



Sale Price: \$1,150,000 | 2,965 SF Building on .92 Acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,051	100,731	238,643
Avg. Household Income	\$154,028	\$133,359	\$125,249

- Long term 10 year lease in place
- Established regional tenant with over 25 locations
- Below market rent with annual increases
- Drive-Thru restaurant property in Johnson County, KS

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

For More Information Contact: *Exclusive Agents*
 DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com
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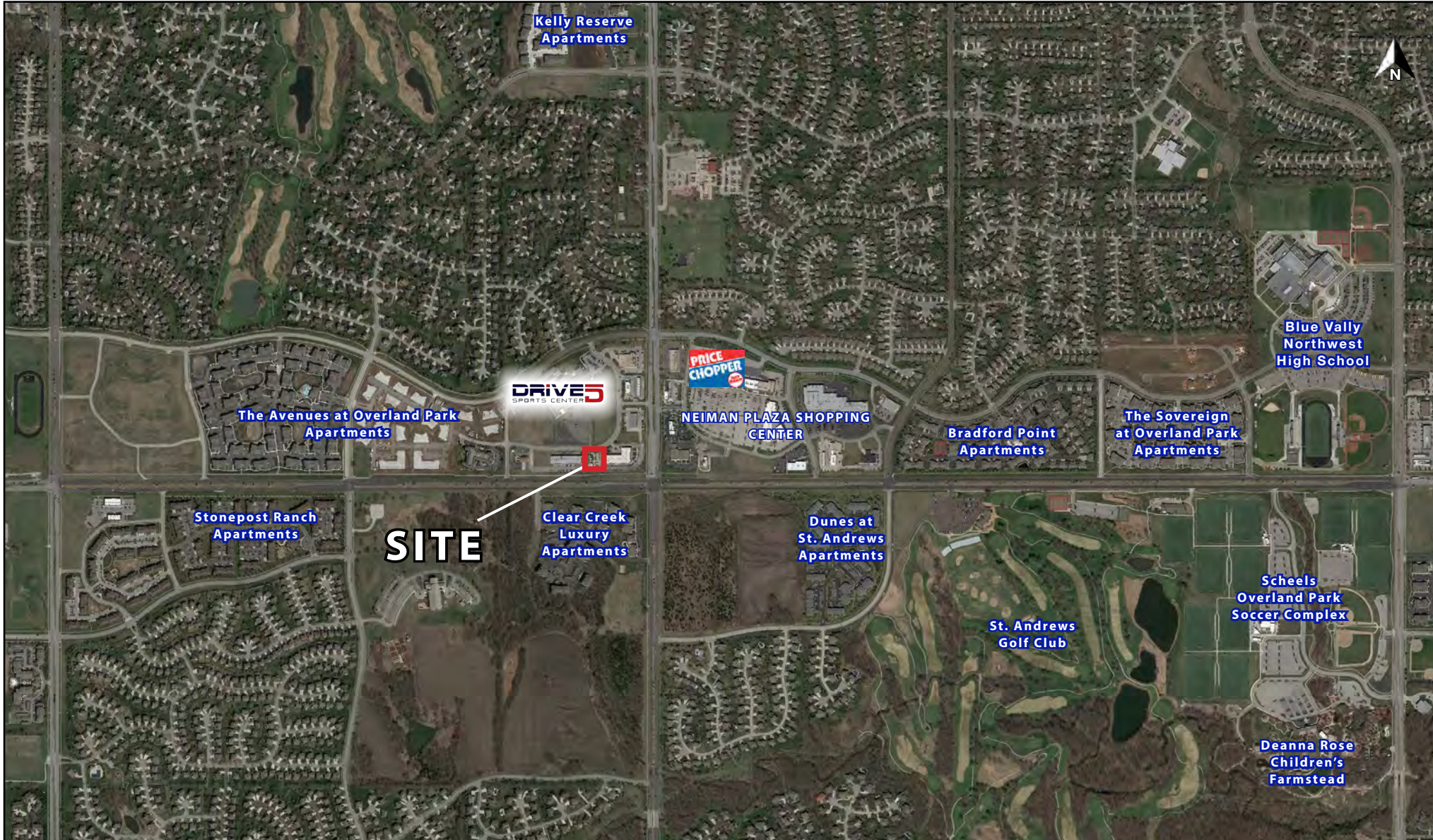


