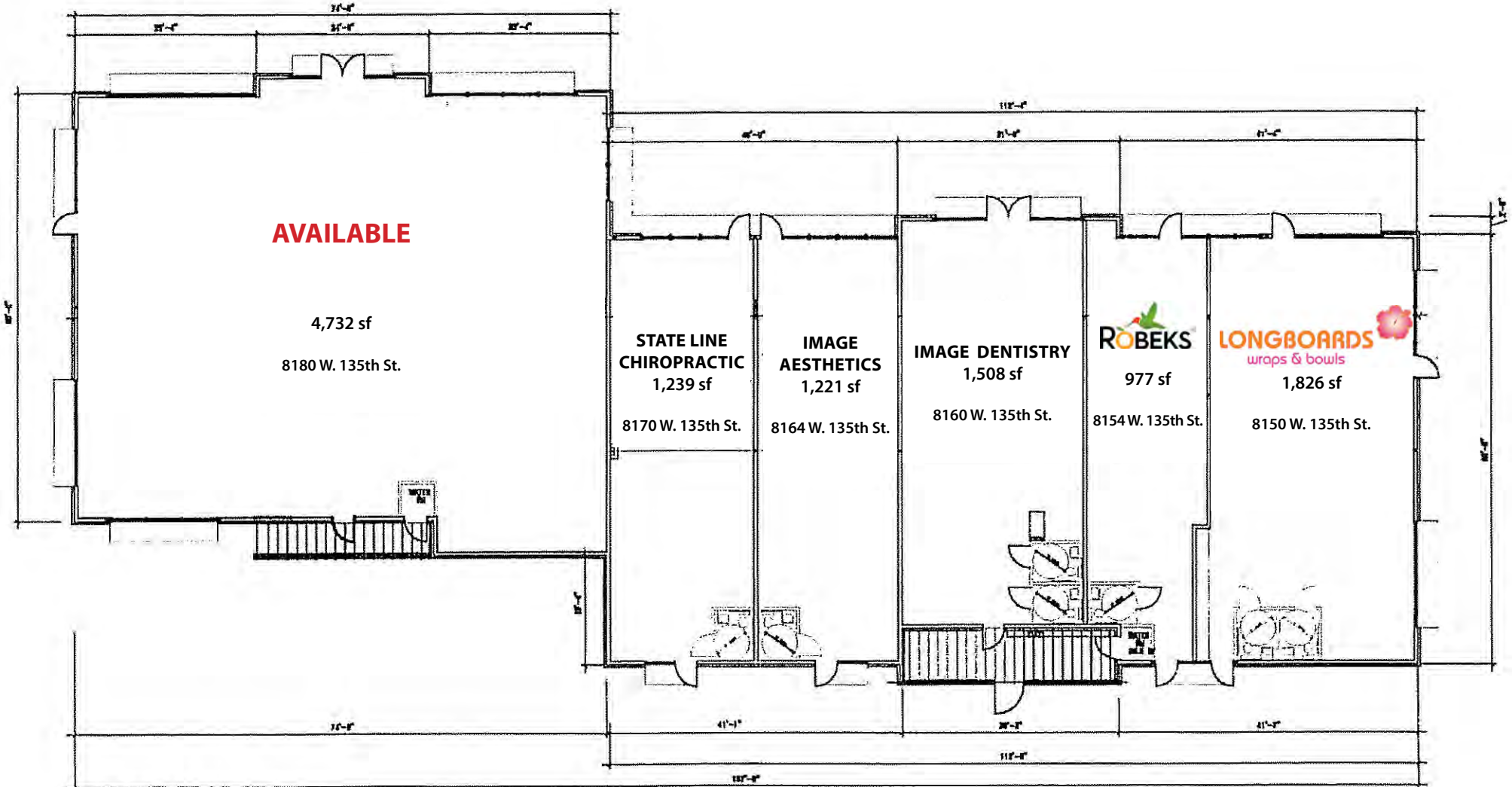




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SITE PLAN



FLOOR PLAN
SCALE: 1/8"=1'-0"

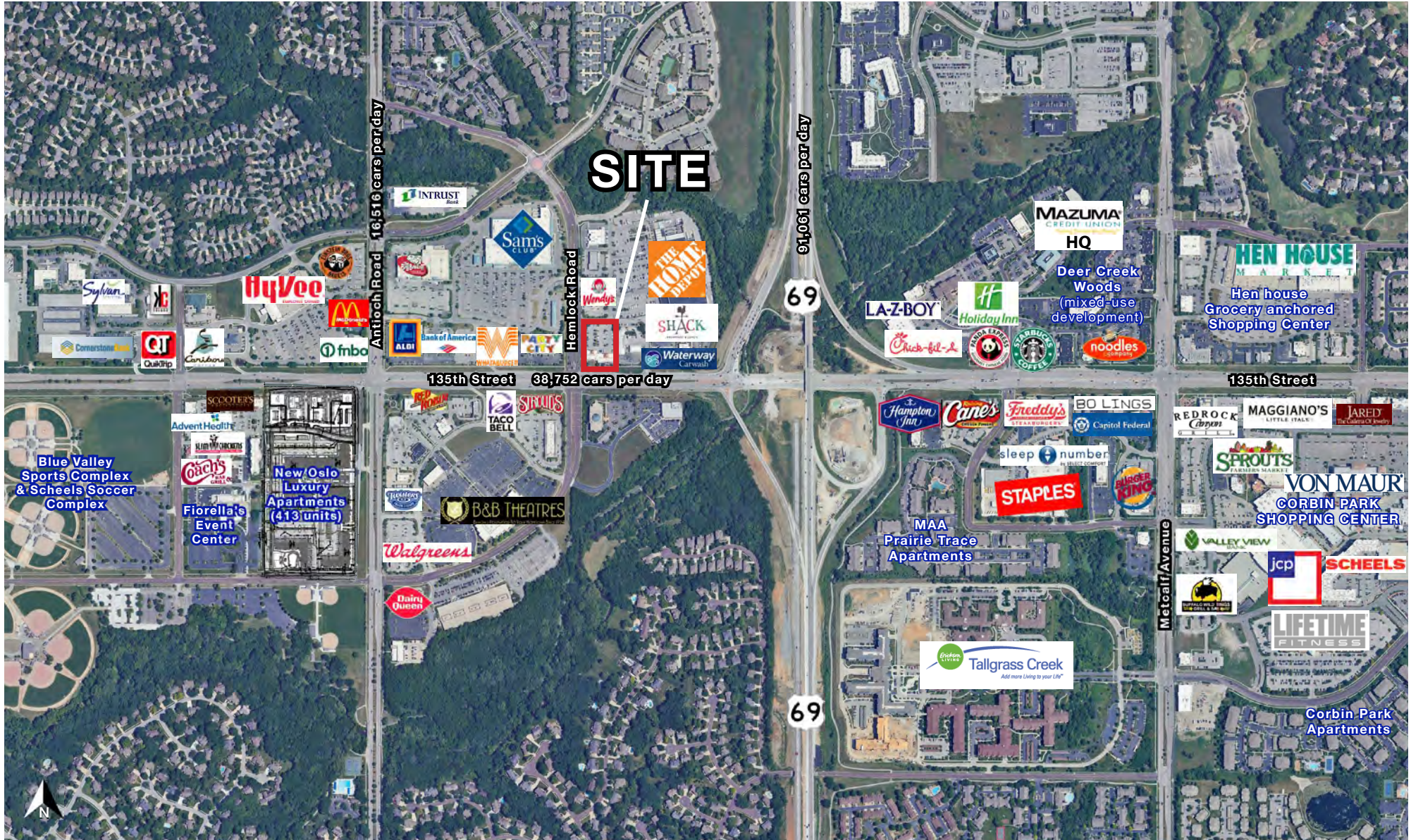




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AERIAL

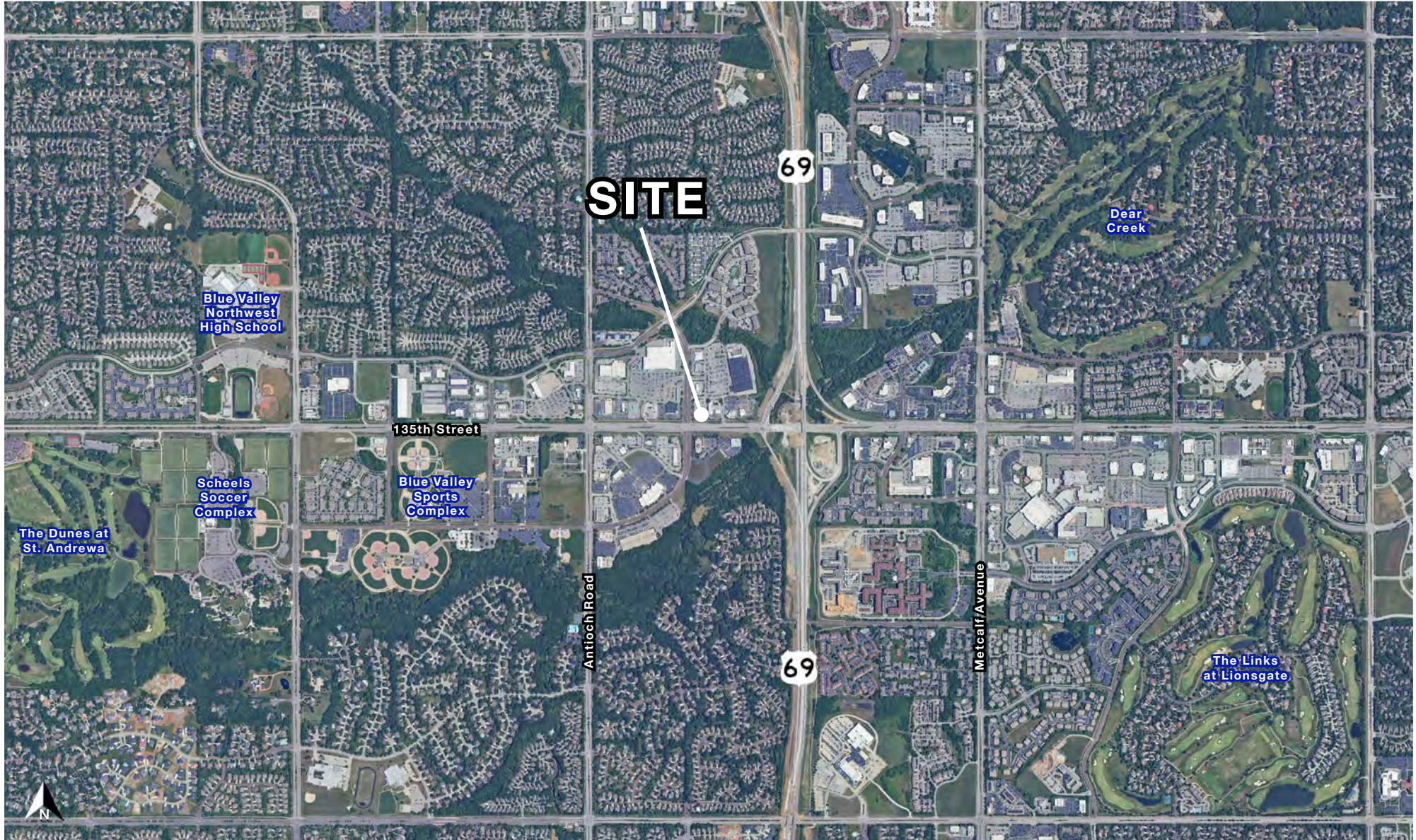




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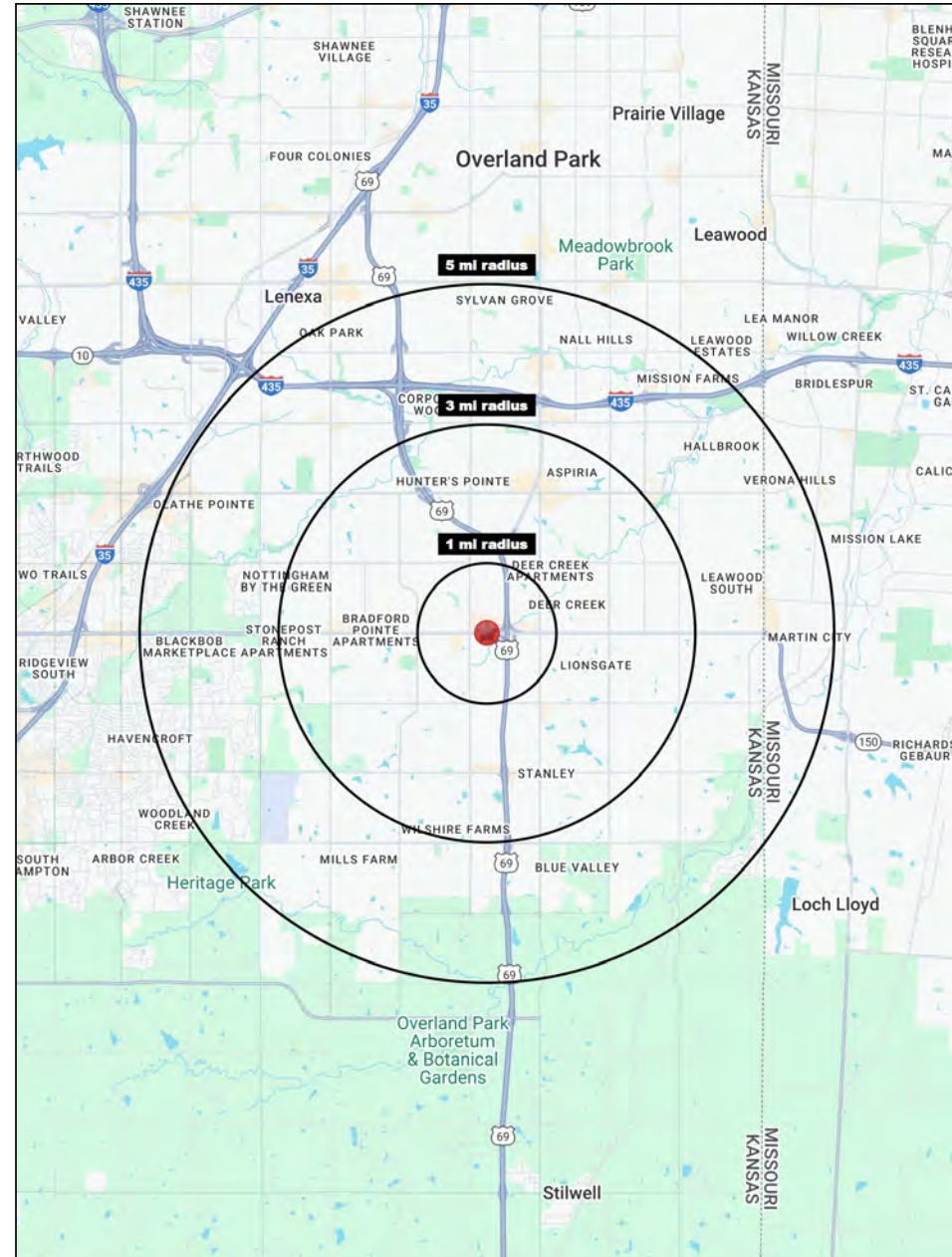
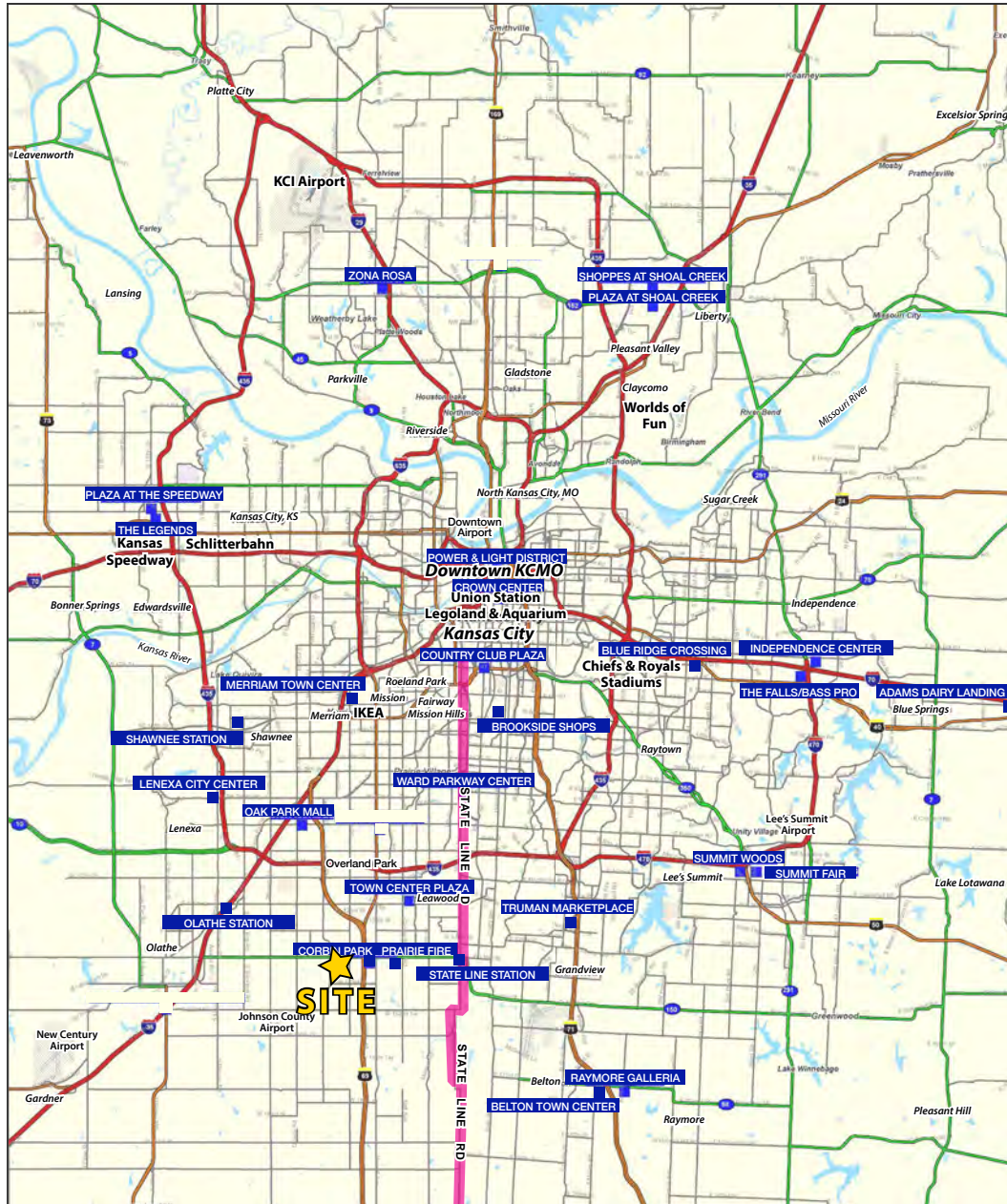
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| 135th Street & Hemlock Overland Park, KS 66223 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 12,447 | 94,711 | 216,671 |
