



HEMLOCK SHOPS

135th & Hemlock | 8150-8180 W. 135th St., Overland Park, KS




LEASE RATE: \$32/SF | 1,239 SF IN-LINE SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,447	94,711	216,671
Avg. Household Income	\$149,358	\$172,236	\$169,960

- Anchored by Home Depot and Sam’s Club
- Outstanding visibility at controlled intersection
- Over 700,000 SF of existing retail and restaurants
- Tenants include Longboards, Robek Fruit Smoothies, Image Dentistry, Image Aesthetics, Umami Sushi & Steakhouse
- Easy access off 69 Highway, a major north/south artery
- Intersection carries over 45,000 cars per day

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

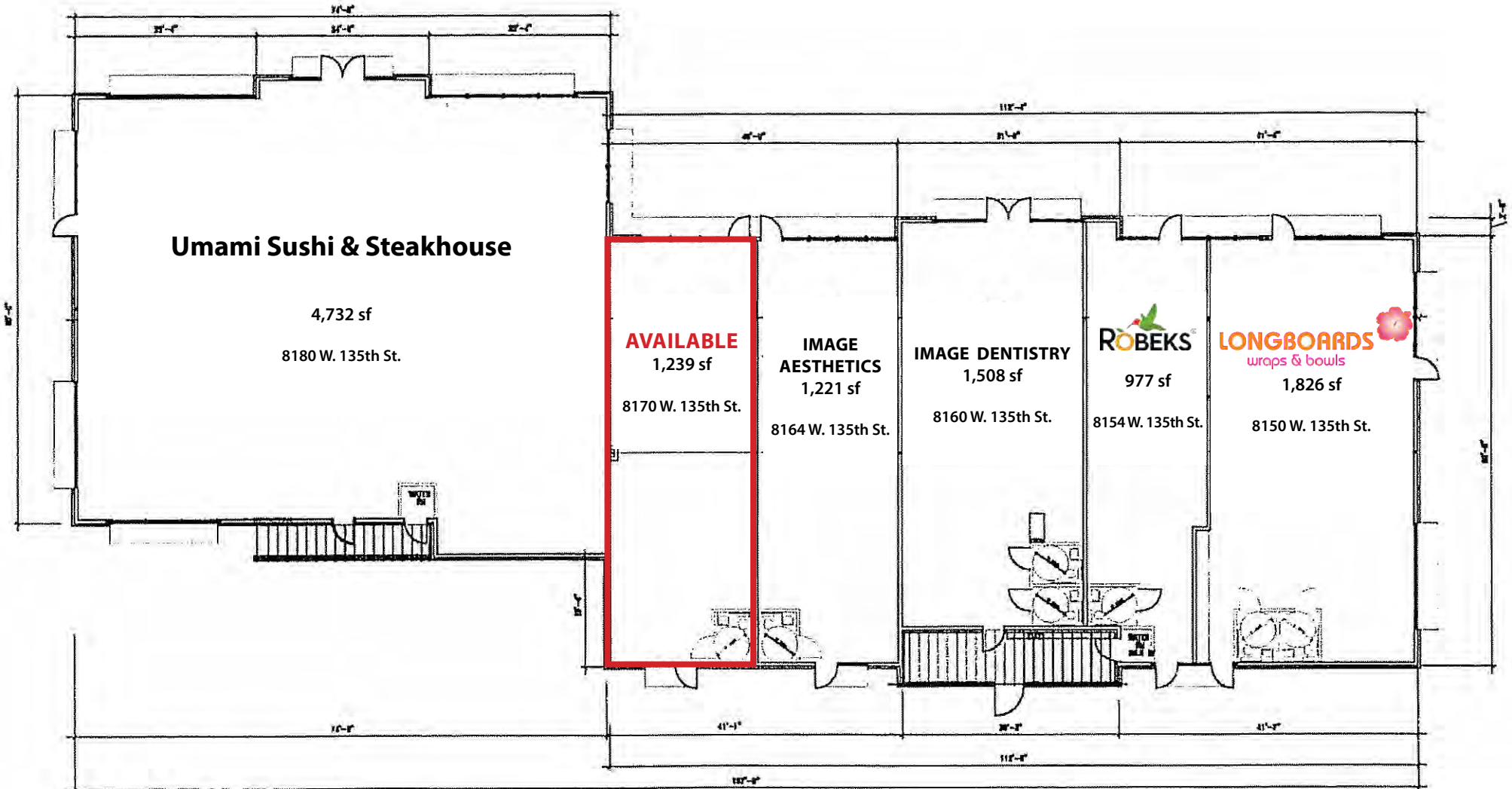
For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agent



