

*Come and join the  
prestigious lineup.*



C O R B I N P A R K

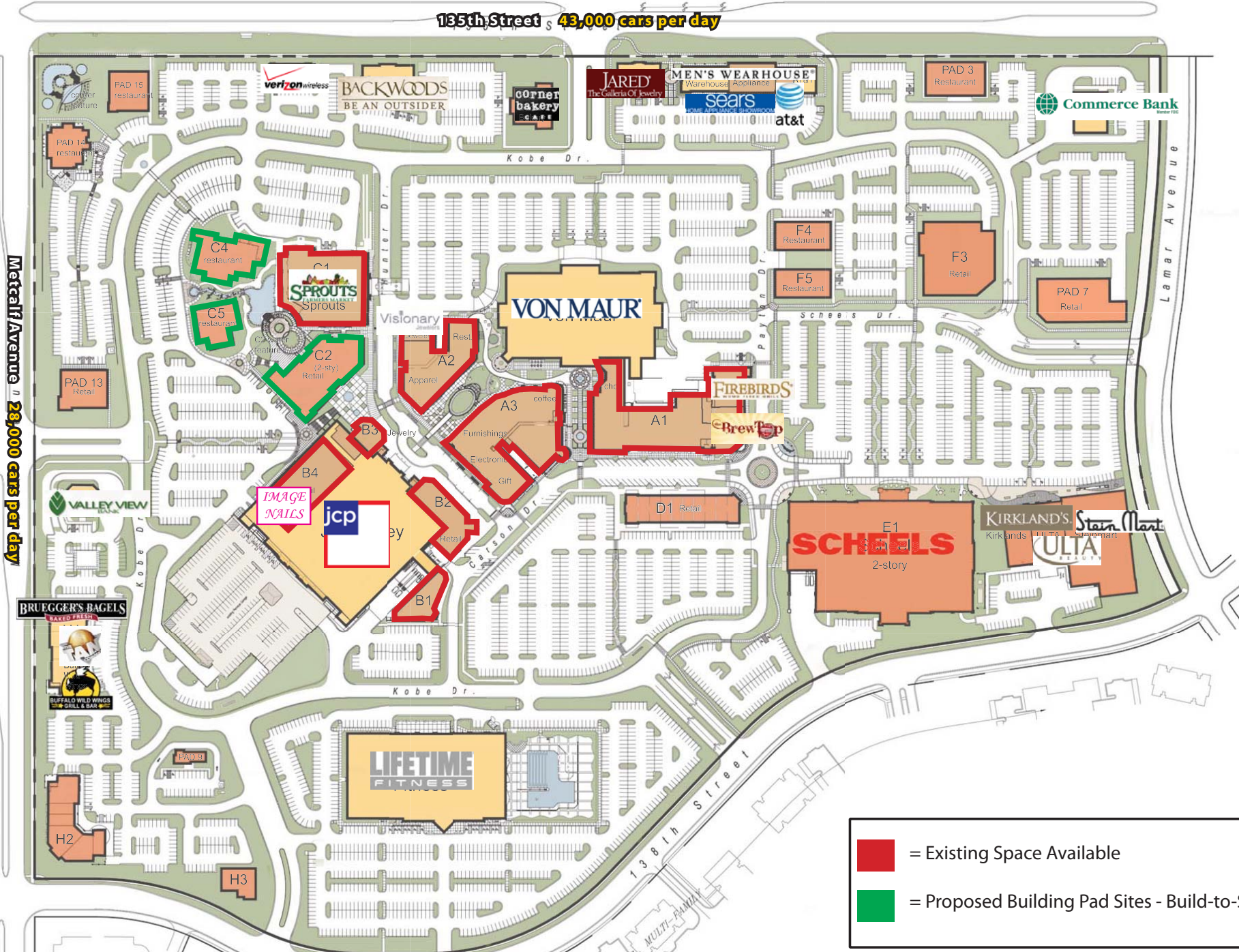
[corbinparkop.com](http://corbinparkop.com)

