

OFFERING MEMORANDUM

Corbin Park Pad Building For Sale



6301 W. 135TH STREET, OVERLAND PARK, KS

A SUBURB OF GREATER KANSAS CITY



BLOCK & COMPANY, INC., REALTORS

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EXECUTIVE SUMMARY

Overview

A premier multi-tenant pad building in the renowned Corbin Park shopping center, the property occupies a high-visibility corner along Overland Park's main retail corridor. The 100% occupied asset features a curated mix of dining, dessert, wellness, and service tenants, benefiting from an affluent demographic surrounding density. Anchored by major regional traffic drivers including Scheels, Von Maur, Lifetime Fitness, and Dave & Buster's.

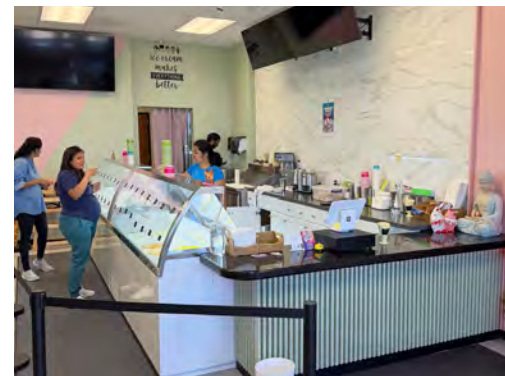
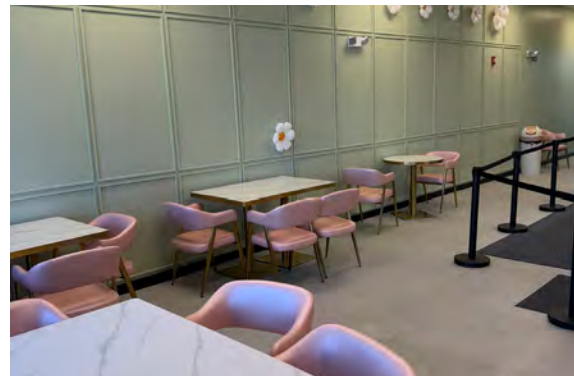
Key Location & Tenant Drivers

- » 10 Million+ Annual Visitors: Corbin Park acts as a super-regional retail pull for the entire South Kansas City metro area.
- » Exceptional Household Incomes: \$175,477 average household income within a 1-mile radius.
- » High-Volume Traffic Corridor: Located at 135th St & Metcalf Ave with traffic counts exceeding 50,000 vehicles per day.
- » E-Commerce Resistant Tenant Mix: 100% occupied by dining, dessert, luxury wellness, custom apparel, and institutional service tenants.

Demographics & Area Overview

The Surrounding Area: Overland Park, Kansas

- » **Massive Regional Purchasing Power:** Residents within a 20-minute drive of Corbin Park spent over \$13 Billion on retail last year.
- » **Affluent Local Customer Base:** Average Household Income within 1 mile: \$175,477
 - » Median Household Value within 5 minutes: \$278,000
- » **High Homeownership:** 77% of residents within a 5-minute radius own their home.
- » **Premier Intersection Visibility:** Situated at 135th Street and Metcalf Avenue, exposed to an average daily traffic volume of 95,000 vehicles.