SITE PLAN

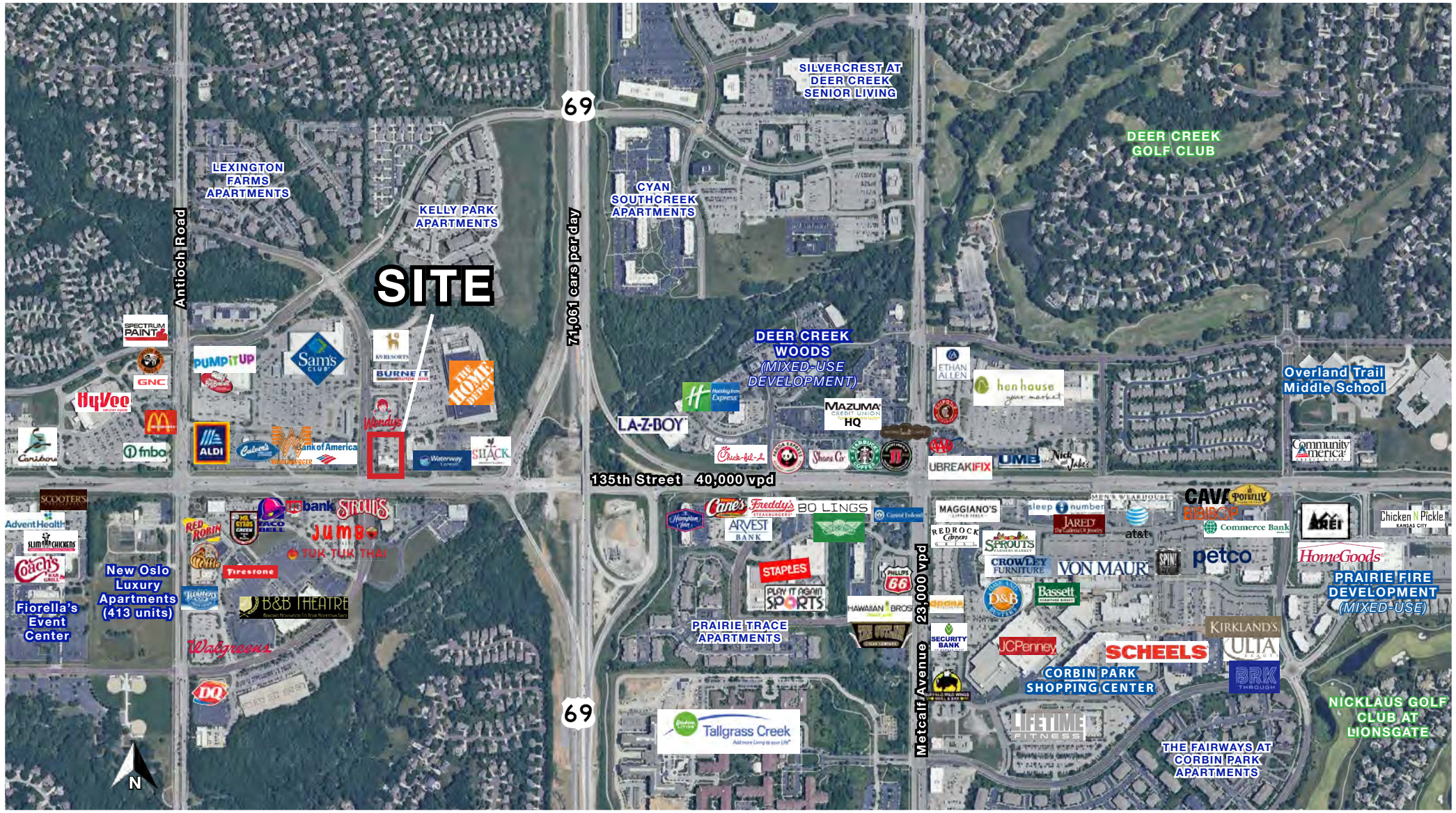


FLOOR PLAN
SCALE: 1/8"=1'-0"

