CORBIN PARK SPACE FOR LEASE

Metcalf 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	12,596	90,495	190,294
Avg. Household Income	$150,349	$165,442	$155,999

- 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: *Exclusive Agents*

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

CARSON ST. CLAIR | 816.412.7306 | cstclair@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

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PHOTOS

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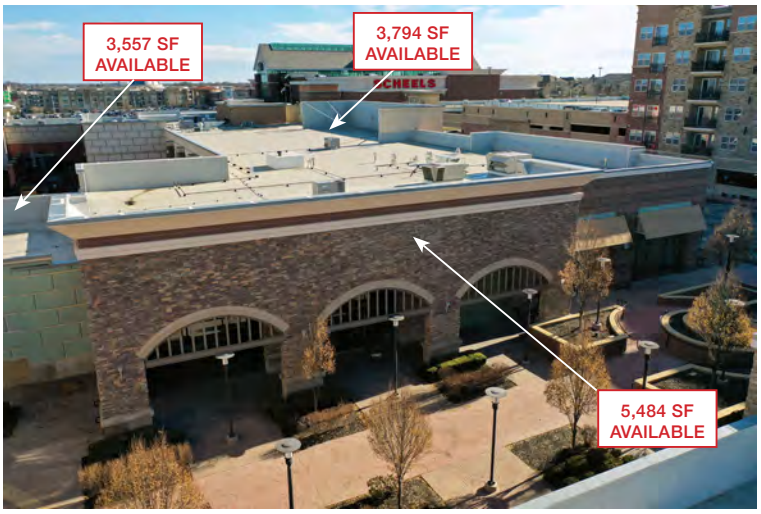
PHOTOS



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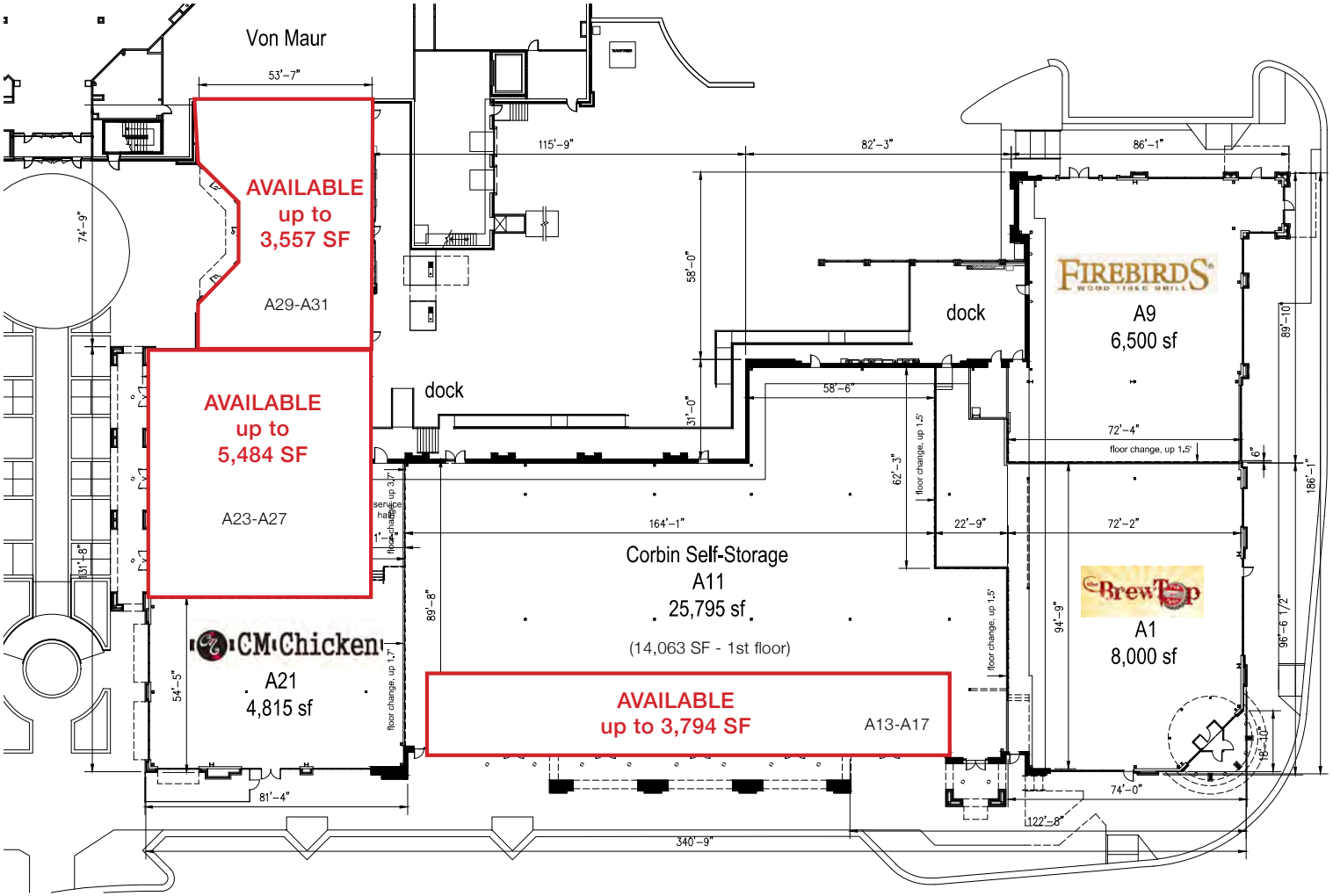
SITE PLAN



bldg total - 57,900 sf

Lease Study - Bldg A1
October 19, 2019

north 0 8 16 32

CORBIN PARK - BLDG 'A-1'

6601 W. 135th Street Overland Park, Kansas

Carson Development, Inc.

