



# PRAIRIE CENTER SHOPPING CENTER

135th Street & Quivira Road, Overland Park, Kansas



## THREE PAD SITES FOR SALE

**SALE PRICE: \$12-\$13.50/SF | 1 TO 3.74 ACRES**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,020	103,362	241,676
Avg. Household Income	\$181,212	\$157,278	\$149,685

- Zoned commercial or office - build-to-suit available
- Anchored by 40,000 +/- SF Drive 5 Sports Center
- Other tenants include CVS Pharmacy, Goodyear, Phillips 66, Great Clips, Smoothie King, Primrose Daycare, Commerce Bank, and many more
- Directly across from a Price Chopper anchored center
- Outstanding visibility from Quivira Road
- Over 33,367 employees work within a 3 mile radius
- Intersection carries over 46,000 cars per day



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

*Exclusive Agents*







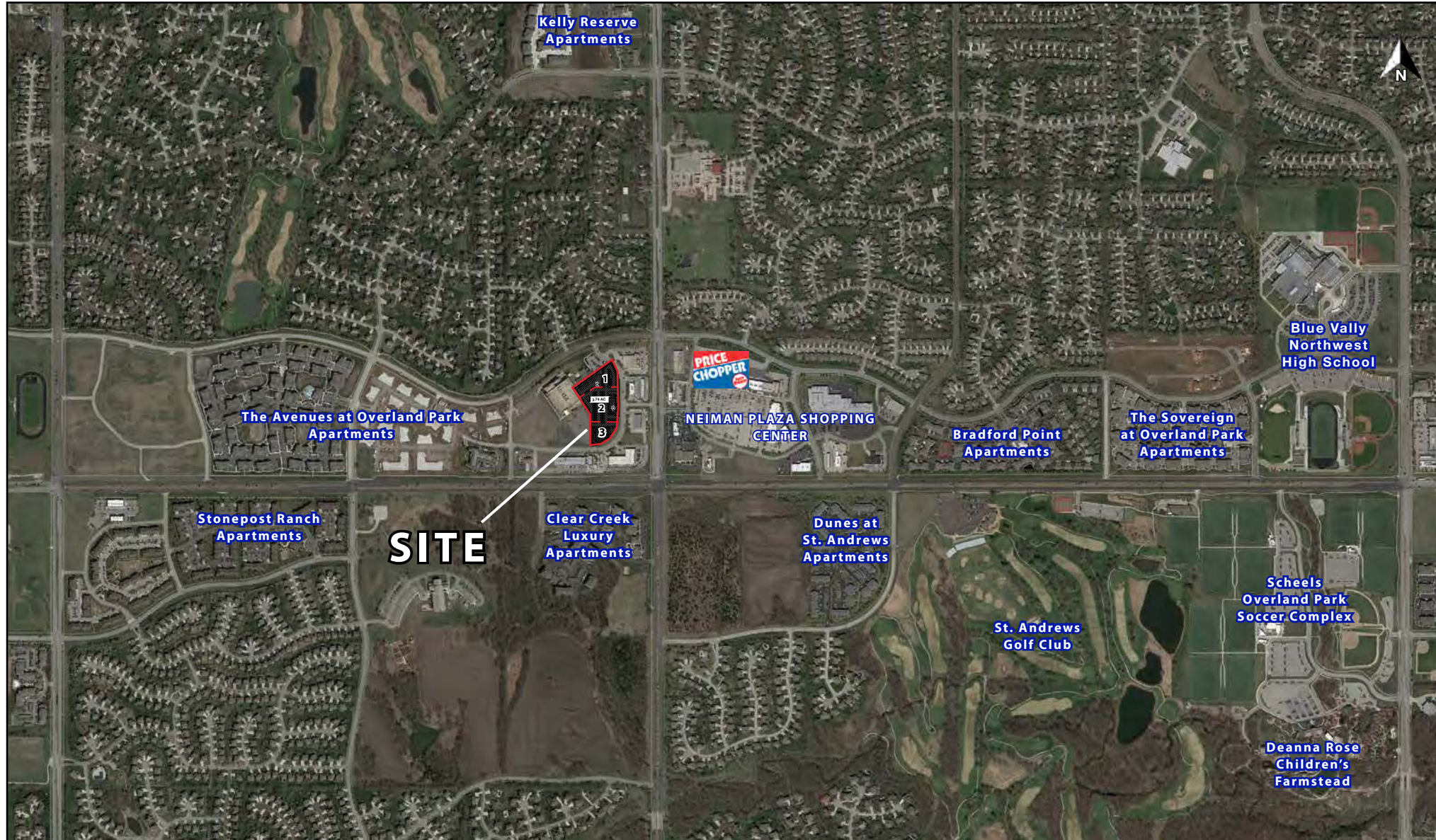


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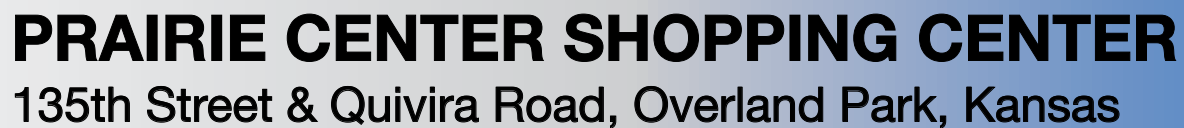
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**THREE PAD SITES  
FOR SALE  
3.74 ACRES TOTAL**

