



# REFRIGERATED WAREHOUSE SPACE

4710 Merriam Drive, Overland Park, Kansas



## LEASE RATE: \$2,500/MONTH | 1,600 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,351	74,781	205,801
Avg. Household Income	\$86,978	\$98,777	\$120,781

- 1,150+/- SF of cold storage
- Dock-high loading bay with fenced/gated outdoor storage
- Zoned C-3
- Quick access to I-35 and I-635
- Perfect for medical storage, restaurant excess/emergency storage, food delivery, or small third party logistics provider (3PL)



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

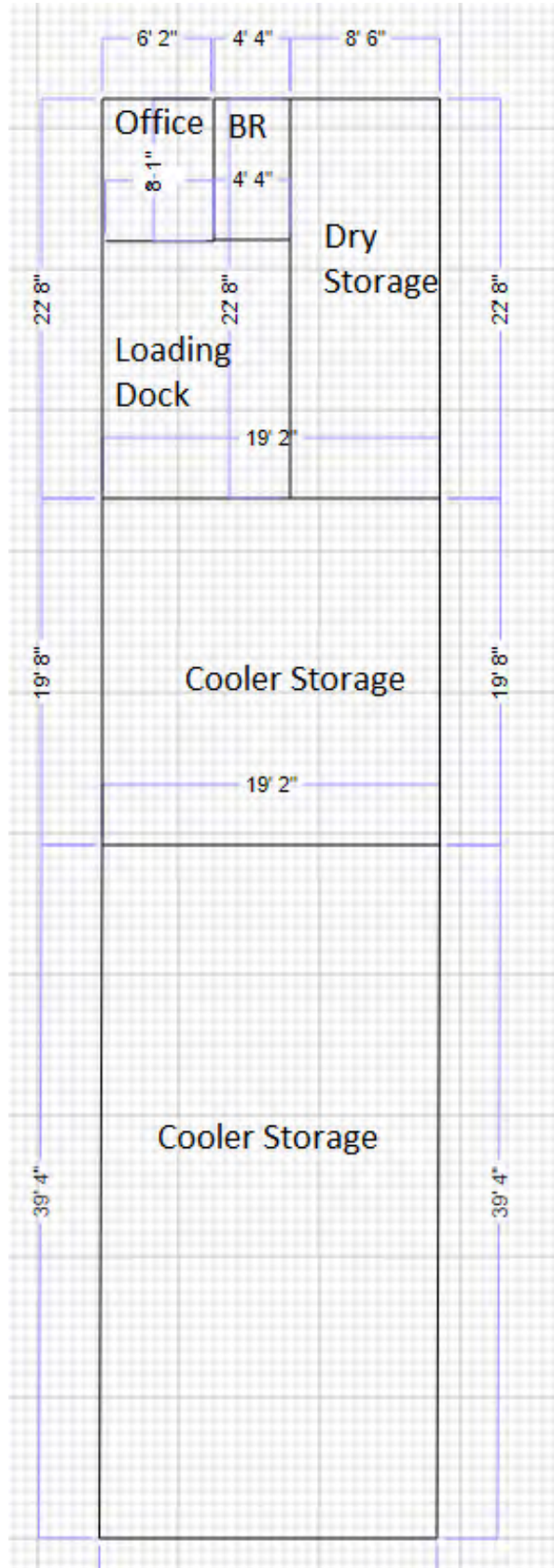
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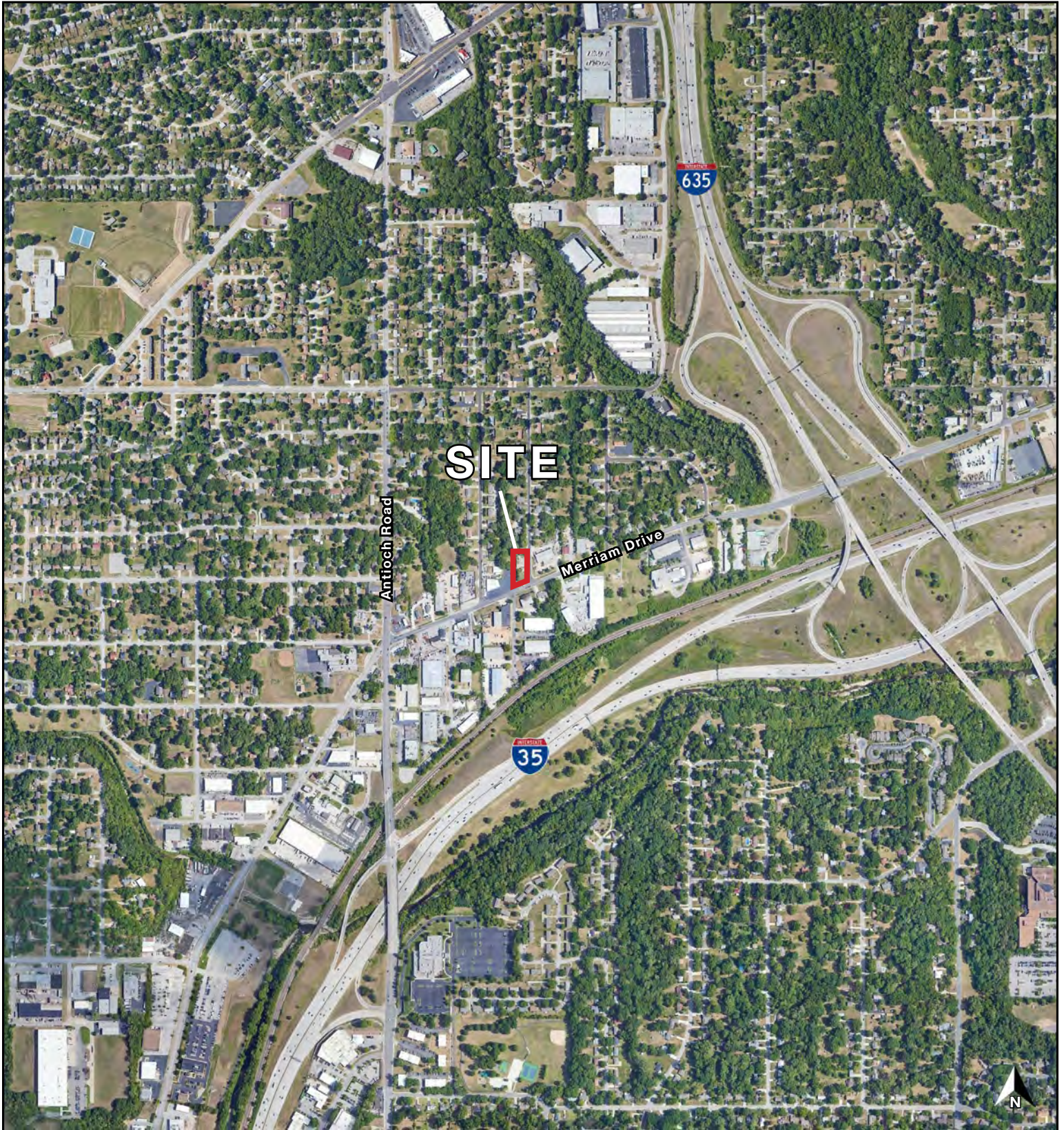
Exclusive Agents