DeGasperi & Associates Architecture

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CORBIN PARK PLAN

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AERIAL

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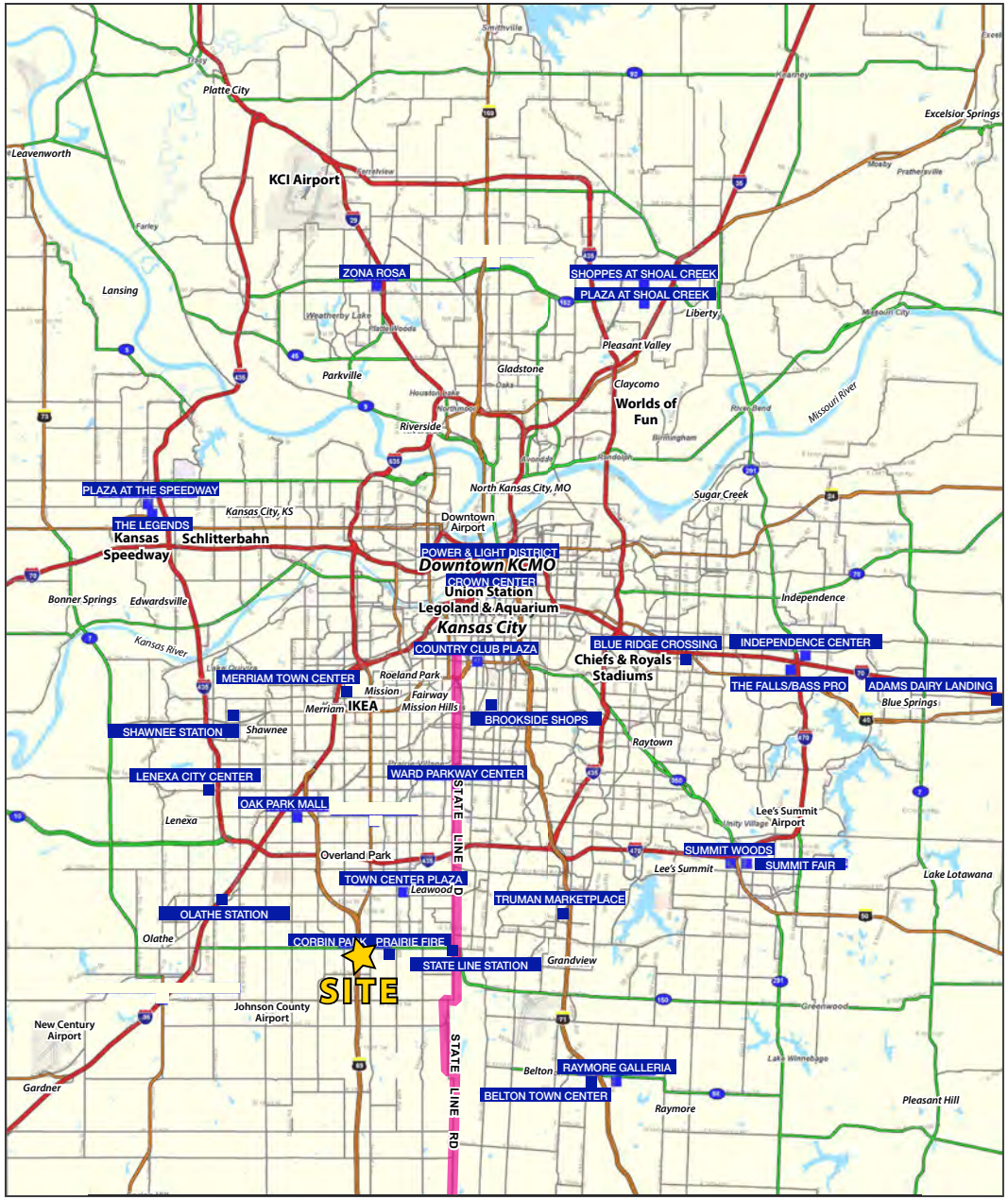