*It's not just about style,  
It's about lifestyle*

# CORBIN PARK SHOPPING CENTER 135th Street & Metcalf Avenue, Overland Park, Kansas



185th Street 43,000 cars per day



- = Existing Space Available
- = Proposed Building Pad Sites - Build-to-Suit

# CORBIN PARK SHOPPING CENTER


















## Shopping Center Photos



## ANCHOR TENANTS

	<p><b>Von Maur</b>                  Von Maur chose Corbin Park as the location for its first store in the greater Kansas City area. The Corbin Park store is a 130,000 square foot, multi-level building. Von Maur's unique, upscale shopping offers a wide range of premium merchandise, including designers such as Tommy Bahama, Ralph Lauren, Kenneth Cole, Juicy Couture, Nicole Miller, BCBG, and Donald J. Pliner. <i>Open Now</i></p>	
	<p><b>Scheels</b>                  Scheels All Sports is a privately held, employee owned and operated sporting goods and entertainment chain store headquartered in Fargo, North Dakota. Scheels operates 24 store locations in nine U.S. states. Their slogan is Gear. Passion. Sports. <i>Opening June 1, 2015</i></p>	
	<p><b>Lifetime Fitness</b>                  Corbin Park features the only Life Time Fitness in Kansas City. You never know who you'll meet at Life Time Fitness, from pro athletes to your neighbor. Life Time Fitness brings over 3,500 people to Corbin Park per day and offers its members the highest quality equipment and personal trainers in fitness today. It only takes one visit to discover that Life Time Fitness has something for every schedule and experience level. <i>Open Now</i></p>	
	<p><b>JCPenney</b>                  JCPenney's flagship store will carry the American Living line, part of the biggest merchandise launch in the company's history. Created by a division of Polo Ralph Lauren, American Living includes a full collection of apparel, accessories, and home furnishings. The Corbin Park JCPenney also features the latest fragrances and makeup from Sephora. JCPenney brings Corbin Park classic styles and impeccable quality. <i>Open Now</i></p>	
	<p><b>Sprout's Farmers Market</b>                  Sprout's Farmers Market offers colorful, lively, easy-to-shop stores that are a unique mix of natural, organic and great tasting mainstream foods at remarkably low prices. You'll find mountains of farm-fresh produce, all-natural meats and a scoop-your-own wonderland of bulk foods. <i>Opening January 1, 2014</i></p>	
	<p><b>Stein Mart</b>                  Sprout's Farmers Market offers colorful, lively, easy-to-shop stores that are a unique mix of natural, organic and great tasting mainstream foods at remarkably low prices. You'll find mountains of farm-fresh produce, all-natural meats and a scoop-your-own wonderland of bulk foods. <i>Opening January 1, 2014</i></p>	

## CURRENT & FUTURE TENANTS

 <p><b>AT&amp;T</b> <i>Open Now</i></p>		 <p><b>Jared the Galleria of Jewelry</b> <i>Open Now</i></p>	
 <p><b>Backwoods Apparel</b> <i>Open Now</i></p>		 <p><b>Kirkland's</b> <i>Opening January 1, 2014</i></p>	
 <p><b>Brew Top Bar &amp; Patio</b> <i>Opening 2013</i></p>		 <p><b>Men's Warehouse</b> <i>Open Now</i></p>	
 <p><b>Bruegger's Bagels</b> <i>Open Now</i></p>		 <p><b>Sears Appliance Showroom</b> <i>Opening 2013</i></p>	
 <p><b>Buffalo Wild Wings</b> <i>Open Now</i></p>		 <p><b>The Tan Company</b> <i>Open Now</i></p>	
 <p><b>Commerce Bank</b> <i>Open Now</i></p>		 <p><b>Ulta</b> <i>Opening January 1, 2014</i></p>	
 <p><b>Corner Bakery Cafe</b> <i>Opening 2014</i></p>		 <p><b>Valley View Bank</b> <i>Open Now</i></p>	
 <p><b>Firebirds Wood Fired Grill</b> <i>Opening 2013</i></p>		 <p><b>Verizon Wireless</b> <i>Open Now</i></p>	
<p><b>Image Nails</b> <i>Open Now</i></p>		 <p><b>Visionary Jewelers</b> <i>Opening 2013</i></p>	

## OVERLAND PARK, KS

Scheels is excited to announce our newest retail shopping experience opening summer of 2015 in Overland Park, Kansas. The Scheels store of 220,000 square feet will be the main attraction at 135th and Metcalf in Overland Park, Kansas.



Scheels is committed to every community it does business in, and the Kansas City market is no different. Scheels Associates volunteer hundreds of hours of community service every year and in 2011, Scheels gave back more than 10% of its profits to local charities and nonprofit organizations. We are excited to introduce our Scheels Experience in the Overland Park community.

