



#	Acres
1	1.02
2	0.79
3	SOLD
4	SOLD
5	SOLD
6	SOLD
7	SOLD
8	SOLD

## SITES

## SALE PRICE: \$17/SF | 0.79 ACRE & 1.02 ACRE

### DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Estimated Population	12,354	93,843	193,510
Avg. Household Income	\$98,497	\$160,284	\$146,937

Drive Time	5 min	10 min	15 min
Estimated Population	75,448	226,588	500,008
Avg. Household Income	\$149,578	\$136,972	\$109,750

- Pad sites are Zoned Commercial, graded, and ready for development
- Corbin Park has an estimated 10 million shoppers per year, center is anchored by Scheels, JC Penney, Von Maur, Lifetime Fitness, Stein Mart, Sprouts Farmers Market, Kirkland's, Off Broadway, Dress Barn, Ulta, Sears, Corner Bakery, Old Chicago, YaYa's, Firebirds Wood Fired Grill, and Brew Top Pub & Patio, Maggiano's, Red Rock Canyon Grill, Crowley Furniture, among many more
- The outlots are surrounded by numerous major projects including Deer Creek mixed-use development, a Hen House grocery anchored shopping center, and Prairie Fire mixed-use development featuring The American Museum of Natural History at Prairie Fire, Fresh Market, REL, Pinstripes, The Newport Grill, Cinetopia Theater and Wasabi Sushi,
- Excellent access, signage, and visibility to 135th Street and Metcalfe Avenue
- 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*  
**MAX KOSOGLAD** | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)  
**DAVID BLOCK** | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)



SITE PLAN



AMERICAN MUSEUM OF NATURAL HISTORY AT PRAIRIE FIRE

#	Acres	Bldg. Size
1	1.02	4,500 SF
2	0.79	1,800 SF
3	SOLD	SOLD
4	SOLD	SOLD
5	SOLD	SOLD
6	SOLD	SOLD
7	SOLD	SOLD
8	SOLD	SOLD