\$7,222,000
SALE PRICE



6.00%
CAP RATE

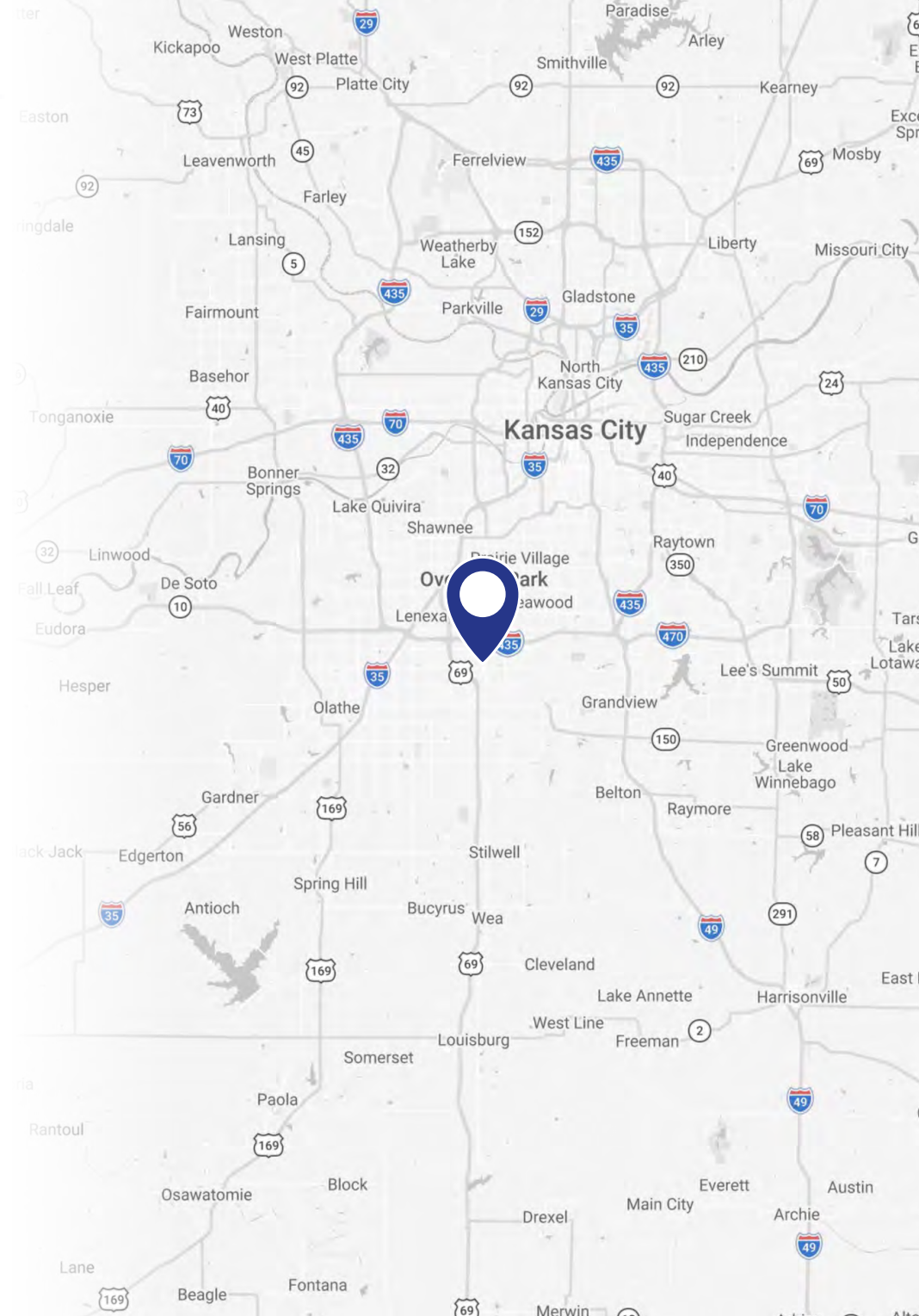


15,549 SF
BUILDING SIZE

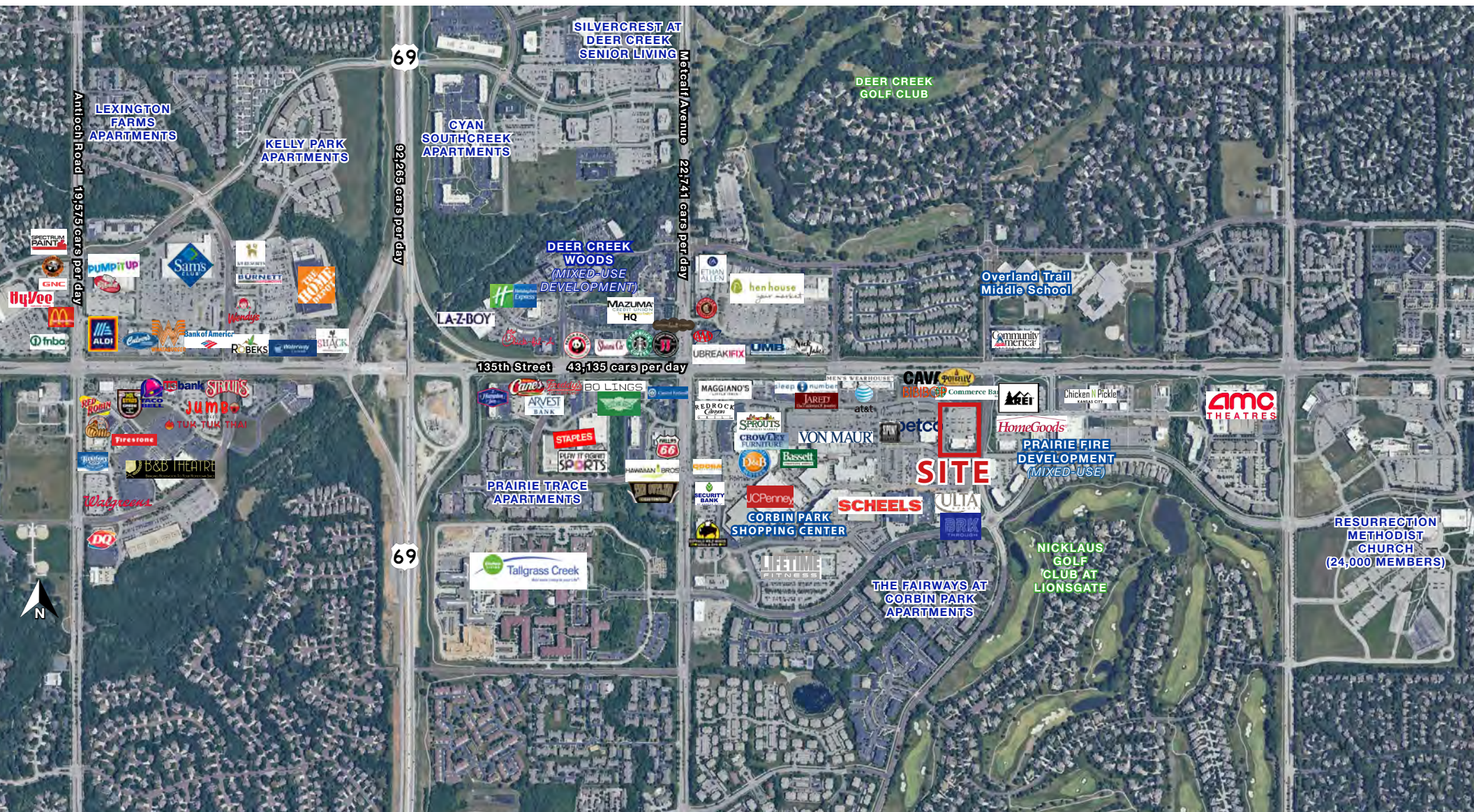
PROPERTY OVERVIEW

PROPERTY SUMMARY

Type	Super Regional Draw
Address	6301 W. 135th Street, Overland Park, KS 66223
Parcel Number	NP13050000 0039
County:	Johnson
State:	Kansas
CBSA:	Kansas City
GLA:	15,549 SF
Land Area	2.61 Acres
Lease Type	NNN
Occupancy	100%
Year Built	2015
Parking	180 Parking Spaces
Zoning	Commercial
Year Built	2015