# SCHEELS

Corporate Marketing Office • 4550 15th Avenue South • Fargo, ND 58103 • (701) 364.5695 • fax (701) 364.5697

## SCHEELS Announces New Retail Destination to Anchor Corbin Park in Overland Park, Kansas

**Overland Park, KS** – On Monday, December 3, 2012 SCHEELS announced their new location in Overland Park, Kansas. Unlike a typical sporting goods store or department store, the new Overland Park SCHEELS will be a collection of entertainment venues, specialty shops and boutiques staffed with experts who focus on their passions. The 220,000 square foot SCHEELS Retail Shopping Experience will showcase Kansas' largest selection of sports, sportswear and footwear under one roof.

"SCHEELS is thrilled to announce our newest location in Overland Park, Kansas. After years of visits to the Kansas City market, we feel we have found the best location possible for the future to serve our customers in Eastern Kansas and Western Missouri," states Steve D. Scheel, the company's Chief Executive Officer. "We are excited to bring our 220,000 square foot SCHEELS to Corbin Park at 135<sup>th</sup> & Metcalf with the largest selection of sports, sportswear, and footwear in either Kansas or Missouri. Whether it is women's sportswear and fashion footwear, biking, running, golfing, or hunting & fishing, Overland Park/Johnson County is the best possible location for SCHEELS with customers for 100 miles and more in every direction. We will break ground in the summer of 2013 to open in late summer 2015, joining Von Maur, J.C. Penney, and other great merchants to make this a destination retail location in the Kansas City Metro."

"We have always believed that Corbin Park is the best center in the Overland Park/Kansas City area," says Mike Schlup, owner of Corbin Park. "Now that SCHEELS, the best sporting goods store in the World picked us we now believe we will have the best center in the Nation. Thank you to everyone that helped make this happen."

"SCHEELS has a great and growing reputation throughout the country. From its community involvement to outstanding operations, we look forward to working with SCHEELS and Corbin Park officials," Mayor Carl Gerlach.

"SCHEELS' addition as the third major anchor in the Corbin Park development is a reflection of the strength of our city as a true competitor on the national scene and the draw of Corbin Park within Overland Park and the greater Kansas City area," David Block, President of Block & Company, Inc., Realtors.

Modeled after SCHEELS stores in Fargo, ND; Springfield, IL; and Sandy, UT; the SCHEELS in Overland Park will feature specialty shops ranging from technical running gear and the latest fashion, to spectacular hunting and fishing shops. The sport shoe, hiking boot, and casual footwear selection will be the largest in Overland Park with everything for toddlers to all athletes, from serious hikers to beach goers, and from hunters to the fashion conscious. There will be a World Class golf shop, bike shop, ski shop, canoe and kayak shop, and fishing shop. The gun and hunting shops will have the largest selection of guns in Kansas, ranging from everyday shooters, to \$20,000 collectible firearms displayed in the SCHEELS Premium Gun Room.

Special attractions will include a huge 16,000 gallon aquarium, a 65-foot, 16-car, operating Ferris Wheel, photo opportunities, a wildlife mountain, shooting galleries, and laser shot shooting simulators. Customers will be able to test their golf, soccer, hockey, baseball, football and basketball skills on the sport simulators. There will be a walk of US Presidents featuring two fully animated, talking presidents. No shopping experience would be complete without tasty treats; SCHEELS' deli and fudge shop, named Gramma Ginna's, will serve gourmet soups and sandwiches, Starbucks® coffee and specialty drinks, 24 flavors of homemade fudge, and 18 flavors of gelato, which will make the shopping adventure something unlike the Overland Park retail customer has ever experienced.

Overland Park SCHEELS will employ over 400 associates. SCHEELS provides the best training in retail for its career associates. The people at SCHEELS make it special and SCHEELS associates are among the highest paid in retail, with outstanding benefits. SCHEELS is an employee-owned, privately held business that owes its consistent success to its empowered associates, leaders and partners who think and make decisions for their individual store and the entire company.