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AERIAL

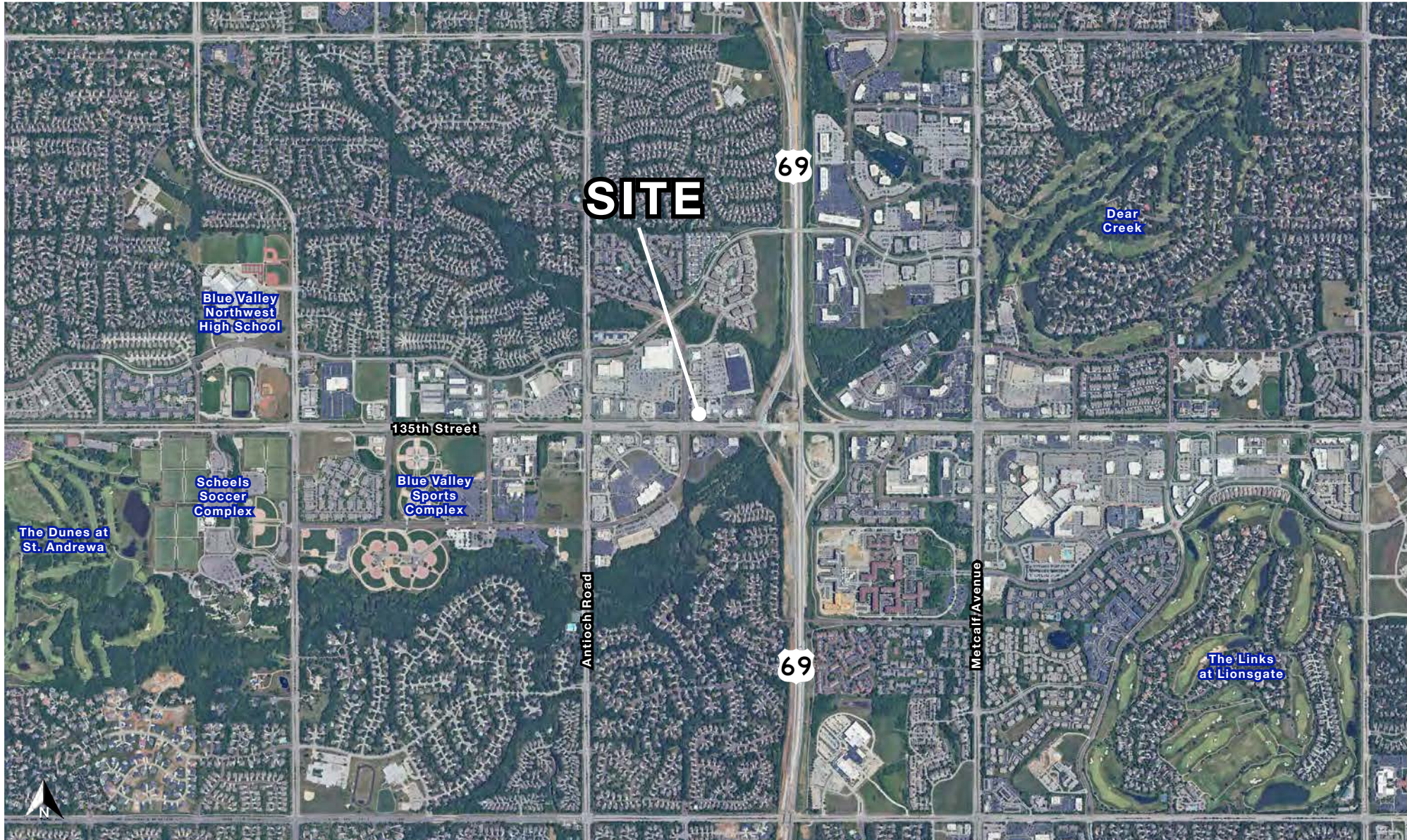




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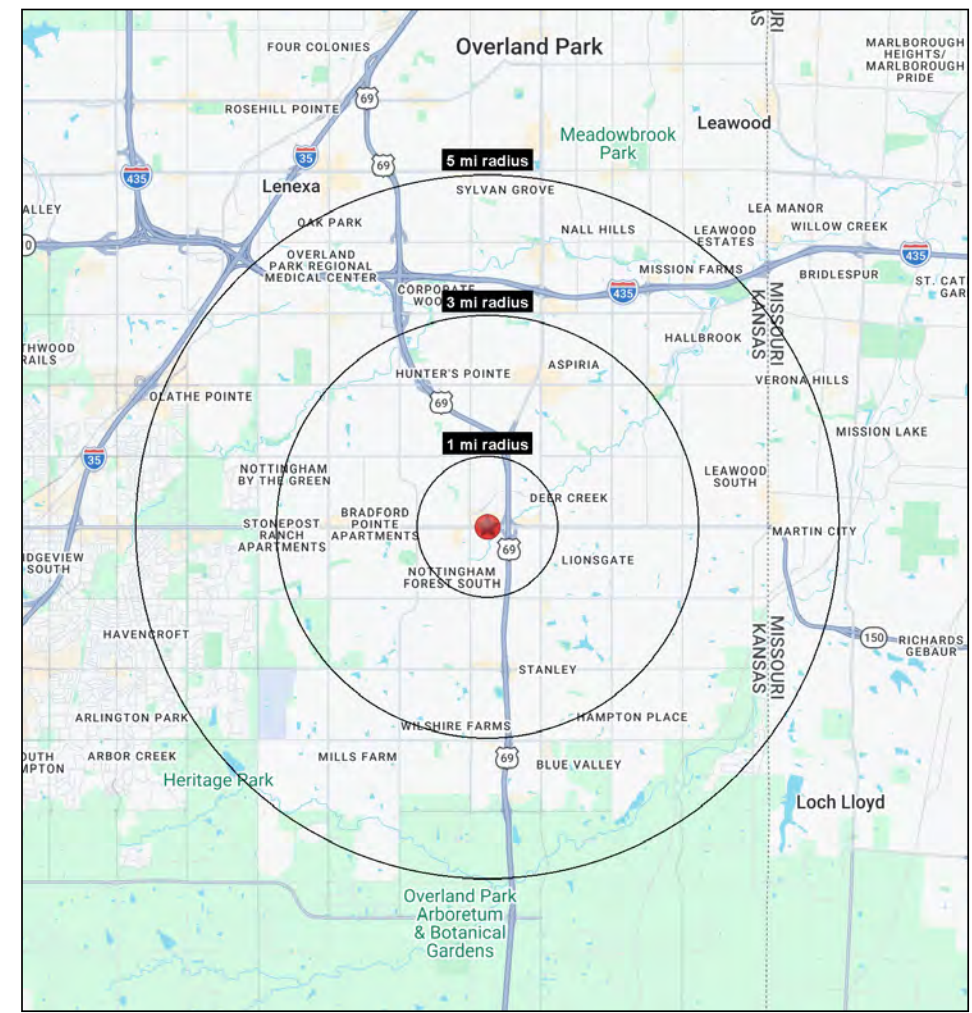
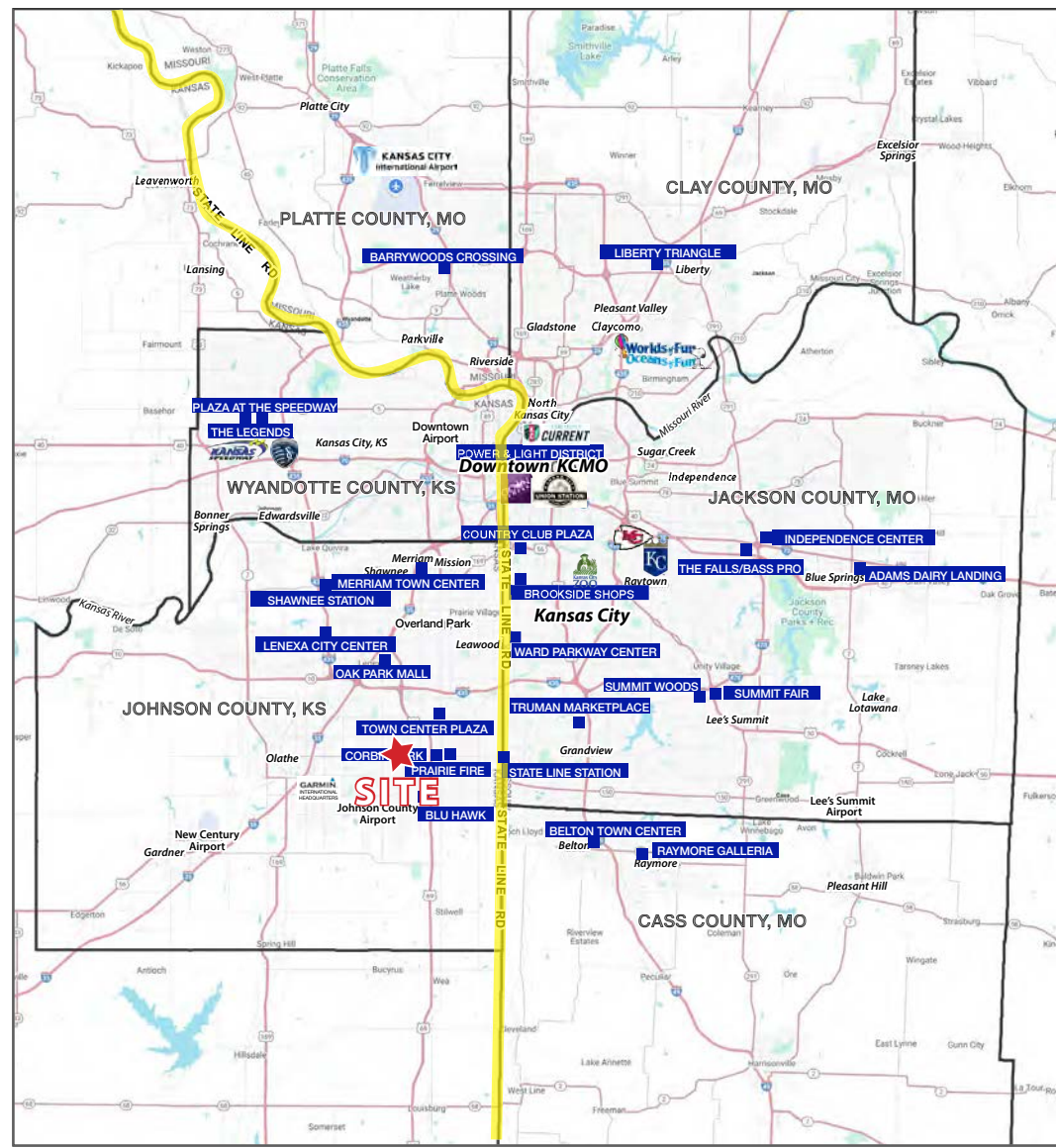
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135th Street & Hemlock Road Overland Park, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,581	96,496	218,659
2030 Projected Population	15,615	97,130	219,085
2020 Census Population	12,158	95,847	214,439
2010 Census Population	9,951	84,752	188,249
Projected Annual Growth 2025 to 2030	1.4%	0.1%	-
Historical Annual Growth 2010 to 2025	3.1%	0.9%	1.1%
2025 Median Age	39.9	40.3	40.5
Households			
