



# PRIME CORBIN PARK SPACE FOR LEASE

## SECOND GENERATION RESTAURANT & IN-LINE RETAIL SPACES AVAILABLE

Metcalfe Avenue at 135th Street (SEC), Overland Park, Kansas




### Lease Rate: \$29.50/SF NNN | 1,329 SF to 7,562 SF Spaces Available

#### DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Estimated Population	40,308	138,754	273,230
Avg. Household Income	\$160,531	\$172,856	\$160,123

- 6,916 SF Turn-Key Restaurant: Fully equipped with all furniture, fixtures, and equipment (FF&E) for immediate operation. Includes a first-floor outdoor patio, rooftop bar, and rooftop patio for enhanced guest experience. Total of 7,562 SF
- Two 1,329 SF retail spaces that can be combined to create 2,658 SF of versatile retail space.
- High Foot Traffic: Corbin Park attracts an estimated 10 million shoppers annually.
- Anchored by Major Retailers: The center is home to Scheels, JC Penney, Von Maur, Lifetime Fitness, Dave & Busters, Sprouts Farmers Market, Kirkland's, and ULTA Beauty.
- Prime Location: Excellent access, signage, and visibility on 135th Street and Lamar Avenue.
- Strong Demographics: Nationally ranked demographics, household income, traffic counts, schools, and educational institutions nearby.
- Last year, residents within 20 minutes of Corbin Park spent over \$13 billion on retail.
- 77% of residents within five minutes of Corbin Park own their home. Median household value is \$278,000.
- Residents within 1 mile of Corbin Park have an average household income of \$157,429.
- Corbin Park is situated at 135th and Metcalfe Avenue where average traffic is 95,000 cars.

 [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)





