



# TURN KEY OFFICE SUITE AVAILABLE

7133-7143 W. 80th Street Overland Park, Kansas



## LEASE RATE: \$20/SF FSG | 1,200 SF - 2,500 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,152	103,715	265,836
Avg. Household Income	\$84,257	\$114,866	\$128,324

- Newly remodeled (Q3 2023) second floor office space available for lease
- Private parking lot with 25 spaces
- Signage available
- 800+ new apartments in the surrounding area
- Heart of Downtown OP offering an array of unique restaurants and shops within walking distance



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)

DAKOTA GRIZZLE | 816.412.7395 | [dgrizzle@blockandco.com](mailto:dgrizzle@blockandco.com)

Exclusive Agents





## PHOTOS







# TURN KEY OFFICE SUITE AVAILABLE

7133-7143 W. 80th Street Overland Park, Kansas

## DRONE PHOTOS



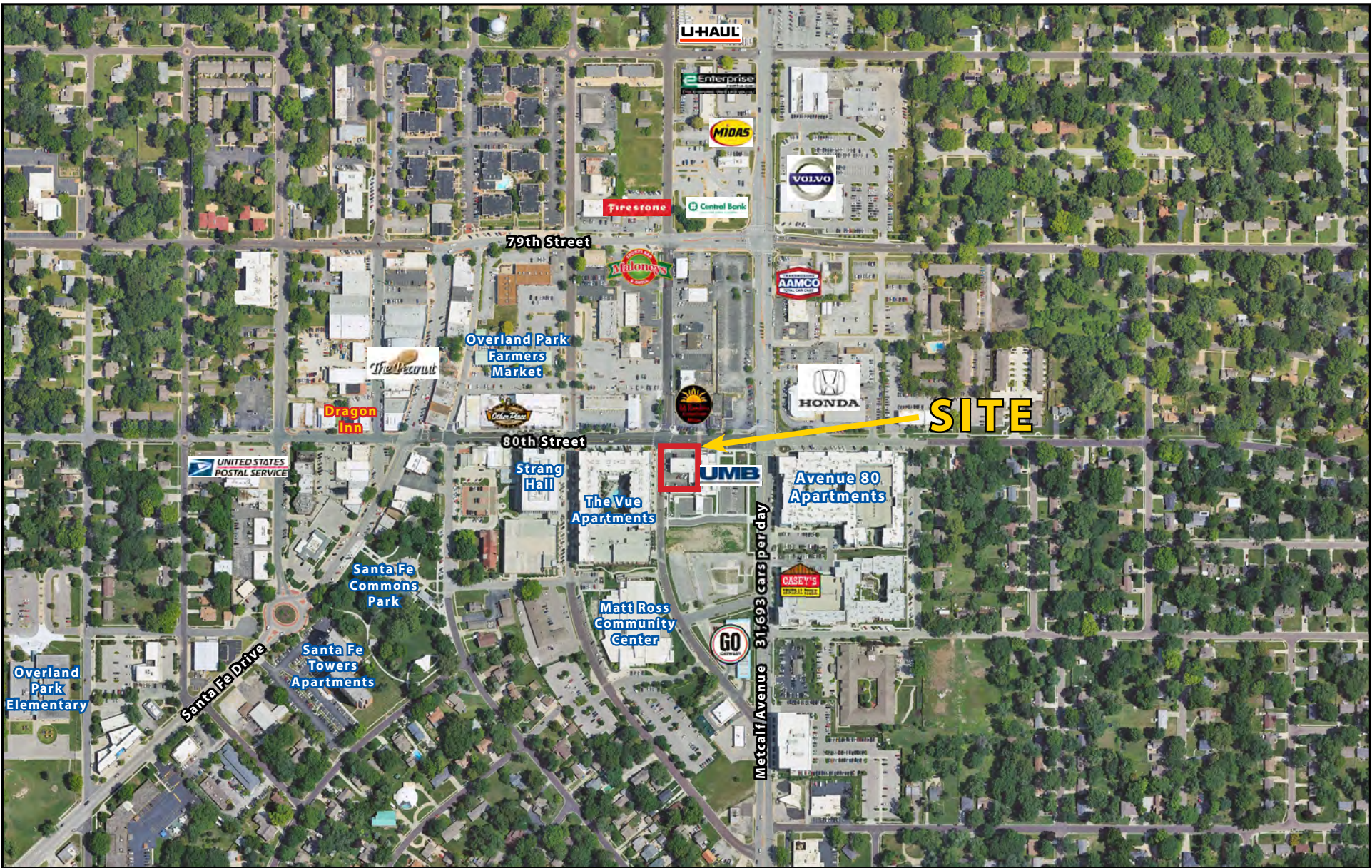




# TURN KEY OFFICE SUITE AVAILABLE

7133-7143 W. 80th Street Overland Park, Kansas

AERIAL









# TURN KEY OFFICE SUITE AVAILABLE

## 7133-7143 W. 80th Street Overland Park, Kansas

7133-7143 W. 80th Street Overland Park, KS 66204	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	13,152	103,715	265,836
2028 Projected Population	13,250	105,863	271,739
2020 Census Population	13,005	102,542	262,573
2010 Census Population	12,097	98,994	254,146
Projected Annual Growth 2023 to 2028	0.1%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.4%
2023 Median Age	41.2	41.5	41.4
<b>Households</b>			
2023 Estimated Households	6,427	47,505	120,556
2028 Projected Households	6,635	49,631	125,258
2020 Census Households	6,281	46,351	117,701
2010 Census Households	5,776	44,530	112,678
Projected Annual Growth 2023 to 2028	0.6%	0.9%	0.8%
Historical Annual Growth 2010 to 2023	0.9%	0.5%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	82.5%	81.9%	80.3%
2023 Estimated Black or African American	4.4%	5.6%	6.7%
2023 Estimated Asian or Pacific Islander	2.7%	2.6%	3.2%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	10.0%	9.7%	9.4%
2023 Estimated Hispanic	10.6%	9.9%	9.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$84,257	\$114,866	\$128,324
2023 Estimated Median Household Income	\$81,621	\$94,397	\$99,712
2023 Estimated Per Capita Income	\$41,293	\$52,709	\$58,299
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.3%	2.4%
2023 Estimated High School Graduate	18.4%	14.6%	14.7%
2023 Estimated Some College	19.2%	19.2%	19.1%
2023 Estimated Associates Degree Only	7.9%	7.3%	7.1%
2023 Estimated Bachelors Degree Only	31.3%	33.5%	33.2%
2023 Estimated Graduate Degree	17.8%	21.5%	21.9%
<b>Business</b>			
2023 Estimated Total Businesses	477	4,461	13,711
2023 Estimated Total Employees	3,536	54,220	199,839
2023 Estimated Employee Population per Business	7.4	12.2	14.6
2023 Estimated Residential Population per Business	27.6	23.3	19.4

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