## PLAN

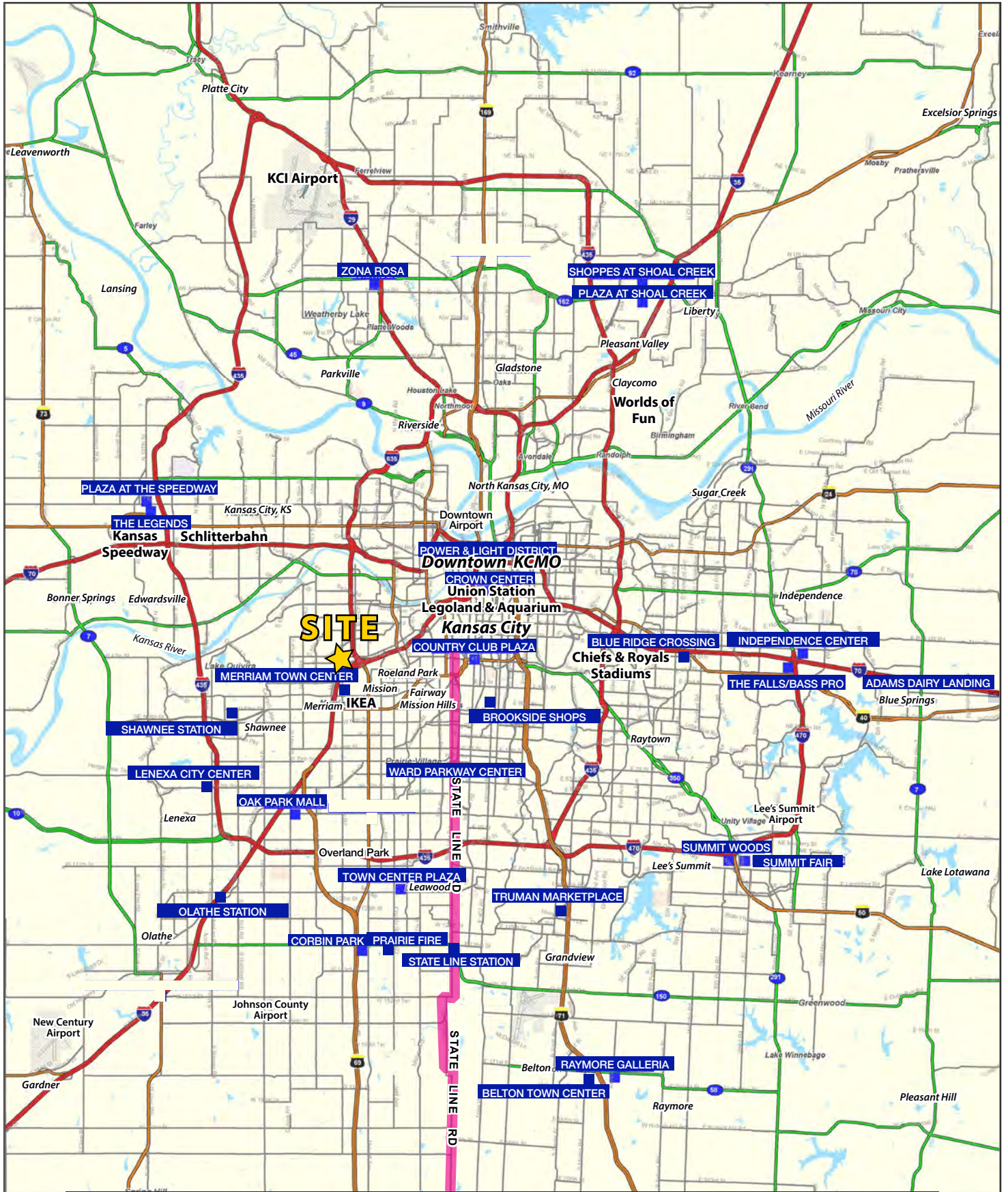


## AERIAL



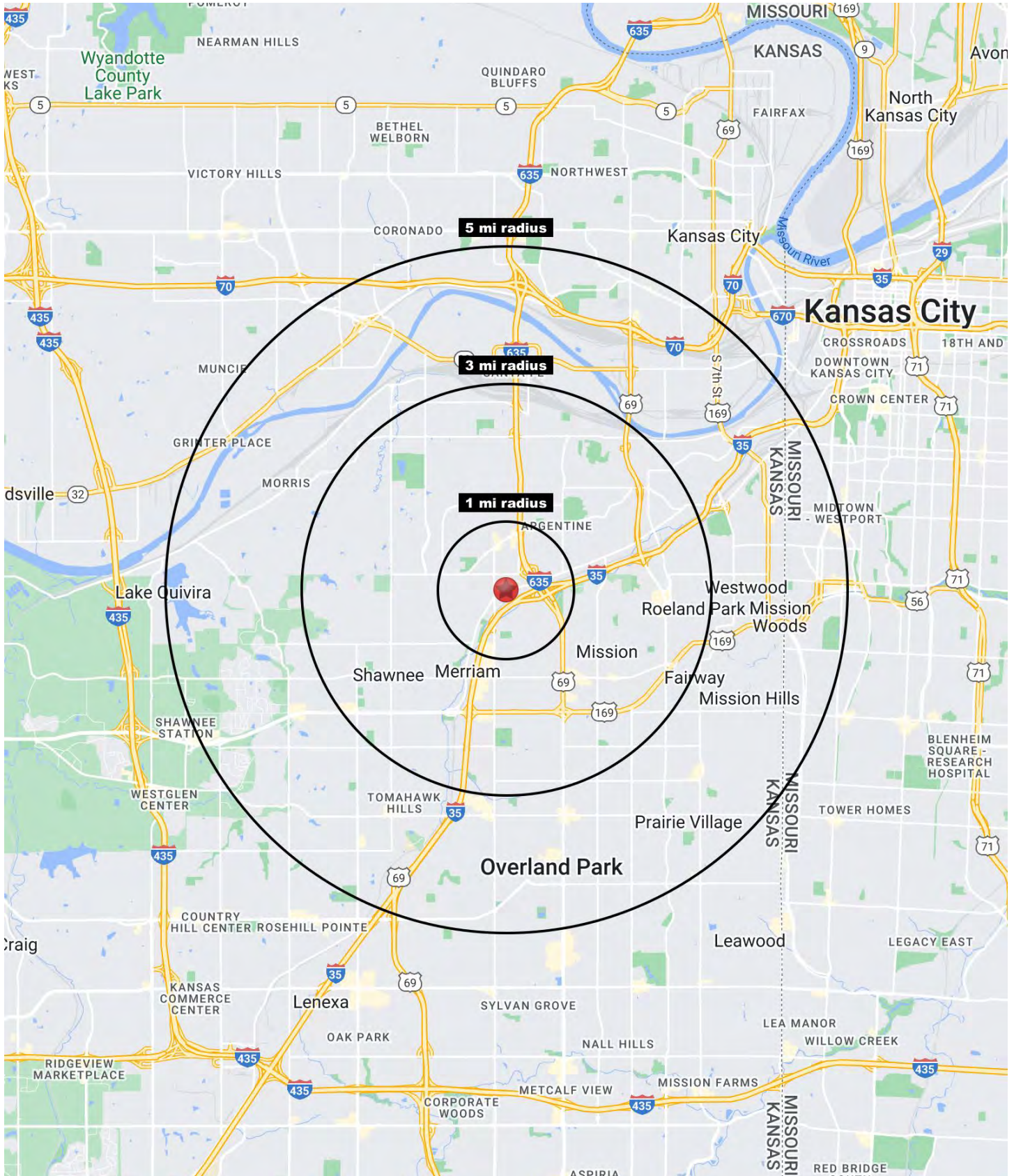
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4710 Merriam Drive Overland Park, KS 66203	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,351	74,781	205,801
2028 Projected Population	8,075	72,863	201,966
2020 Census Population	8,255	75,583	205,048
2010 Census Population	8,158	73,748	198,143
Projected Annual Growth 2023 to 2028	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.3%
2023 Median Age	33.6	37.2	38.1
<b>Households</b>			
2023 Estimated Households	3,378	31,882	88,226
2028 Projected Households	3,291	31,356	86,927
2020 Census Households	3,354	32,313	88,151
2010 Census Households	3,276	31,392	85,132
Projected Annual Growth 2023 to 2028	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	65.0%	69.7%	71.4%
2023 Estimated Black or African American	9.6%	8.0%	7.8%
2023 Estimated Asian or Pacific Islander	4.8%	3.5%	3.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2023 Estimated Other Races	19.9%	18.2%	16.5%
2023 Estimated Hispanic	23.0%	20.9%	18.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$86,978	\$98,777	\$120,781
2023 Estimated Median Household Income	\$74,463	\$79,007	\$89,483
2023 Estimated Per Capita Income	\$35,197	\$42,176	\$51,881
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.7%	3.4%	3.6%
2023 Estimated Some High School (Grade Level 9 to 11)	6.2%	4.6%	4.2%
2023 Estimated High School Graduate	28.9%	24.5%	19.4%
2023 Estimated Some College	20.2%	20.9%	18.3%
2023 Estimated Associates Degree Only	10.9%	8.1%	7.3%
2023 Estimated Bachelors Degree Only	16.9%	24.5%	28.9%
2023 Estimated Graduate Degree	12.1%	14.0%	18.3%
<b>Business</b>			
2023 Estimated Total Businesses	273	2,636	8,153
2023 Estimated Total Employees	4,954	32,581	94,257
2023 Estimated Employee Population per Business	18.1	12.4	11.6
2023 Estimated Residential Population per Business	30.6	28.4	25.2

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