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### SITE PLAN



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### DRONE PHOTOS





# PRIME CORBIN PARK SPACE FOR LEASE

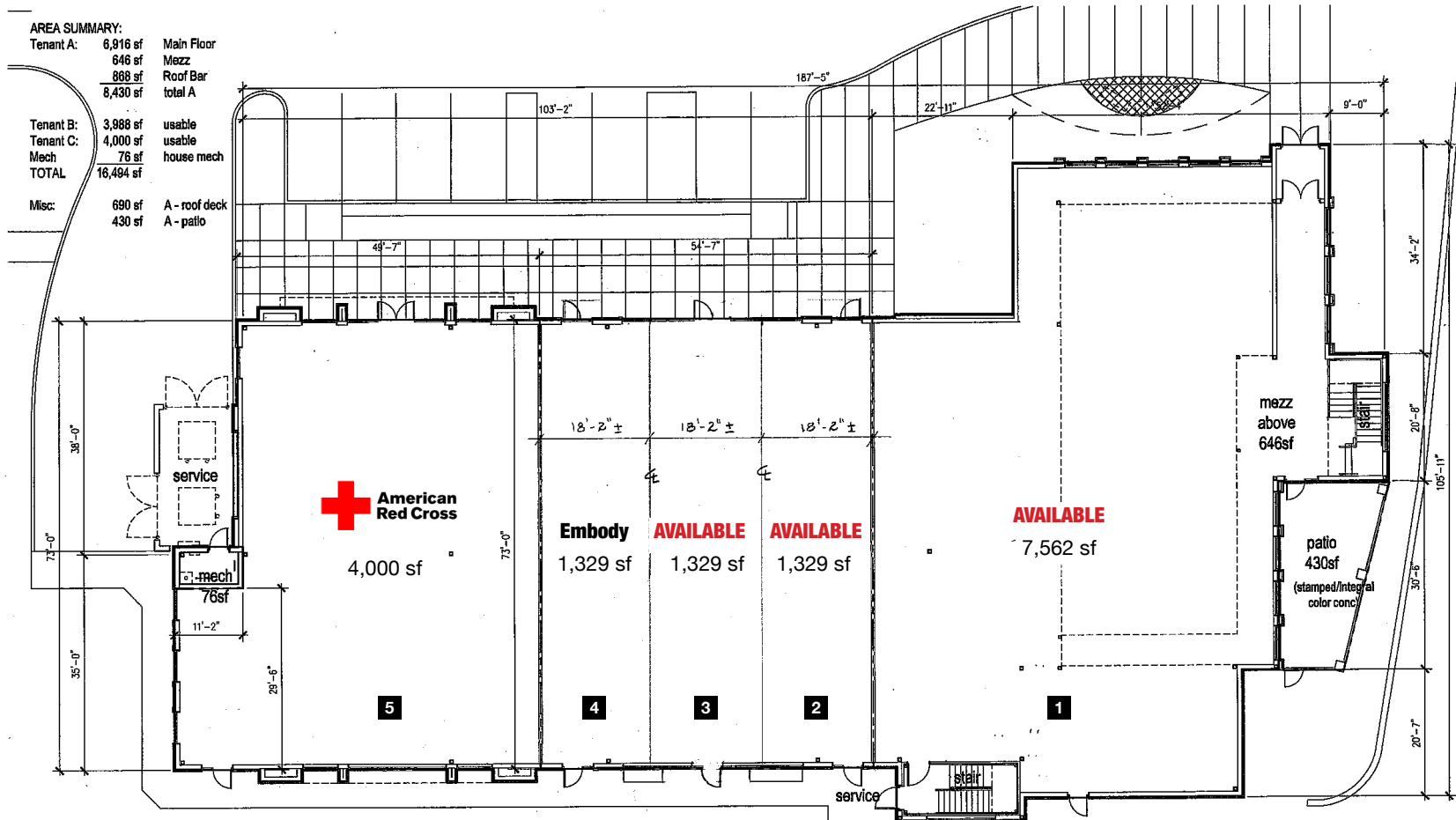
## SECOND GENERATION RESTAURANT & IN-LINE RETAIL SPACES AVAILABLE

Metcalfe Avenue at 135th Street (SEC), Overland Park, Kansas

### FLOOR PLAN

**AREA SUMMARY:**

Tenant A:	6,916 sf	Main Floor
	646 sf	Mezz
	888 sf	Roof Bar
	8,430 sf	total A
Tenant B:	3,988 sf	usable
Tenant C:	4,000 sf	usable
Mech	76 sf	house mech
<b>TOTAL</b>	<b>16,494 sf</b>	
Misc:	690 sf	A - roof deck
	430 sf	A - patio



TOTAL BLDG AREA: 16,494 gsf

#	Name	SF	Address
1	AVAILABLE	7,562 SF	6301 W. 135th Street, Suite A
2	AVAILABLE	1,329 SF	6301 W. 135th Street, Suite BA
3	AVAILABLE	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





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6,916 SF RESTAURANT SPACE INTERIOR PHOTO





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### SUITE BA - 1,329 SF IN-LINE SPACE PHOTOS



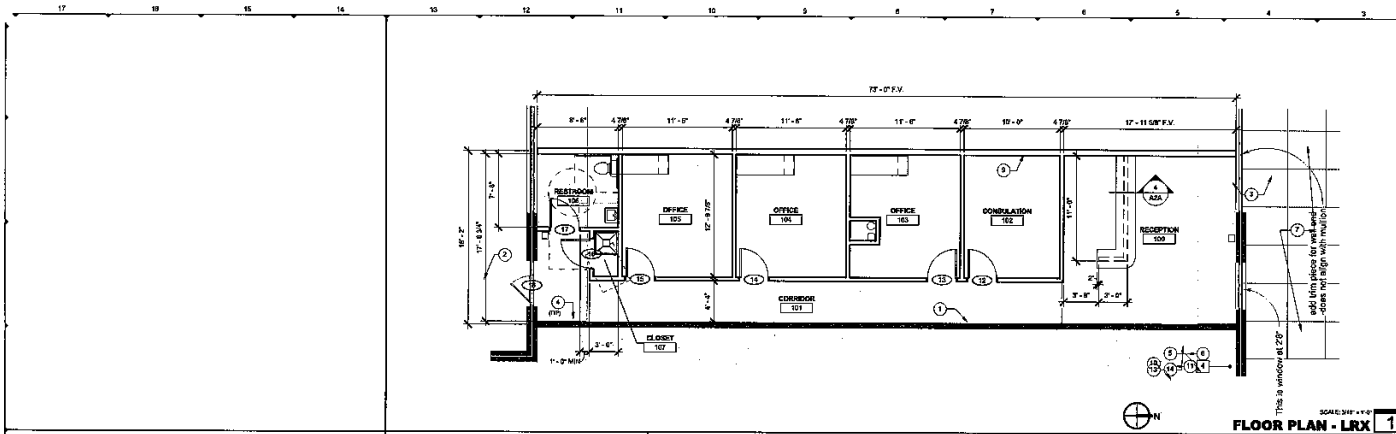


# PRIME CORBIN PARK SPACE FOR LEASE

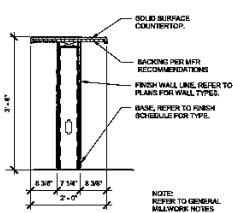
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Metcalf Avenue at 135th Street (SEC), Overland Park, Kansas