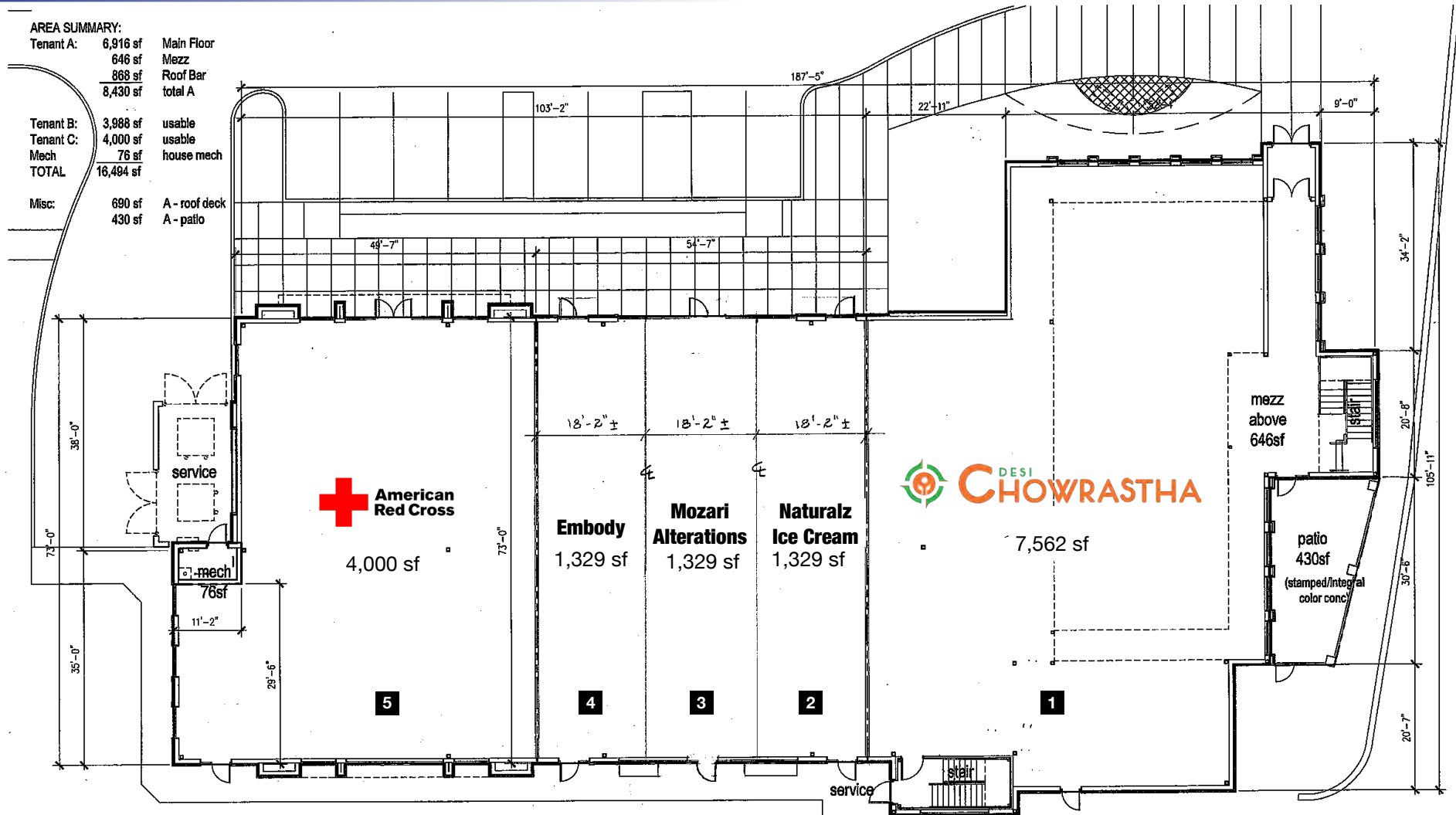
AERIAL MAP



SITE PLAN



FLOOR PLAN



TOTAL BLDG AREA: 16,494 gsf

#	Name	SF	Address
1	Desi Chowrastha	7,562 SF	6301 W. 135th Street, Suite A
2	Naturalz Ice Cream	1,329 SF	6301 W. 135th Street, Suite BA
3	Mozari Alterations	1,329 SF	6301 W. 135th Street, Suite BB
4	Embody	1,329 SF	6301 W. 135th Street, Suite BC
5	American Red Cross	4,000 SF	6301 W. 135th Street, Suite C