| 2029 Projected Population | 13,104 | 96,671 | 221,433 |
| 2020 Census Population | 11,724 | 95,535 | 214,590 |
| 2010 Census Population | 9,511 | 84,482 | 188,381 |
| Projected Annual Growth 2024 to 2029 | 1.1% | 0.4% | 0.4% |
| Historical Annual Growth 2010 to 2024 | 2.2% | 0.9% | 1.1% |
| 2024 Median Age | 38.1 | 40.0 | 40.3 |
| Households | | | |
| 2024 Estimated Households | 5,481 | 38,897 | 88,393 |
| 2029 Projected Households | 5,865 | 40,250 | 91,334 |
| 2020 Census Households | 4,707 | 37,129 | 83,919 |
| 2010 Census Households | 3,601 | 32,359 | 73,059 |
| Projected Annual Growth 2024 to 2029 | 1.4% | 0.7% | 0.7% |
| Historical Annual Growth 2010 to 2024 | 3.7% | 1.4% | 1.5% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 69.6% | 76.5% | 79.1% |
| 2024 Estimated Black or African American | 5.1% | 4.4% | 4.8% |
| 2024 Estimated Asian or Pacific Islander | 18.9% | 12.8% | 9.3% |
| 2024 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% |
| 2024 Estimated Other Races | 6.1% | 6.1% | 6.6% |