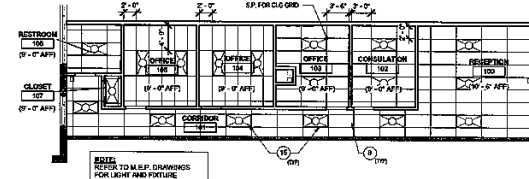
### SUITE BA - 1,329 SF IN-LINE SPACE PLAN



SCALE: 3/4" = 1'-0"  
**FLOOR PLAN - LRX 1**



SCALE: 3/4" = 1'-0"  
**Section 2 4**



SCALE: 1/4" = 1'-0"  
**REFLECTED CEILING PLAN LRX 3**

W	ROOM NO.	ROOM NAME	SIZE			FRAME MATERIAL	HARDWARE GROUP			COMMENTS
			W	H	T		Head	Jamb	E	
13	101	CORRIDOR	2'-0"	7'-0"	11'-3/4"					
13	101	CORRIDOR	2'-0"	7'-0"	11'-3/4"					
14	101	CORRIDOR	2'-0"	7'-0"	11'-3/4"					
15	106	CORRIDOR	2'-0"	7'-0"	11'-3/4"					
17	107	CLOSET	2'-0"	7'-0"	11'-3/4"					
17	101	CORRIDOR	2'-0"	7'-0"	11'-3/4"					
19	101	CORRIDOR	2'-0"	7'-0"	11'-3/4"					

- KEYNOTES LRX**
- 1
  - 2
  - 3
  - 4 PATCH/FILL EXPOSED MITL STUDS WITH 1/2" GYPSUM TO MATCH ADJ. CONSTRUCTION.
  - 5
  - 6
  - 7 EXIS SIDING TO REMAIN.
  - 8
  - 9 PROVIDE SOUND INSULATION TO 16" AFF AT DEMONS WALL.
  - 10
  - 11
  - 12
  - 13
  - 14



PH: 913.203.3882 www.luxeandco.com



DATE: PAUL MEES, ARCHITECT

I have prepared this drawing and assume responsibility for the design and construction shown hereon in accordance with the provisions of the Kansas Statutes and the rules of the Board of Professional Engineers, Architects and Surveyors. The architect is not responsible for the accuracy of the information furnished by others. The architect is not responsible for the accuracy of the information furnished by others. The architect is not responsible for the accuracy of the information furnished by others.

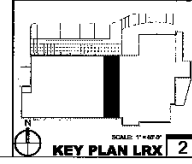
**PROJECT:**  
**LUXE**  
**JOPLINO**  
**WHITE BOX**

8391 W 135th STREET  
OVERLAND PARK, KS 66223

DATE	DESCRIPTION

**PLANS**

PROJECT NUMBER: 1002  
 APPROVED BY: [Signature]  
 SHEET NUMBER: A2A  
 SHEET DATE: 02/20/2024  
 SHEET SCALE: 1/4" = 1'-0"  
 SHEET STATUS: PRELIM



