



PRAIRIE CENTER SHOPPING CENTER

135th Street & Quivira Road, Overland Park, Kansas



THREE PAD SITES FOR SALE

SALE PRICE: \$1,955,000 | 3.74 ACRES TOTAL

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

For More Information Contact:

TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

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



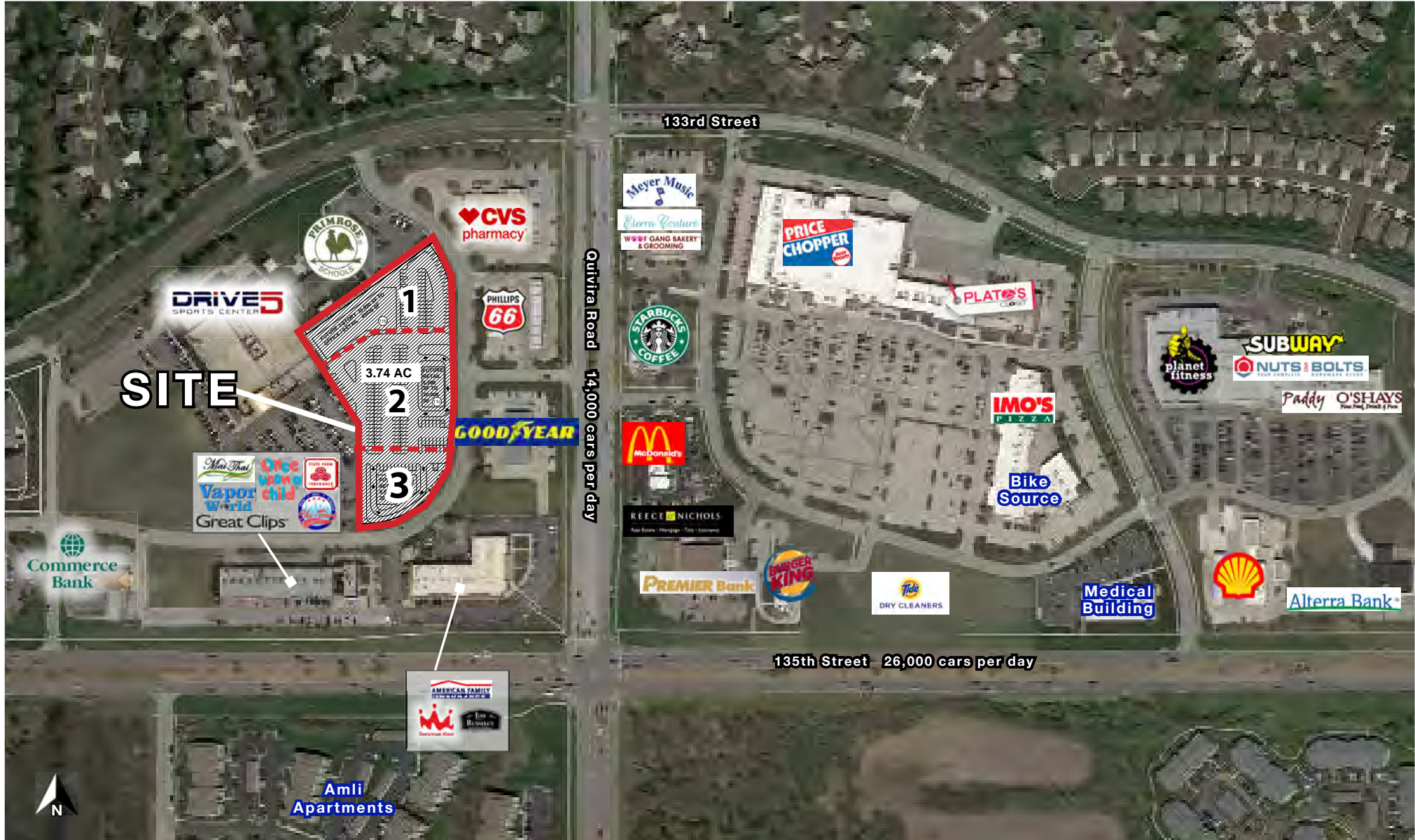


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AERIAL



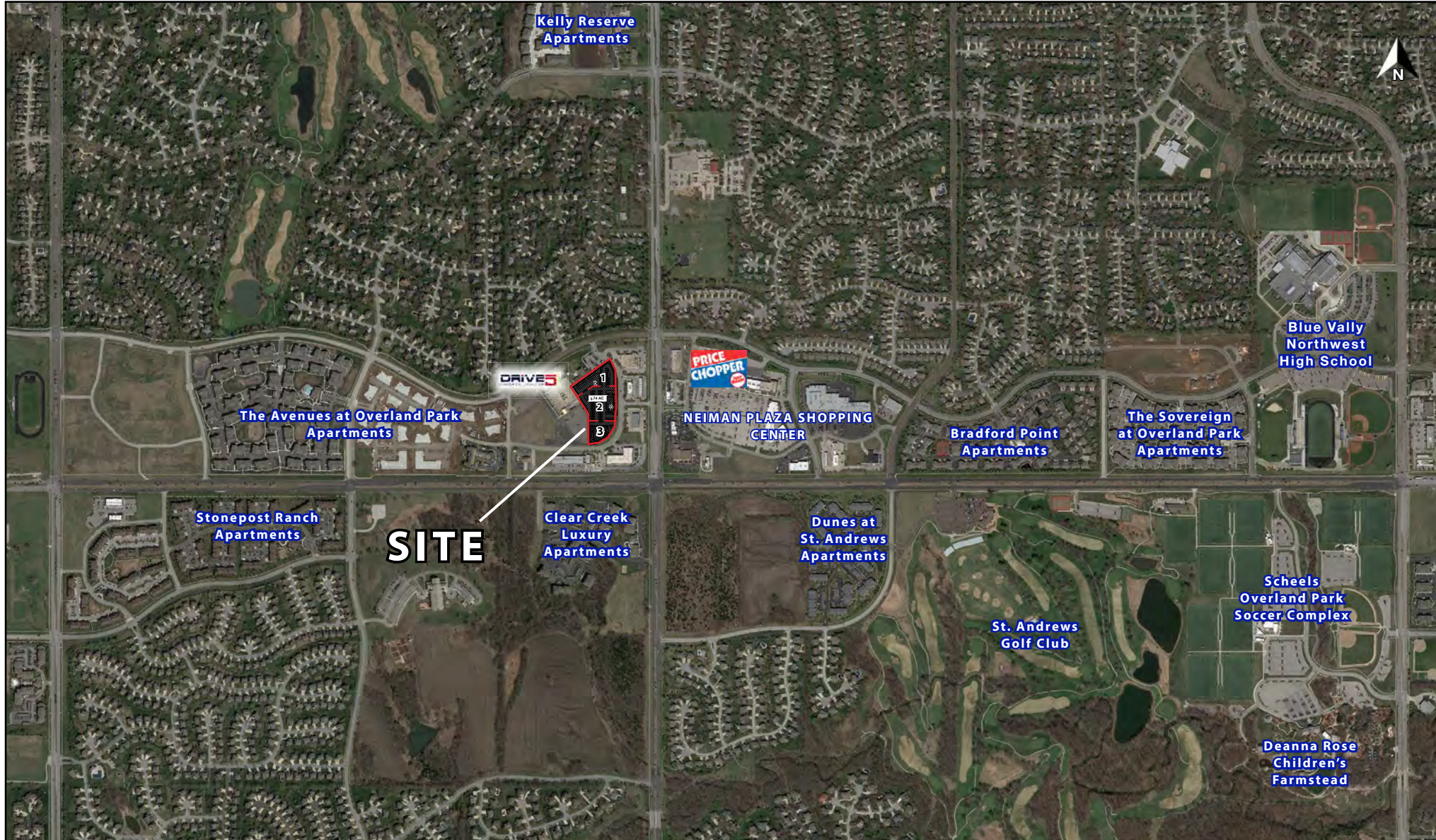


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SITE PLAN



Lot No.	Building	Type	Square Feet	Area		Parking	Parking Usage S.F.
				Area	Depth		
1	Office	Office	18,000	180	100	78	0.0
2	Office	Office	4,000	40	24	24	0.0
3	Office	Office	18,000	180	100	78	0.0
10	Future 2-Story Office/Retail	Office/Retail	43,700	437	218	119	0.0
11	Future Office	Office	21,000	210	105	52	0.0
12	Future Office	Office	21,000	210	105	52	0.0
13	Future Retail	Retail	21,000	210	105	52	0.0
14	Future Retail	Retail	21,000	210	105	52	0.0
15	Future Retail	Retail	21,000	210	105	52	0.0
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98	Future Retail	Retail	21,000	210	105	52	0.0
99	Future Retail	Retail	21,000	210	105	52	0.0
100	Future Retail	Retail	21,000	210	105	52	0.0
TOTAL EXISTING			182,000	1,820	1,010	511	0.0
TOTAL FUTURE			196,475	1,965	1,010	511	0.0
TOTAL BUILDING			378,475	3,785	2,020	1,022	0.0

* Total building square footage shall not exceed 397,000 square feet. Commercial future square footage of Buildings 11a, 11b, and 11c shall not exceed 43,000 square feet.