Johnson County Investment Property For Sale

12210 W. 135th Street, Overland Park, Kansas

2,965 SF
BUILDING
ON .92 ACRES

AERIAL

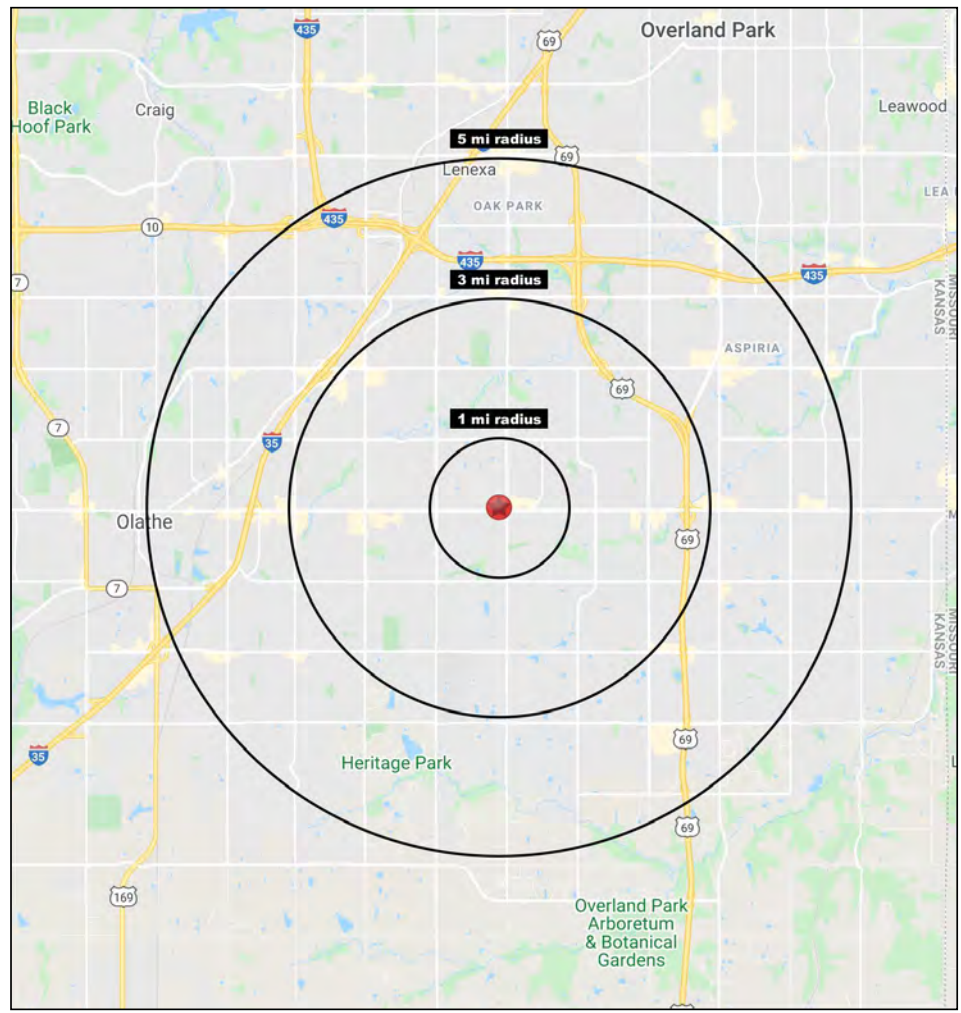




Johnson County Investment Property For Sale

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**2,965 SF
BUILDING
ON .92 ACRES**





Johnson County Investment Property For Sale

12210 W. 135th Street, Overland Park, Kansas

12210 W 135th St Overland Park, KS 66221	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	13,051	100,731	238,643
2026 Projected Population	14,294	104,625	248,053
2020 Census Population	14,315	101,191	235,781
2010 Census Population	10,530	90,167	210,704
Projected Annual Growth 2021 to 2026	1.9%	0.8%	0.8%
Historical Annual Growth 2010 to 2021	2.2%	1.1%	1.2%
2021 Median Age	35.8	35.6	36.7
Households			
2021 Estimated Households	4,759	38,422	91,649
2026 Projected Households	5,389	40,928	97,527
2020 Census Households	4,807	38,019	90,192
2010 Census Households	3,526	33,594	80,161
Projected Annual Growth 2021 to 2026	2.6%	1.3%	1.3%
Historical Annual Growth 2010 to 2021	3.2%	1.3%	1.3%
Race and Ethnicity			
2021 Estimated White	79.6%	76.5%	75.0%
2021 Estimated Black or African American	2.9%	4.4%	4.9%
2021 Estimated Asian or Pacific Islander	9.6%	9.3%	8.1%
2021 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
2021 Estimated Other Races	7.7%	9.5%	11.6%
2021 Estimated Hispanic	4.2%	6.3%	8.7%
Income			
2021 Estimated Average Household Income	\$154,028	\$133,359	\$125,249
2021 Estimated Median Household Income	\$133,300	\$113,427	\$106,698
2021 Estimated Per Capita Income	\$56,193	\$50,899	\$48,183
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.3%	1.7%
2021 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.3%	2.1%
2021 Estimated High School Graduate	8.4%	10.7%	12.9%
2021 Estimated Some College	11.1%	14.6%	16.7%
2021 Estimated Associates Degree Only	4.6%	6.8%	7.4%
2021 Estimated Bachelors Degree Only	46.3%	41.0%	37.0%
2021 Estimated Graduate Degree	27.6%	24.2%	22.2%
Business			
2021 Estimated Total Businesses	210	2,509	10,264
2021 Estimated Total Employees	1,470	31,092	170,599
2021 Estimated Employee Population per Business	7.0	12.4	16.6
2021 Estimated Residential Population per Business	62.0	40.2	23.3

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