TENANT OVERVIEW



AMERICAN RED CROSS

The American Red Cross is a Global humanitarian giant and an institutional, recession-proof anchor for the development. the organization operates on an unmatched national credit profile with nearly \$4 Billion in annual operating revenues and gains, managing roughly 45% of the United States' blood supply.



DESI CHOWRASTHA

Desi Chowrastha is a apidly growing, premium fast-casual authentic Indian restaurant, bakery, and grocery concept. The business is a highly popular national franchise boasting over 25 active corporate and franchise locations across major U.S. metro markets (including heavy footprints in Texas, Chicago, Atlanta, and Virginia).



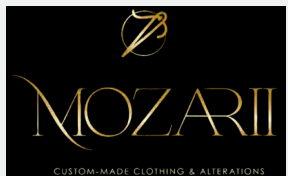
NATURALZ ICE CREAM

Naturalz Ice Cream is an artisanal gourmet dessert lounge specializing in rich, all-natural premium ice creams and global flavors. The business is an aggressive, expanding national brand currently scaling its retail footprint toward a projected 170 locations nationwide.



EMBODY

Embody is a cutting-edge athletic recovery and wellness studio specializing in "Contrast Therapy" (infrared saunas and luxury cold plunges). The studio taps directly into the explosive boutique fitness/wellness sector, driving high-frequency, affluent membership foot traffic.



MOZARI CUSTOM CLOTHING

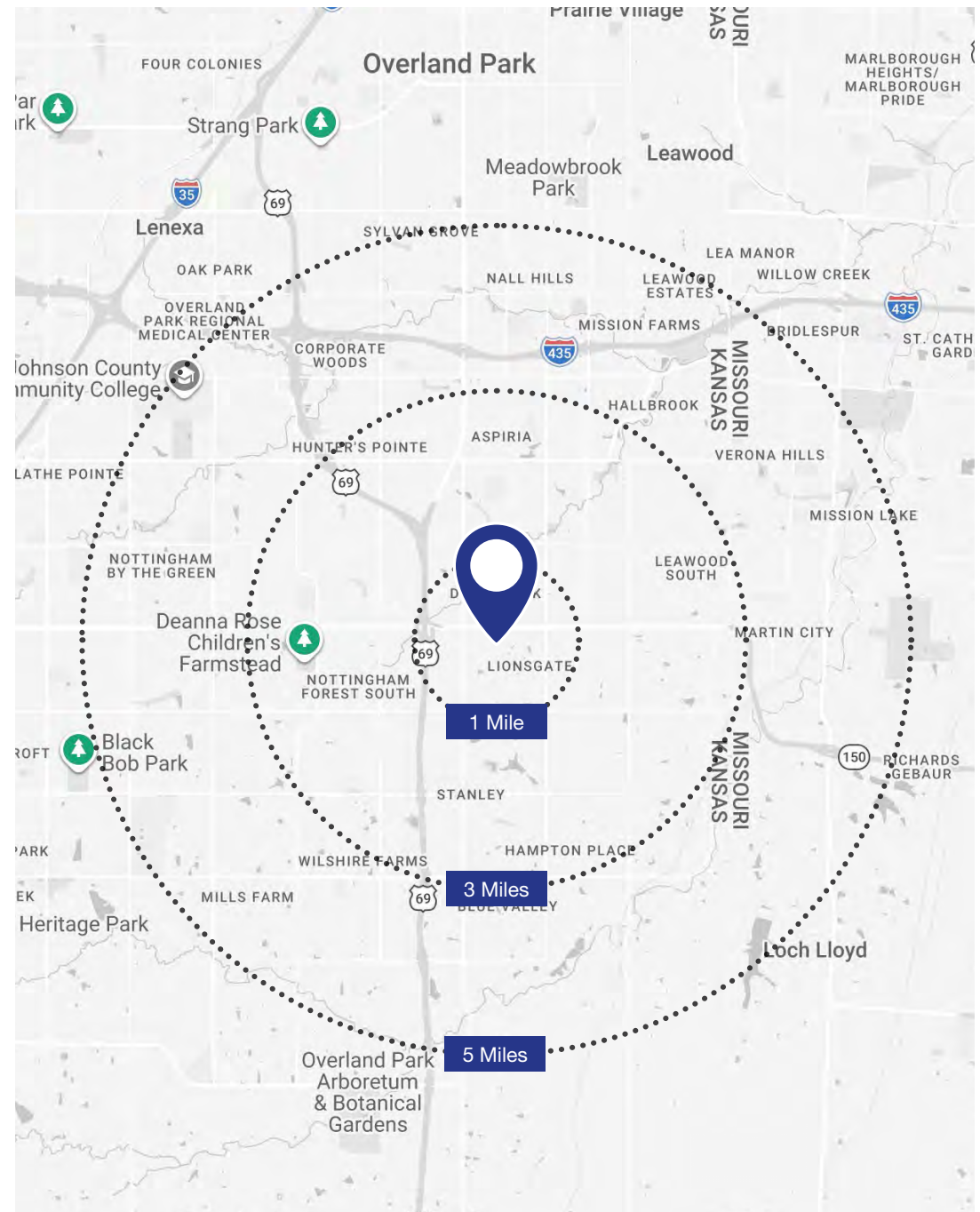
Mozari Custom Clothing is a luxury, bespoke custom suit retailer and clothier catering to high-end executive clientele. The clothier is perfectly aligned with the affluent, high-income executive household demographic surrounding the Corbin Park and Johnson County corridors.

