

CORBIN PARK SPACE FOR LEASE

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



LEASE RATE: \$15-18/SF NNN

750 SF UP TO 5,484 SF SPACES AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,391	90,014	188,898
Avg. Household Income	\$167,749	\$189,515	\$180,660

- Strong anchor tenants including Brew Top, Firebirds, Choong Man Chicken
- 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, Kirkland's and ULTA Beauty
- The demographics and household income, traffic counts, schools, and education are all ranked nationally



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

Exclusive Agents



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PHOTOS



PHOTOS

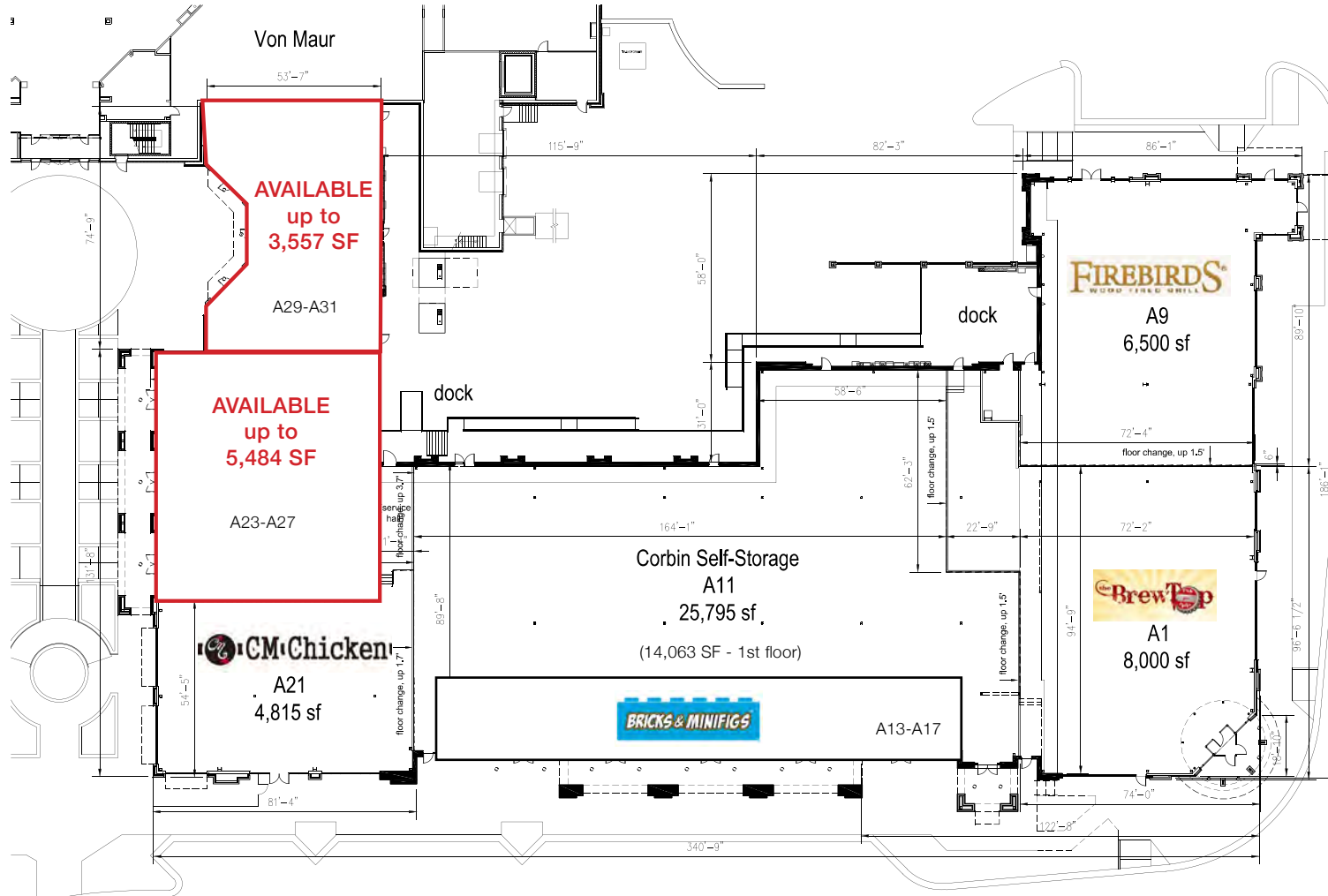




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SITE PLAN



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







Map Labels and Logos:

- Top Left:** Sams Club, THE HOTEL DANIEL
- Top Center:** MAZUMA CREDIT UNION HQ, DEER CREEK WOODS (MIXED-USE DEVELOPMENT), Holiday Inn, LA-Z-BOY, Chick-fil-A, Noodles
- Top Right:** DEER CREEK GOLF CLUB, HEN HOUSE MARKET, HEN HOUSE GROCERY ANCHORED SHOPPING CENTER, Overland Trail Middle School
- Center:** 135th Street 43,000 cars per day, BO LINGS, Capital Federal, sleep number, STAPLES, BURGER KING, Manor Homes at Prairie Trace, Tallgrass Creek (Add more living to your life®)
- Center-Right:** Metcalf Avenue 28,000 cars per day, VERIZON WIRELESS, JARED The Camera Of Events, at&t, Commerce Bank, PRAIRIE FIRE DEVELOPMENT (MIXED-USE), THE FRESH MARKET, A&E
- Bottom Center:** VON MAUR, SITE, SCHEELS, ULIA KIRKLAND'S, CORBIN PARK SHOPPING CENTER, LIFETIME FITNESS, Corbin Park Apartments
- Bottom Left:** DICKINSON THEATRES

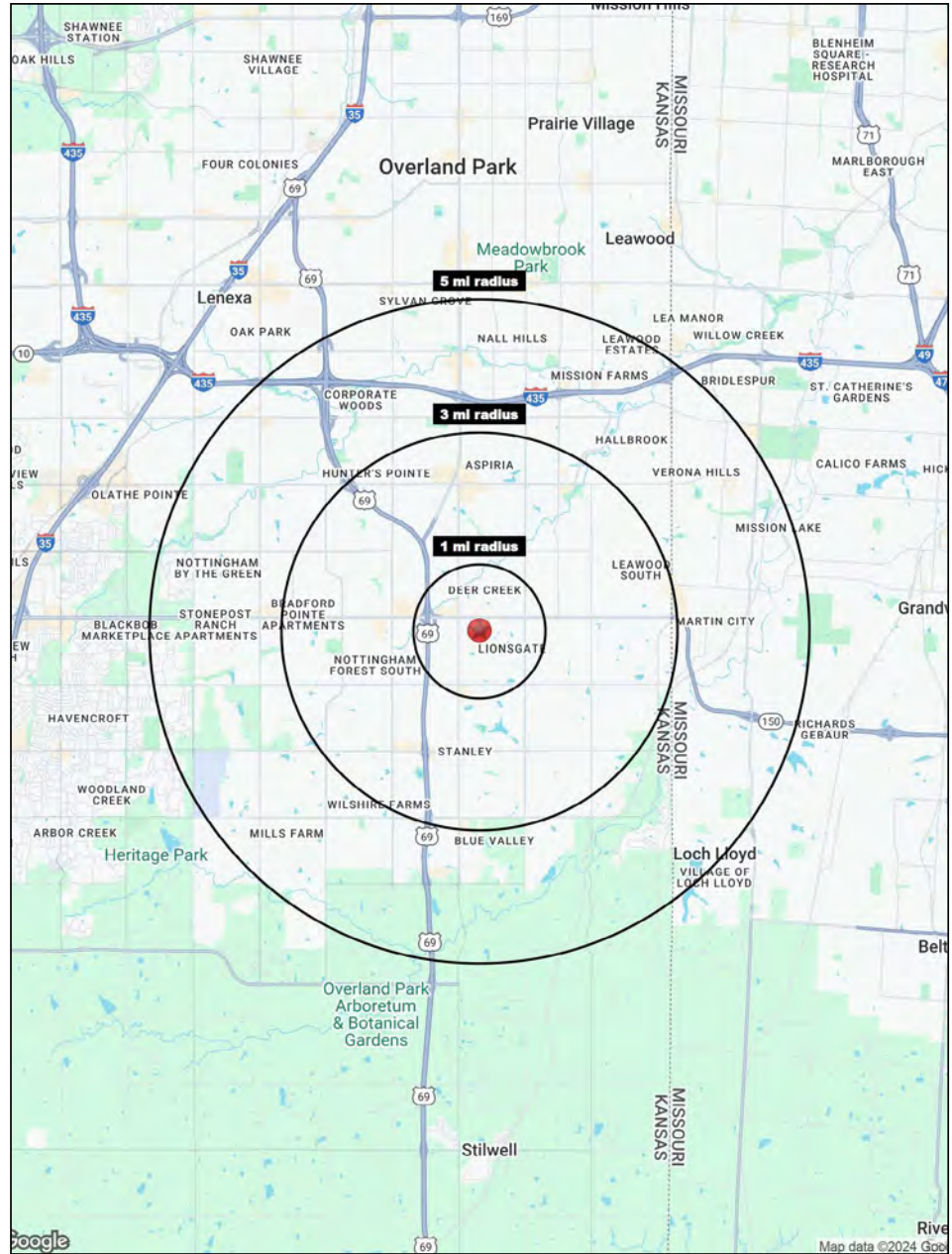
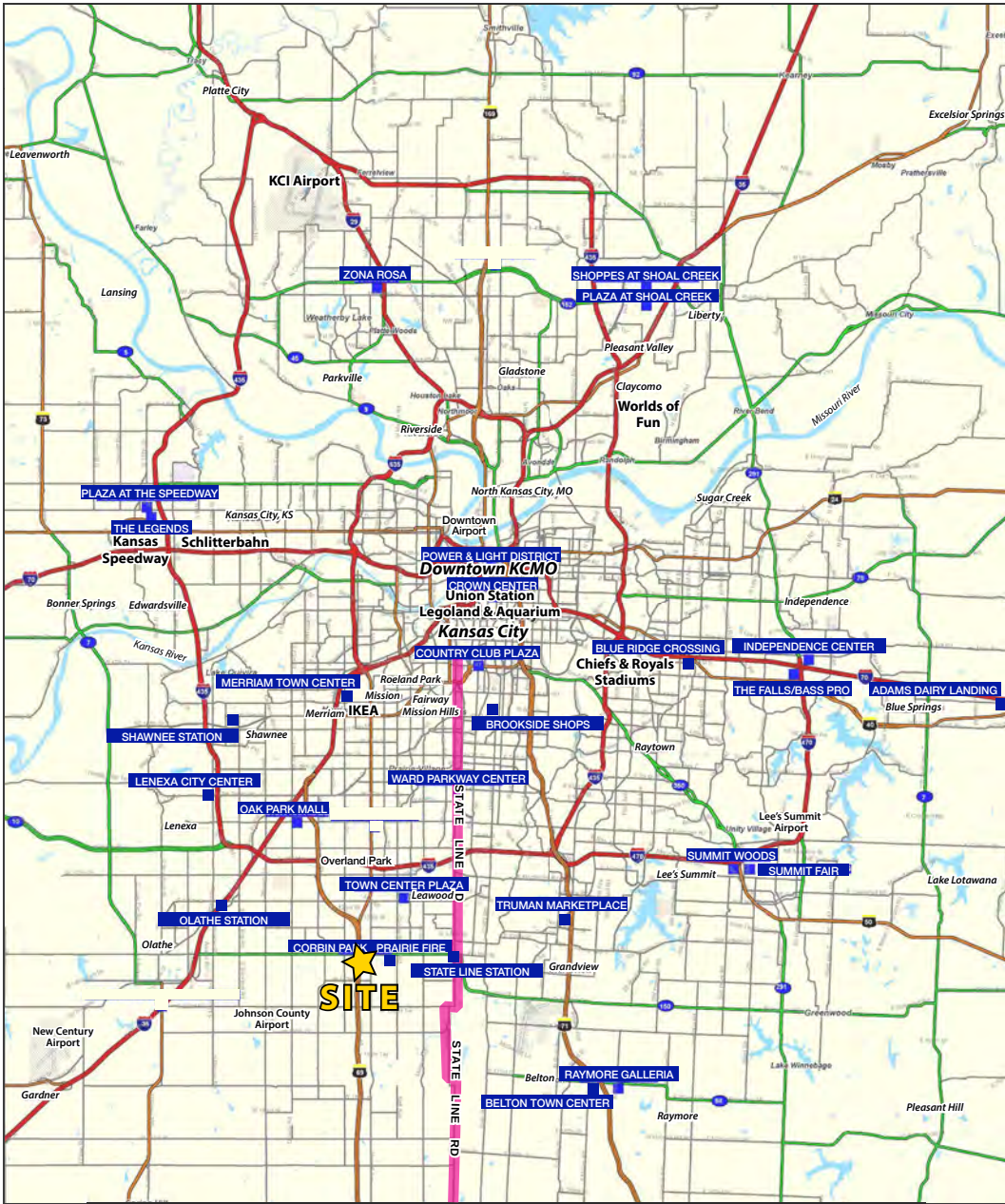
Map Features:

- Highway 69 (I-49):** Running vertically on the left side.
- Metcalf Avenue:** Running vertically on the right side.
- Traffic Volume:** 43,000 cars per day on 135th Street; 28,000 cars per day on Metcalf Avenue.
- North Arrow:** Located in the bottom left corner.



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6601 W. 135th Street Overland Park, KS 66223	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,391	90,014	188,898
2029 Projected Population	14,765	92,396	193,859
2020 Census Population	12,537	89,069	186,848
2010 Census Population	9,265	80,192	162,026
Projected Annual Growth 2024 to 2029	2.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	3.2%	0.9%	1.2%
2024 Median Age	38.2	41.1	40.9
Households			
2024 Estimated Households	6,503	36,527	77,581
2029 Projected Households	7,261	38,154	80,770
2020 Census Households	5,538	34,241	73,222
2010 Census Households	4,027	30,132	63,001
Projected Annual Growth 2024 to 2029	2.3%	0.9%	0.8%
Historical Annual Growth 2010 to 2024	4.4%	1.5%	1.7%
Race and Ethnicity			
2024 Estimated White	68.6%	77.6%	79.1%
2024 Estimated Black or African American	5.0%	4.0%	4.9%
2024 Estimated Asian or Pacific Islander	20.5%	13.0%	10.0%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.7%	5.4%	5.8%
2024 Estimated Hispanic	5.9%	5.1%	5.4%
Income			
2024 Estimated Average Household Income	\$167,749	\$189,515	\$180,660
2024 Estimated Median Household Income	\$110,271	\$144,913	\$138,428
2024 Estimated Per Capita Income	\$81,455	\$76,979	\$74,281
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	0.8%	0.7%
2024 Estimated Some High School (Grade Level 9 to 11)	0.9%	0.8%	0.9%
2024 Estimated High School Graduate	8.8%	8.8%	9.7%
2024 Estimated Some College	10.7%	13.4%	15.1%
2024 Estimated Associates Degree Only	3.4%	5.3%	5.4%
2024 Estimated Bachelors Degree Only	40.0%	39.1%	39.0%
2024 Estimated Graduate Degree	35.1%	31.8%	29.2%
Business			
2024 Estimated Total Businesses	629	3,820	8,806
2024 Estimated Total Employees	6,517	48,450	135,281
2024 Estimated Employee Population per Business	10.4	12.7	15.4
2024 Estimated Residential Population per Business	21.3	23.6	21.5

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