### **World-Class Shopping and Customer Service**

Providing SCHEELS' customers with first-class customer service and the World's largest selection of sports, sportswear and footwear are the priorities throughout the organization. Although each SCHEELS location is unique in design and sometimes varies in production selection, every customer is greeted and welcomed by friendly and knowledgeable associates. The SCHEELS guarantee is:

**Everything you buy at SCHEELS, on sale or otherwise, is guaranteed satisfactory or your money back.  
You don't take chances at SCHEELS, ever!**

North Dakota • South Dakota • Minnesota • Wisconsin • Montana • Nebraska • Nevada • Illinois • Kansas • Iowa • Utah  
scheels.com

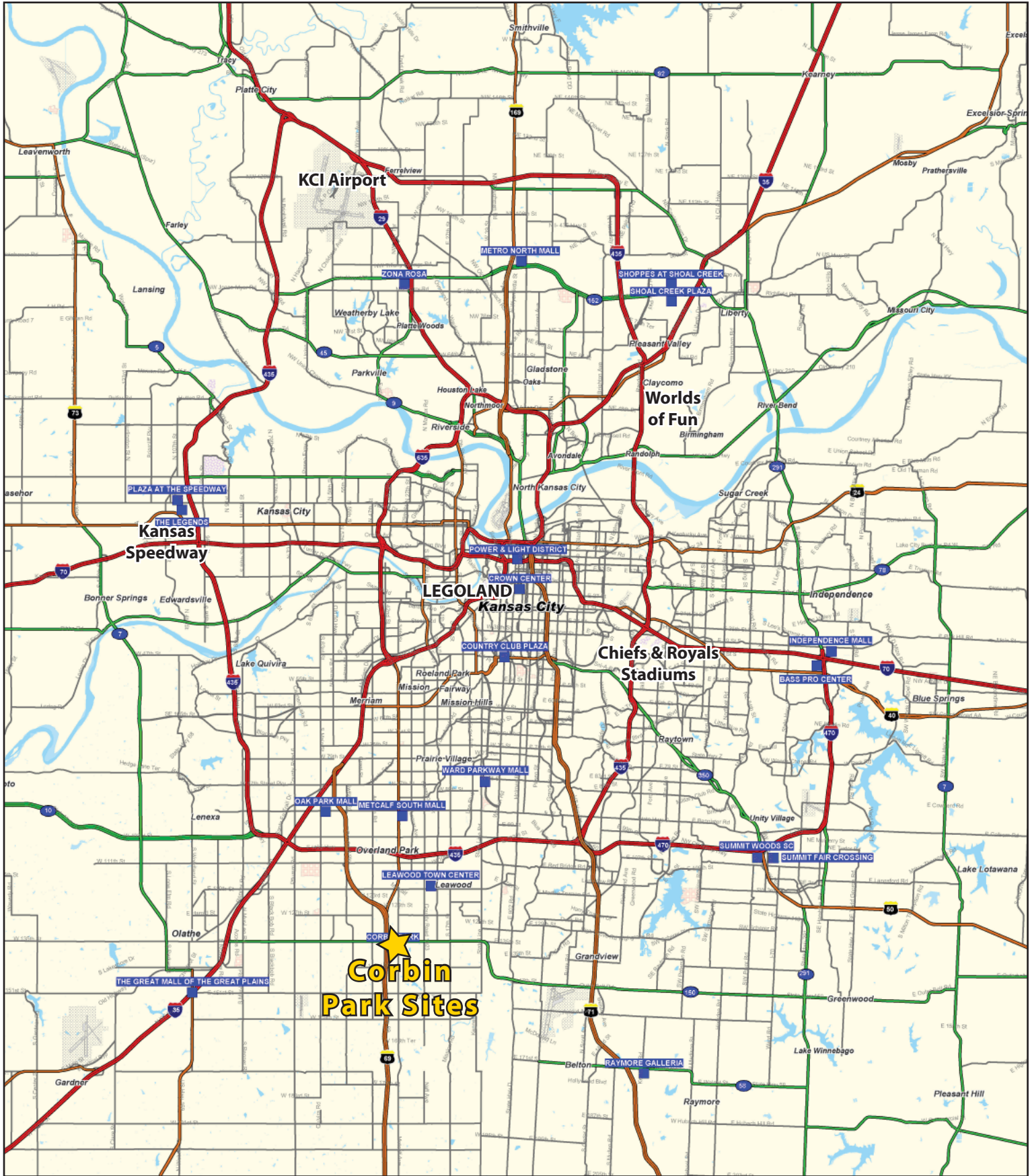
# City of Overland Park Facts

- Ranked #9 by CNN/Money & *Money Magazine* as one of the “Best Places to Live in the United States” in 2012
- Ranked #9 by CNN/Money & *Money Magazine* as one of the “America’s 100 Best Small Cities” in 2012
- Overland Park is the second largest city in Kansas with a population of 175,018 people
- Listed as one of the “25 Top Suburbs for Retirement” in 2011 by *Forbes Magazine*
- Median household income in 2012 was \$69,490
- Two Fortune 500 companies (Sprint and YRC) are headquartered in Overland Park. These two companies are the only Fortune 500 companies in the Kansas City metro area
- “Where Homes are Affordable”, *Money Magazine*, 2010
- “Top 10 Best Places to Live in America”, *Money Magazine* 2010, 2008, 2006
- “Best Places to Reinvent your Life in Retirement”, *U.S. News and World Report*, 2010
- “One of the Best Places in America to Move”, *Forbes.com*, 2009
- “Top City for Startup Businesses”, *BusinessWeek*, 2009
- “America’s Top Adventure Towns”, *National Geographic*, 2009
- “6-Figure City”, *Money Magazine*, 2009
- “America’s Best Places to Grow Up”, *U.S. News and World Report*, 2009
- “Best Places to Raise Kids”, *Business Week*, 2009
- #67 “U.S. Wealth Centers”, *Business Journal* 2010
- “Gold Metal Rated School Districts”, *Expansion Magazine*

## Johnson County Facts

- Ranked #3 by *Forbes.com* & *Forbes Magazine* as one the “Best Counties to Raise a Family in America”
- Houses the largest and fastest growing population in the state of Kansas by U.S. Census Bureau.