| 2024 Estimated Hispanic | 6.4% | 6.1% | 6.5% |
| Income | | | |
| 2024 Estimated Average Household Income | \$149,358 | \$172,236 | \$169,960 |
| 2024 Estimated Median Household Income | \$118,610 | \$129,731 | \$132,224 |
| 2024 Estimated Per Capita Income | \$65,808 | \$70,800 | \$69,414 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.4% | 0.8% | 0.8% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 1.2% | 1.0% | 1.1% |
| 2024 Estimated High School Graduate | 8.5% | 8.7% | 9.9% |
| 2024 Estimated Some College | 12.3% | 13.1% | 15.6% |
| 2024 Estimated Associates Degree Only | 3.9% | 5.5% | 6.1% |
| 2024 Estimated Bachelors Degree Only | 41.9% | 40.6% | 39.2% |
| 2024 Estimated Graduate Degree | 30.8% | 30.3% | 27.3% |
| Business | | | |
| 2024 Estimated Total Businesses | 571 | 3,682 | 9,769 |
| 2024 Estimated Total Employees | 7,663 | 44,179 | 149,515 |
| 2024 Estimated Employee Population per Business | 13.4 | 12.0 | 15.3 |
| 2024 Estimated Residential Population per Business | 21.8 | 25.7 | 22.2 |

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