SCALE: 1/4" = 1'-0"  
**KEY PLAN LRX 2**



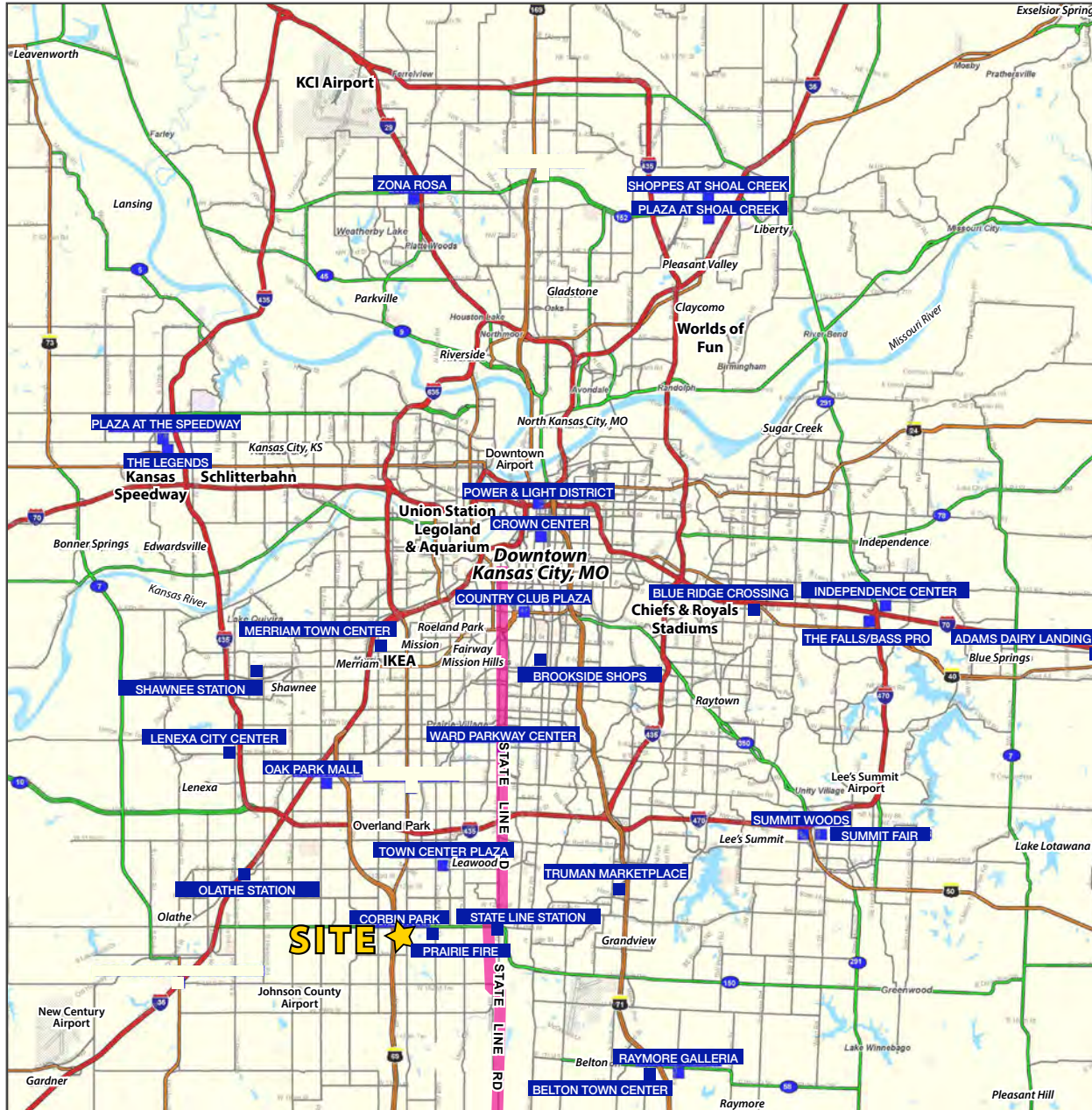
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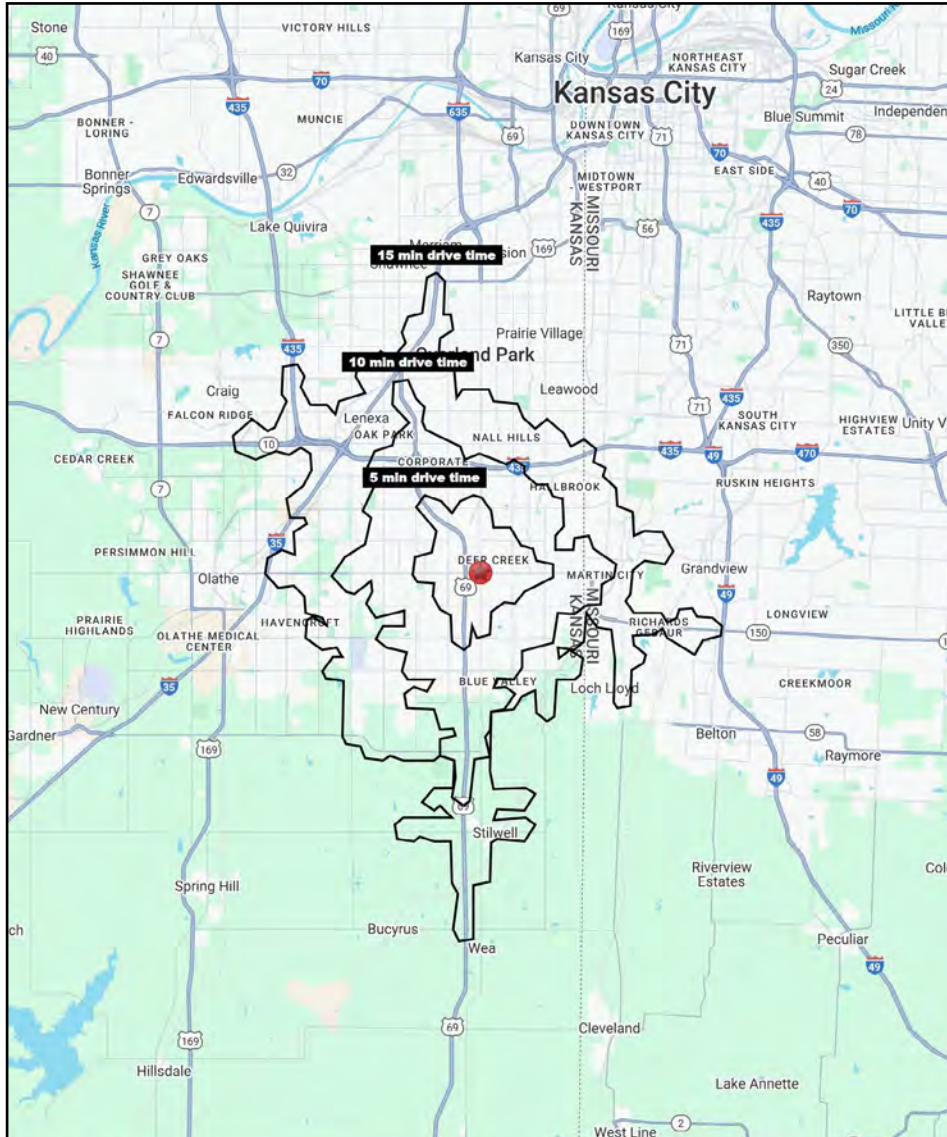