**CORBIN PARK PHOTOS**



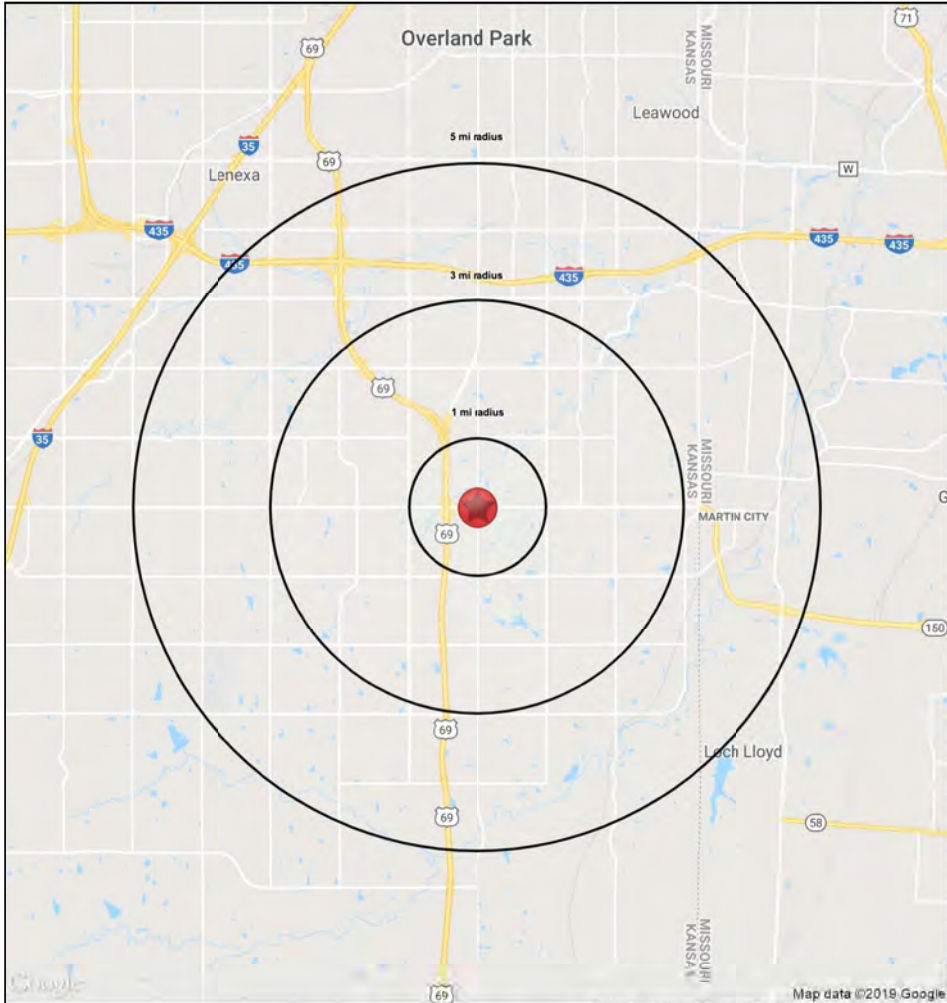
**New Apartment Elevation**







### 1-3-5 MILE RADIUS RING MAP & DEMOS



135th Street & Metcalfe Avenue Overland Park, KS 66223		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2018 Estimated Population	12,354	93,843	193,510
	2023 Projected Population	13,093	98,808	203,219
	2010 Census Population	8,531	84,612	173,370
	2000 Census Population	4,230	65,550	139,014
	Projected Annual Growth 2018 to 2023	1.2%	1.1%	1.0%
	Historical Annual Growth 2000 to 2018	10.7%	2.4%	2.2%
	2018 Median Age	40.0	39.8	40.8
<b>HOUSEHOLDS</b>	2018 Estimated Households	5,766	37,151	77,874
	2023 Projected Households	6,075	39,184	81,897
	2010 Census Households	3,760	31,982	67,660
	2000 Census Households	1,377	22,930	51,950
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2018	17.7%	3.4%	2.8%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	76.4%	82.6%	83.8%
	2018 Estimated Black or African American	6.1%	4.0%	4.5%
	2018 Estimated Asian or Pacific Islander	13.6%	10.1%	8.1%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.2%	0.2%
	2018 Estimated Other Races	3.7%	3.1%	3.4%
	2018 Estimated Hispanic	4.2%	3.7%	4.2%
<b>INCOME</b>	2018 Estimated Average Household Income	\$98,497	\$160,284	\$146,937
	2018 Estimated Median Household Income	\$88,293	\$120,039	\$114,033
	2018 Estimated Per Capita Income	\$45,978	\$63,490	\$59,187
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.6%	0.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.1%	1.3%
	2018 Estimated High School Graduate	8.7%	7.7%	9.2%
	2018 Estimated Some College	14.7%	13.8%	15.3%
	2018 Estimated Associates Degree Only	7.1%	6.5%	6.8%
	2018 Estimated Bachelors Degree Only	39.0%	40.7%	39.4%
<b>BUSINESS</b>	2018 Estimated Graduate Degree	28.2%	29.7%	27.1%
	2018 Estimated Total Businesses	903	4,887	10,234
	2018 Estimated Total Employees	10,965	71,736	147,118
	2018 Estimated Employee Population per Business	12.1	14.7	14.4
	2018 Estimated Residential Population per Business	13.7	19.2	18.9



# CORBIN PARK PAD SITES

## Metcalfe at 135th Street, Overland Park, KS

**FOR  
SALE**

### 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



135th Street & Metcalfe Avenue Overland Park, KS 66223		5 min drivetime	10 min drivetime	15 min drivetime
<b>POPULATION</b>	2018 Estimated Population	75,448	226,588	500,008
	2023 Projected Population	79,487	238,040	523,818
	2010 Census Population	67,889	204,581	463,271
	2000 Census Population	53,745	169,751	415,357
	Projected Annual Growth 2018 to 2023	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	2.2%	1.9%	1.1%
	2018 Median Age	39.5	40.5	38.7
<b>HOUSEHOLDS</b>	2018 Estimated Households	30,708	92,338	207,944
	2023 Projected Households	32,391	97,205	218,093
	2010 Census Households	26,361	80,922	186,836
	2000 Census Households	19,104	64,247	164,434
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.0%
Historical Annual Growth 2000 to 2018	3.4%	2.4%	1.5%	
<b>RACE AND ETHNICITY</b>	2018 Estimated White	81.5%	83.3%	79.3%
	2018 Estimated Black or African American	4.4%	4.9%	9.0%
	2018 Estimated Asian or Pacific Islander	10.6%	7.6%	5.4%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
	2018 Estimated Other Races	3.2%	4.0%	5.9%
	2018 Estimated Hispanic	4.0%	5.2%	8.1%
<b>INCOME</b>	2018 Estimated Average Household Income	\$149,578	\$136,972	\$109,750
	2018 Estimated Median Household Income	\$112,187	\$107,007	\$88,128
	2018 Estimated Per Capita Income	\$60,920	\$55,874	\$45,714
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.0%	1.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.6%	2.8%
	2018 Estimated High School Graduate	8.1%	10.1%	15.2%
	2018 Estimated Some College	13.9%	16.4%	19.2%
	2018 Estimated Associates Degree Only	6.9%	7.3%	7.8%
	2018 Estimated Bachelors Degree Only	40.3%	38.0%	32.7%
2018 Estimated Graduate Degree	29.1%	25.6%	20.6%	
<b>BUSINESS</b>	2018 Estimated Total Businesses	3,949	13,604	25,389
	2018 Estimated Total Employees	56,093	200,648	366,544
	2018 Estimated Employee Population per Business	14.2	14.7	14.4
	2018 Estimated Residential Population per Business	19.1	16.7	19.7