## AERIAL





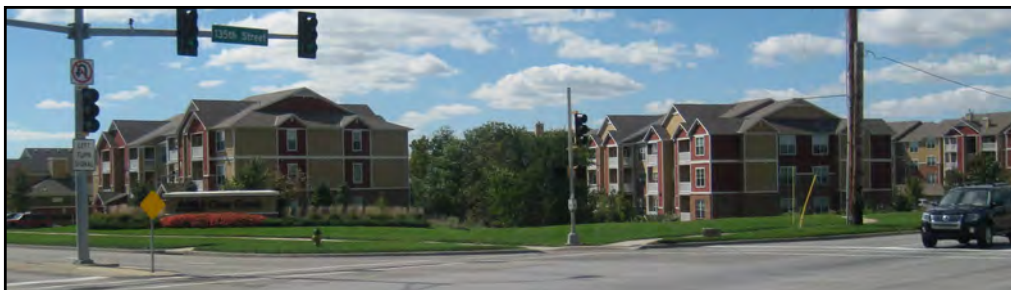


# THREE PAD SITES FOR SALE 3.74 ACRES TOTAL

## SITE PLAN



## NEIGHBORING TENANTS



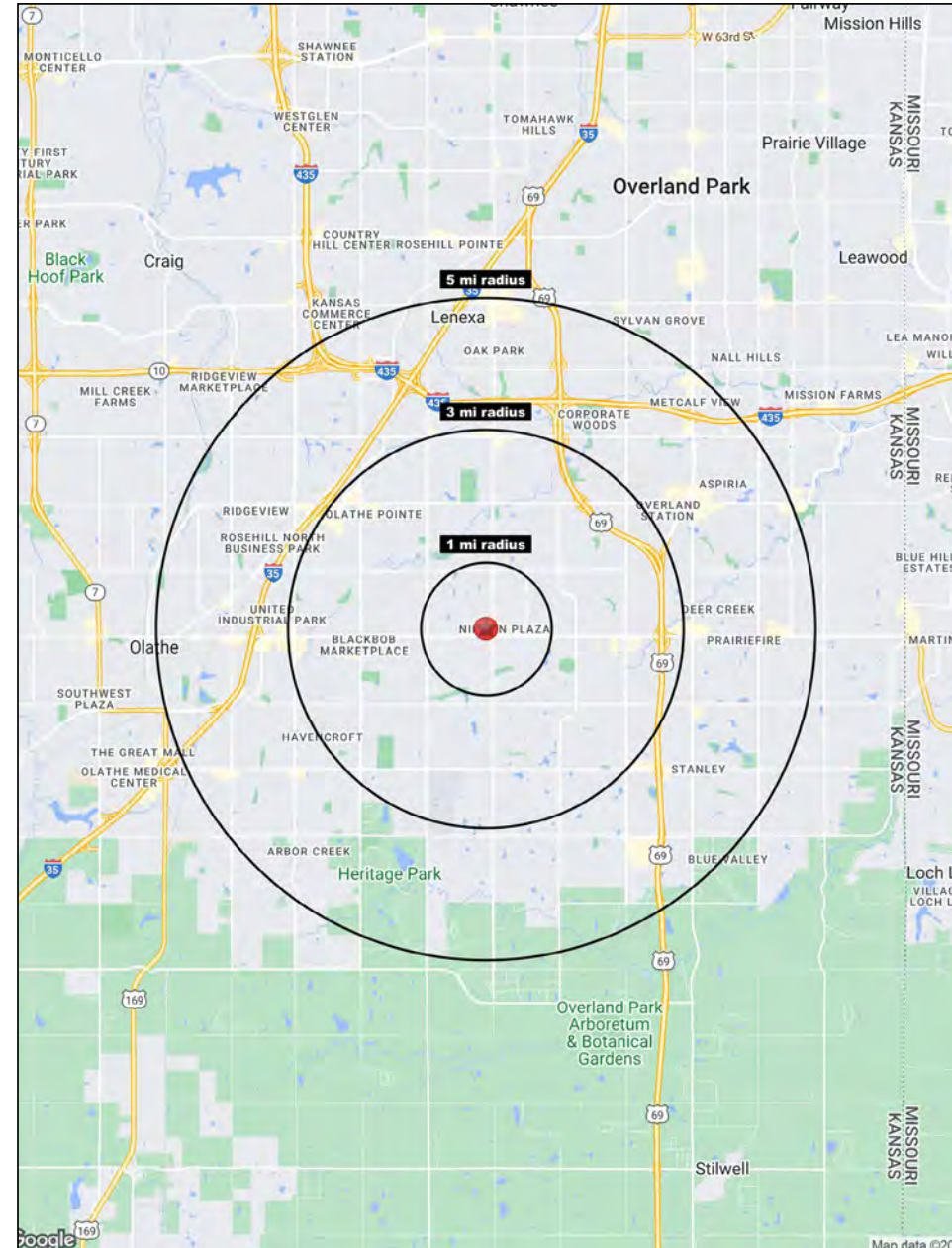
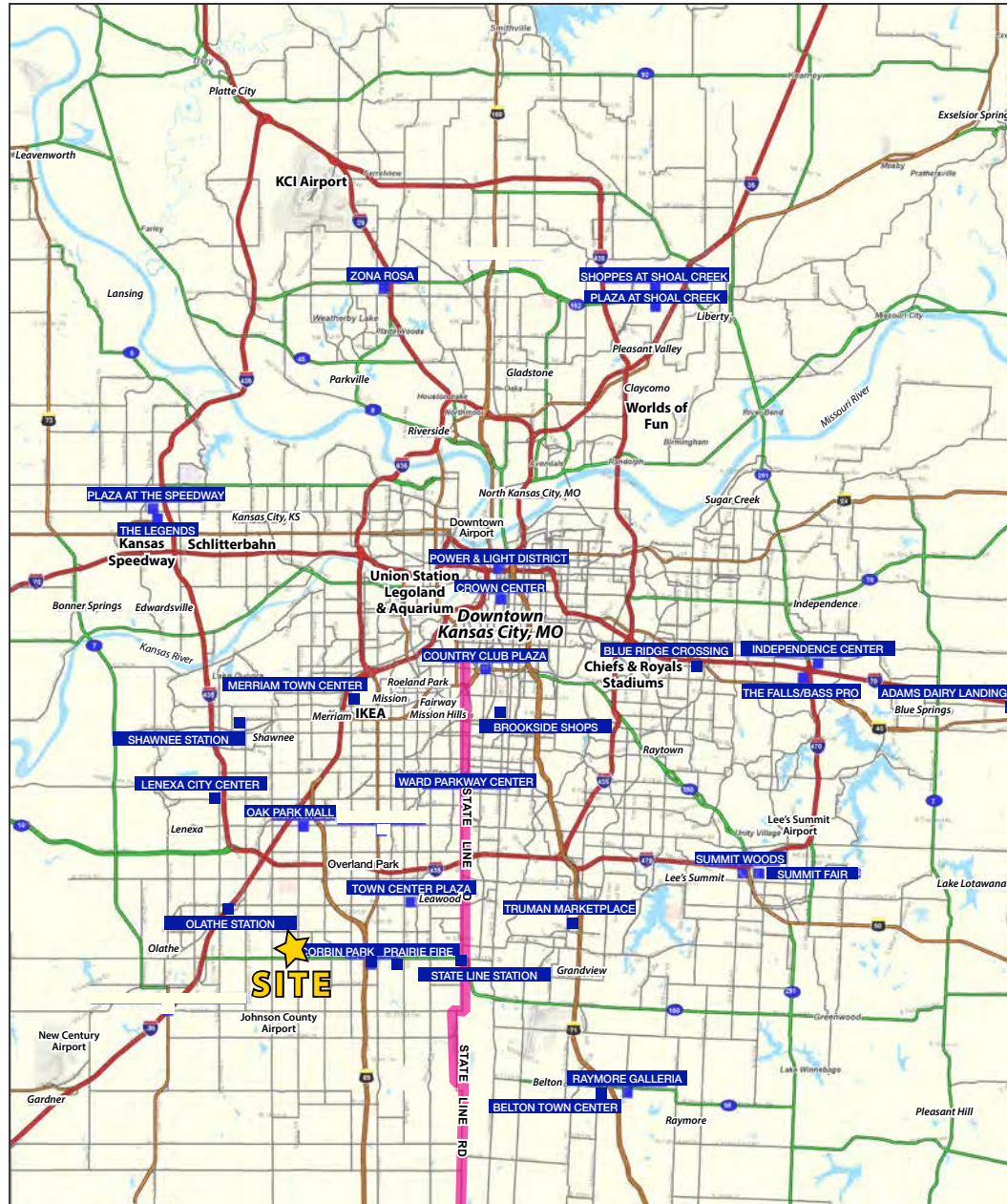