DRONE PHOTO



DEMOGRAPHICS SUMMARY

2026 ESTIMATES	1 MILE	3 MILE	5 MILE
Estimated Population	12,867	89,239	188,001
Estimated Households	6,500	36,938	78,226
Average Household Size	2.0	2.4	2.4
Median Age	40.0	41.5	41.2
Median Household Income	\$118,565	\$149,588	\$141,117
Average Household Income	\$175,477	\$197,082	\$185,628
2031 PROJECTIONS	1 MILE	3 MILE	5 MILE
Projected Population	13,642	89,239	188,001
Projected Households	6,985	37,904	79,309
Projected Median HH Income	\$116,638	\$146,862	\$139,202
Projected Average HH Income	\$173,455	\$195,078	\$184,048



MARKET OVERVIEW



OVERLAND PARK, KANSAS OVERVIEW

Overland Park, Kansas is the second-largest city in the state and the crown jewel of the Kansas City metropolitan area's suburban landscape. Renowned for its exceptional quality of life, nationally top-ranked public schools, safe neighborhoods, and dynamic economic climate, it frequently tops national lists as one of the best places to live, work, and raise a family in the United States.

Overland Park, Kansas is a premier economic engine of the Kansas City metropolitan area, boasting a highly educated workforce and a robust business environment. Key industries include telecommunications, finance, health care, and technology.

JOHNSON COUNTY , KANSAS OVERVIEW

Johnson County, Kansas, is the state's most populous county, with over 640,000 residents. Located in the eastern part of the state, it serves as a major, affluent hub of the Kansas City Metropolitan Area, known for highly rated public schools, robust economic growth, and an active suburban lifestyle.

Johnson County is the wealthiest and most economically productive county in Kansas, generating a GDP of over \$62 billion. It serves as a major corporate and technology hub for the Kansas City metropolitan area, boasting a highly educated workforce and a robust labor market.



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