2025 Estimated Households	6,376	39,526	88,759
2030 Projected Households	6,978	40,772	90,810
2020 Census Households	4,885	37,236	83,811
2010 Census Households	3,778	32,451	72,964
Projected Annual Growth 2025 to 2030	1.9%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	4.6%	1.5%	1.4%
Race and Ethnicity			
2025 Estimated White	70.6%	75.6%	78.1%
2025 Estimated Black or African American	5.2%	4.5%	4.9%
2025 Estimated Asian or Pacific Islander	17.4%	13.1%	9.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.7%	6.5%	7.0%
2025 Estimated Hispanic	7.1%	6.6%	7.0%
Income			
2025 Estimated Average Household Income	\$147,480	\$174,980	\$171,201
2025 Estimated Median Household Income	\$119,313	\$129,184	\$130,086
2025 Estimated Per Capita Income	\$64,518	\$71,740	\$69,573
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.9%	0.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.0%	1.1%
2025 Estimated High School Graduate	7.3%	9.1%	10.1%
2025 Estimated Some College	12.6%	13.3%	15.8%
2025 Estimated Associates Degree Only	4.3%	5.5%	6.2%
2025 Estimated Bachelors Degree Only	41.9%	40.1%	38.9%
2025 Estimated Graduate Degree	32.1%	30.1%	27.0%
Business			
2025 Estimated Total Businesses	609	3,836	10,211
2025 Estimated Total Employees	7,849	43,701	151,242
2025 Estimated Employee Population per Business	12.9	11.4	14.8
2025 Estimated Residential Population per Business	23.9	25.2	21.4

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