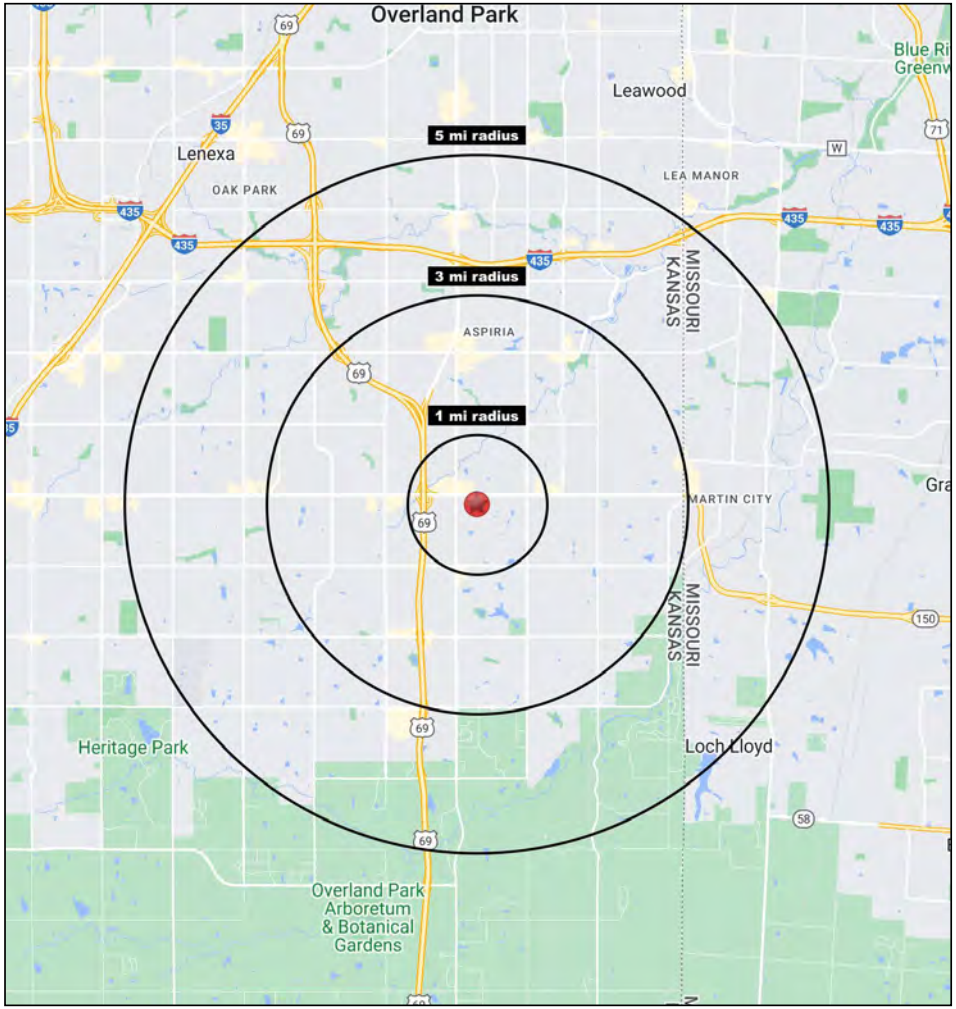

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6601 W 135th St Overland Park, KS 66223	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	12,596	90,495	190,294
2027 Projected Population	12,773	93,327	198,862
2020 Census Population	12,374	89,138	187,333
2010 Census Population	9,105	80,409	162,538
Projected Annual Growth 2022 to 2027	0.3%	0.6%	0.9%
Historical Annual Growth 2010 to 2022	3.2%	1.0%	1.4%
2022 Median Age	36.7	40.2	40.7
Households			
2022 Estimated Households	5,599	35,072	75,029
2027 Projected Households	5,802	36,938	80,076
2020 Census Households	5,484	34,308	73,453
2010 Census Households	3,976	30,250	63,244
Projected Annual Growth 2022 to 2027	0.7%	1.1%	1.3%
Historical Annual Growth 2010 to 2022	3.4%	1.3%	1.6%
Race and Ethnicity			
2022 Estimated White	66.1%	77.2%	78.8%
2022 Estimated Black or African American	5.4%	3.9%	4.8%
2022 Estimated Asian or Pacific Islander	23.3%	13.4%	10.3%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2022 Estimated Other Races	5.0%	5.4%	5.9%
2022 Estimated Hispanic	4.6%	4.6%	5.2%
Income			
2022 Estimated Average Household Income	$150,349	$165,442	$155,999
2022 Estimated Median Household Income	$106,131	$126,189	$122,035
2022 Estimated Per Capita Income	$66,829	$64,182	$61,581
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.6%	0.9%	0.8%
2022 Estimated Some High School (Grade Level 9 to 11)	0.8%	0.7%	1.0%
2022 Estimated High School Graduate	7.7%	7.9%	9.4%
2022 Estimated Some College	9.8%	12.5%	14.3%
2022 Estimated Associates Degree Only	4.8%	6.0%	5.6%
2022 Estimated Bachelors Degree Only	40.6%	41.0%	40.4%
2022 Estimated Graduate Degree	34.7%	31.0%	28.5%
Business			
2022 Estimated Total Businesses	558	3,930	8,956
2022 Estimated Total Employees	6,981	60,554	150,753
2022 Estimated Employee Population per Business	12.5	15.4	16.8
2022 Estimated Residential Population per Business	22.6	23.0	21.2

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