Quivira Road 15,000 cars per day

135th Street 26,000 cars per day

SE CORNER SE 1/4 SEC 27-13-24 (MOVEMENT 600)

REVISIONS

REVISED PRELIMINARY PLAN

1 OF 1

SCALE: 1" = 60'

DATE: 11/15/24

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: 11/15/24

PROJECT: 135th & Quivira Rd

LOCATION: OVERLAND PARK, KS

SCHLACEL & ASSOCIATES, P.A.
 ENGINEERS
 1400 W. 107th Street, Suite 400, Overland Park, KS 66204
 (913) 666-0500
 www.schlacel.com

PRIME ROSE SCHOOL
 PRELIMINARY PLAN
 135TH & QUIVIRA RD
 OVERLAND PARK, KS

NEIGHBORING TENANTS

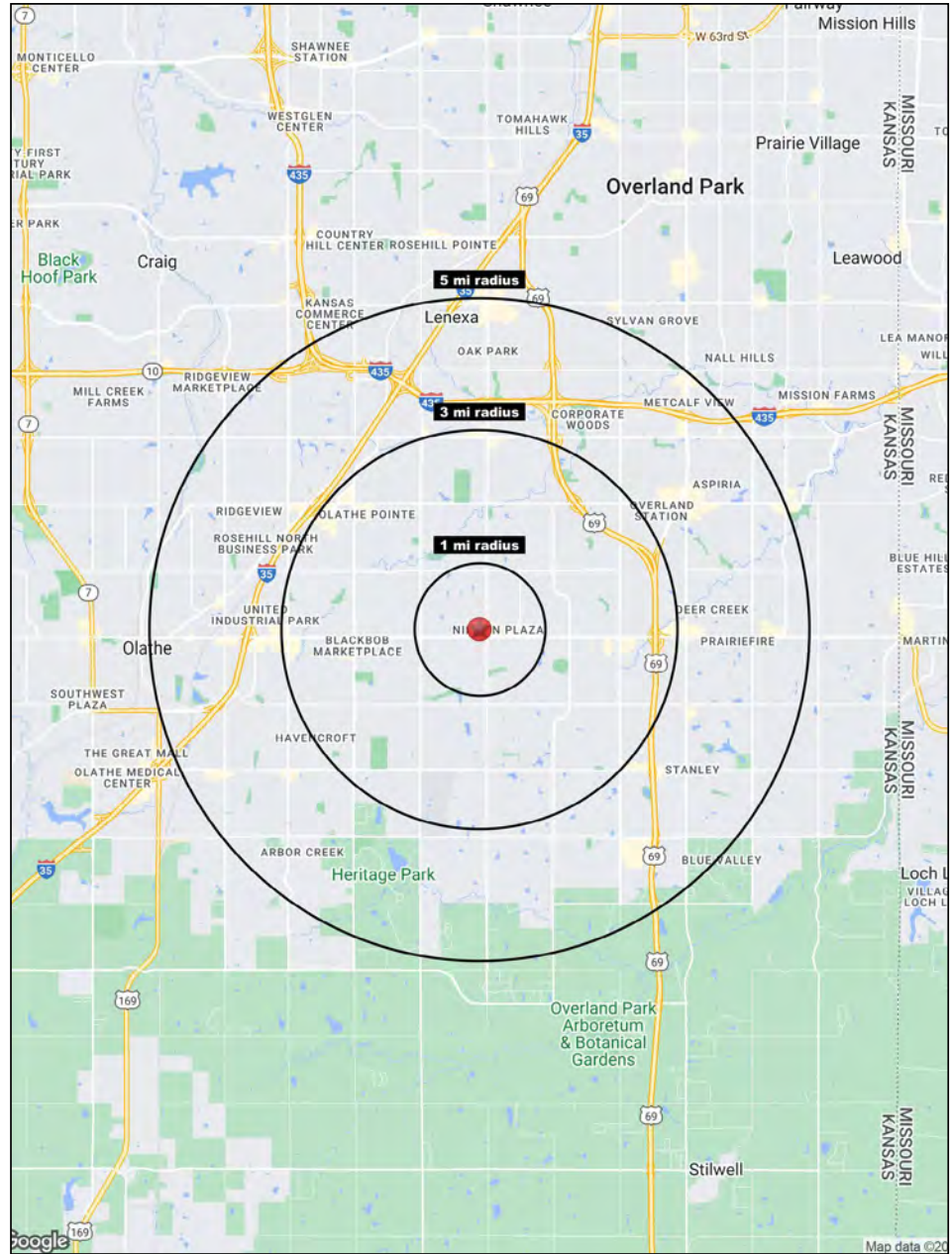
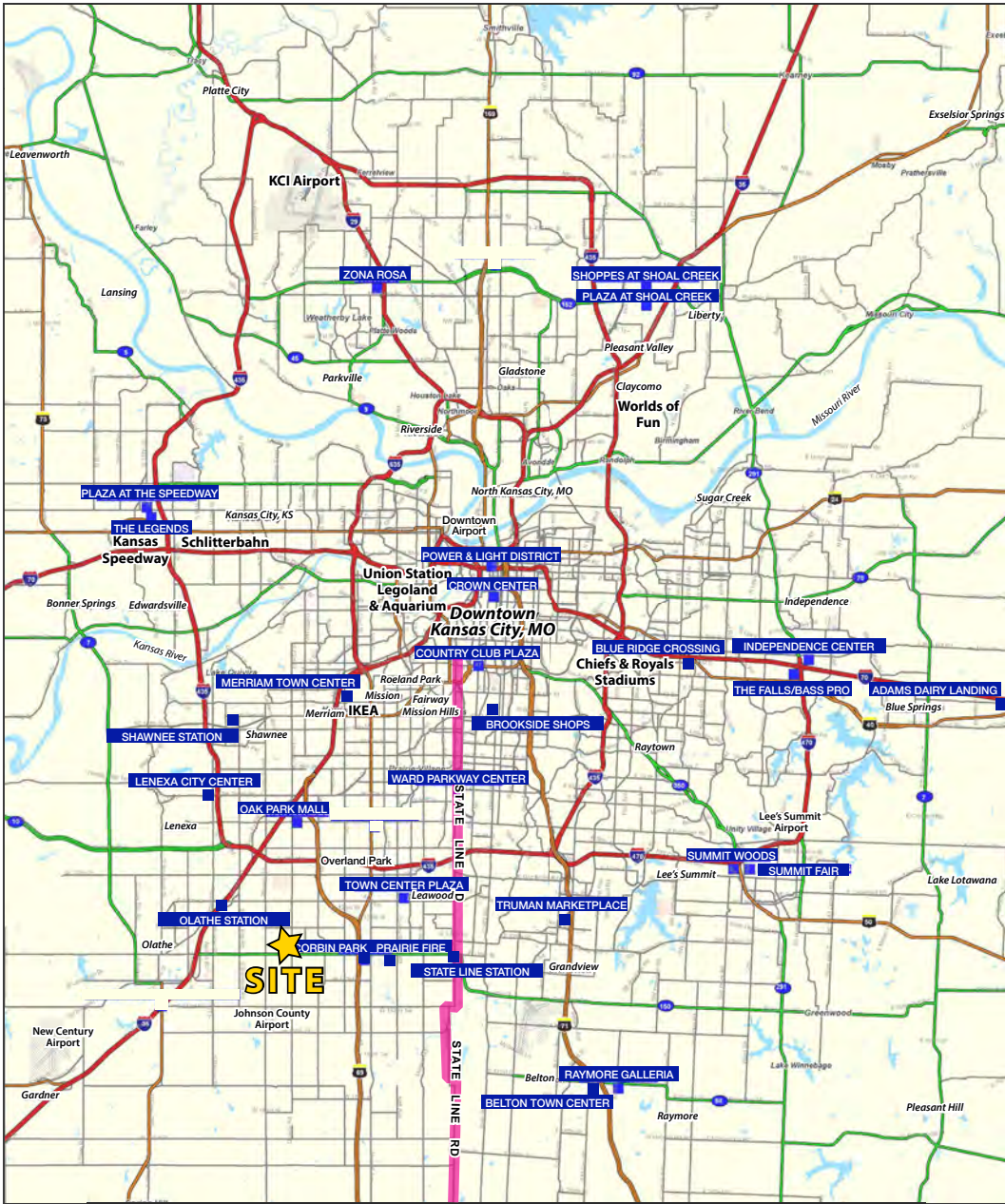




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12120 W 135th Street Overland Park, KS 66221	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,020	103,362	241,676
2028 Projected Population	14,243	107,872	251,101
2020 Census Population	14,014	102,409	237,057
2010 Census 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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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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