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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | [www.blockandco.com](http://www.blockandco.com)



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## 135th Street & Quivira Road, Overland Park, Kansas

12120 W 135th Street	1 mi	3 mi	5 mi
Overland Park, KS 66221	radius	radius	radius
<b>Population</b>			
2023 Estimated Population	14,020	103,362	241,676
2028 Projected Population	14,243	107,872	251,101
2020 Census Population	14,014	102,409	237,057
2010 Census Population	10,097	91,732	211,875
Projected Annual Growth 2023 to 2028	0.3%	0.9%	0.8%
Historical Annual Growth 2010 to 2023	3.0%	1.0%	1.1%
2023 Median Age	36.6	36.3	37.3
<b>Households</b>			
2023 Estimated Households	4,803	39,969	94,009
2028 Projected Households	4,996	42,965	100,078
2020 Census Households	4,748	39,055	91,050
2010 Census Households	3,374	34,439	80,780
Projected Annual Growth 2023 to 2028	0.8%	1.5%	1.3%
Historical Annual Growth 2010 to 2023	3.3%	1.2%	1.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	79.9%	77.6%	76.8%
2023 Estimated Black or African American	3.7%	5.3%	5.6%
2023 Estimated Asian or Pacific Islander	10.7%	9.8%	9.0%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2023 Estimated Other Races	5.6%	7.0%	8.3%
2023 Estimated Hispanic	4.7%	6.5%	8.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$181,212	\$157,278	\$149,685
2023 Estimated Median Household Income	\$125,774	\$121,951	\$118,672
2023 Estimated Per Capita Income	\$62,101	\$60,857	\$58,316
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.3%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.4%	2.0%
2023 Estimated High School Graduate	7.1%	10.4%	12.2%
2023 Estimated Some College	13.2%	15.8%	17.5%
2023 Estimated Associates Degree Only	4.8%	5.7%	6.6%
2023 Estimated Bachelors Degree Only	44.6%	39.2%	36.0%
2023 Estimated Graduate Degree	28.2%	26.3%	24.2%
<b>Business</b>			
2023 Estimated Total Businesses	229	2,576	10,030
2023 Estimated Total Employees	1,221	28,650	164,282
2023 Estimated Employee Population per Business	5.3	11.1	16.4
2023 Estimated Residential Population per Business	61.2	40.1	24.1

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