- Population change up 20.6% from 2000-2010
- Low unemployment rate of 4.5% compared to national average of 7.8% (as of December 2012).
- According to the US Census Bureau Johnson County has the highest median household income and highest per-capita income in Kansas and is among the most affluent in the United States





# SUMMARY DEMOGRAPHIC PROFILE

- Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.883744/-94.667789

RS1

135th Street & Metcalf Avenue Overland Park, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2011 Estimated Population	6,937	82,794	175,620
	2016 Projected Population	7,380	87,759	184,662
	Census Population	4,154	62,320	138,931
	Census Population	1,033	26,527	82,502
	Historical Annual Growth to 2011	27.2%	10.1%	5.4%
	Projected Annual Growth 2011 to 2016	1.3%	1.2%	1.0%
	2011 Median Age	35.3	34.6	34.7
<b>HOUSEHOLDS</b>	2011 Estimated Households	2,841	31,496	69,449
	2016 Projected Households	3,135	34,598	75,676
	Census Households	1,351	21,735	51,972
	Census Households	334	9,347	30,763
	Historical Annual Growth to 2011	35.8%	11.3%	6.0%
	Projected Annual Growth 2011 to 2016	2.1%	2.0%	1.8%
<b>POPULATION BY RACE</b>	2011 Estimated White	80.6%	84.9%	85.5%
	2011 Estimated Black or African American	4.1%	3.1%	4.1%
	2011 Estimated Asian & Pacific Islander	11.5%	9.0%	6.9%
	2011 Estimated American Indian & Native Alaskan	0.3%	0.2%	0.3%
	2011 Estimated Other Races	3.5%	2.8%	3.2%
	2011 Estimated Hispanic	4.1%	3.7%	4.3%
<b>INCOME</b>	2011 Estimated Average Household Income	\$ 124,651	\$ 132,546	\$ 119,654
	2011 Estimated Median Household Income	\$ 92,705	\$ 106,081	\$ 96,395
	2011 Estimated Per Capita Income	\$ 51,072	\$ 50,668	\$ 47,699
<b>EDUCATION (AGE 25+)</b>	2011 Elementary	0.7%	0.9%	1.0%
	2011 Some High School	2.0%	1.3%	1.5%
	2011 High School Graduate	11.1%	10.9%	12.5%
	2011 Some College	18.4%	16.5%	17.7%
	2011 Associates Degree Only	4.2%	5.3%	6.2%
	2011 Bachelors Degree Only	44.3%	43.5%	39.5%
	2011 Graduate Degree	19.3%	21.6%	21.6%
<b>BUSINESS</b>	Number of Businesses	128	3,594	7,391
	Total Number of Employees	1,587	58,476	115,326
	Employee Population per Business	12.4	16.3	15.6
	Residential Population per Business	54.2	23.0	23.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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