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### 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



135th Street & Metcalfe Avenue Overland Park, KS 66223	5 min drive time	10 min drive time	15 min drive time
<b>Population</b>			
2024 Estimated Population	40,308	138,754	273,230
2029 Projected Population	42,118	143,408	278,946
2020 Census Population	39,364	137,276	269,111
2010 Census Population	34,665	119,740	239,595
Projected Annual Growth 2024 to 2029	0.9%	0.7%	0.4%
Historical Annual Growth 2010 to 2024	1.2%	1.1%	1.0%
2024 Median Age	39.3	40.2	39.8
<b>Households</b>			
2024 Estimated Households	17,853	58,063	114,211
2029 Projected Households	18,949	61,040	118,090
2020 Census Households	16,512	54,343	108,592
2010 Census Households	14,130	46,828	95,638
Projected Annual Growth 2024 to 2029	1.2%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	1.9%	1.7%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	73.0%	78.0%	78.4%
2024 Estimated Black or African American	4.9%	4.6%	5.8%
2024 Estimated Asian or Pacific Islander	16.3%	11.2%	8.3%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.7%	6.0%	7.2%
2024 Estimated Hispanic	5.7%	5.7%	7.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$160,531	\$172,856	\$160,123
2024 Estimated Median Household Income	\$116,930	\$132,408	\$124,061
2024 Estimated Per Capita Income	\$71,138	\$72,404	\$67,034
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.8%	1.0%
2024 Estimated Some High School (Grade Level 9 to 11)	0.8%	0.9%	1.2%
2024 Estimated High School Graduate	9.6%	9.7%	11.7%
2024 Estimated Some College	13.1%	14.9%	16.5%
2024 Estimated Associates Degree Only	4.3%	5.7%	6.6%
2024 Estimated Bachelors Degree Only	39.3%	38.6%	37.2%
2024 Estimated Graduate Degree	31.8%	29.5%	25.7%
<b>Business</b>			
2024 Estimated Total Businesses	2,040	7,215	13,943
2024 Estimated Total Employees	23,397	119,497	219,156
2024 Estimated Employee Population per Business	11.5	16.6	15.7
2024 Estimated Residential Population per Business	19.8	19.2	19.6

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