



Prairiefire Grocery Store Sublease

6001 W. 135th Street, Overland Park, Kansas



42,989 SF Building | Call For Pricing

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 12,014 | 87,197 | 188,403 |
| Avg. Household Income | \$179,450 | \$190,045 | \$174,187 |

- Over 25 Million annual area visits within 0.5 miles according to Alphamap data
- Rare opportunity for a junior box space in Overland Park
- Premier retail corridor
- Strong anchor tenants including REI, Homegoods, Chicken N' Pickle, AMC, and more
- Built in 2023 - Never occupied
- Top tier traffic counts, household income, and demographics



CLICK HERE TO VIEW MORE LISTING INFORMATION

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Exclusive Agent

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DRONE PHOTOS



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PLAN





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AERIAL



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PRAIRIEFIRE TENANTS





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DEVELOPMENTS

Prairiefire

Anchored by the renowned Museum at Prairiefire, Prairiefire is an exciting retail and entertainment district that offers a thoughtfully curated mix of boutiques interspersed with restaurants and several attractions.

Prairiefire is among the best destinations in Kansas City for on-trend fashion. Start your shopping at the heartland-inspired mix of boutiques located inside Threshing Bee, including the locally designed apparel and accessories at tomboy, all of which is carefully made by a skilled team of cut and sew specialists.

Made in KC is your destination for all things Kansas City. The shop (one of two locations in Overland Park - you can find the other downtown) includes merchandise from more than 50 local creators and makers. Grab a T-shirt, glassware, leather goods, jewelry and much more.

Kids and grown ups can both agree that Fat Brain Toys in Prairiefire isn't your typical toy store. Here you can play before you buy, and everything in the store is carefully selected to be educational and fun.

Once you're done shopping, make plans to stay all day at Prairiefire. Catch a movie at AMC Prairiefire 17, a Digital Super HD dine-in theater experience that makes you feel like you're part of the film. Then, take the fun outside and explore the Wetlands at Prairiefire, complete with a walking trail and natural neighborhoods that celebrate the nature and biology of Kansas.

Corbin Park

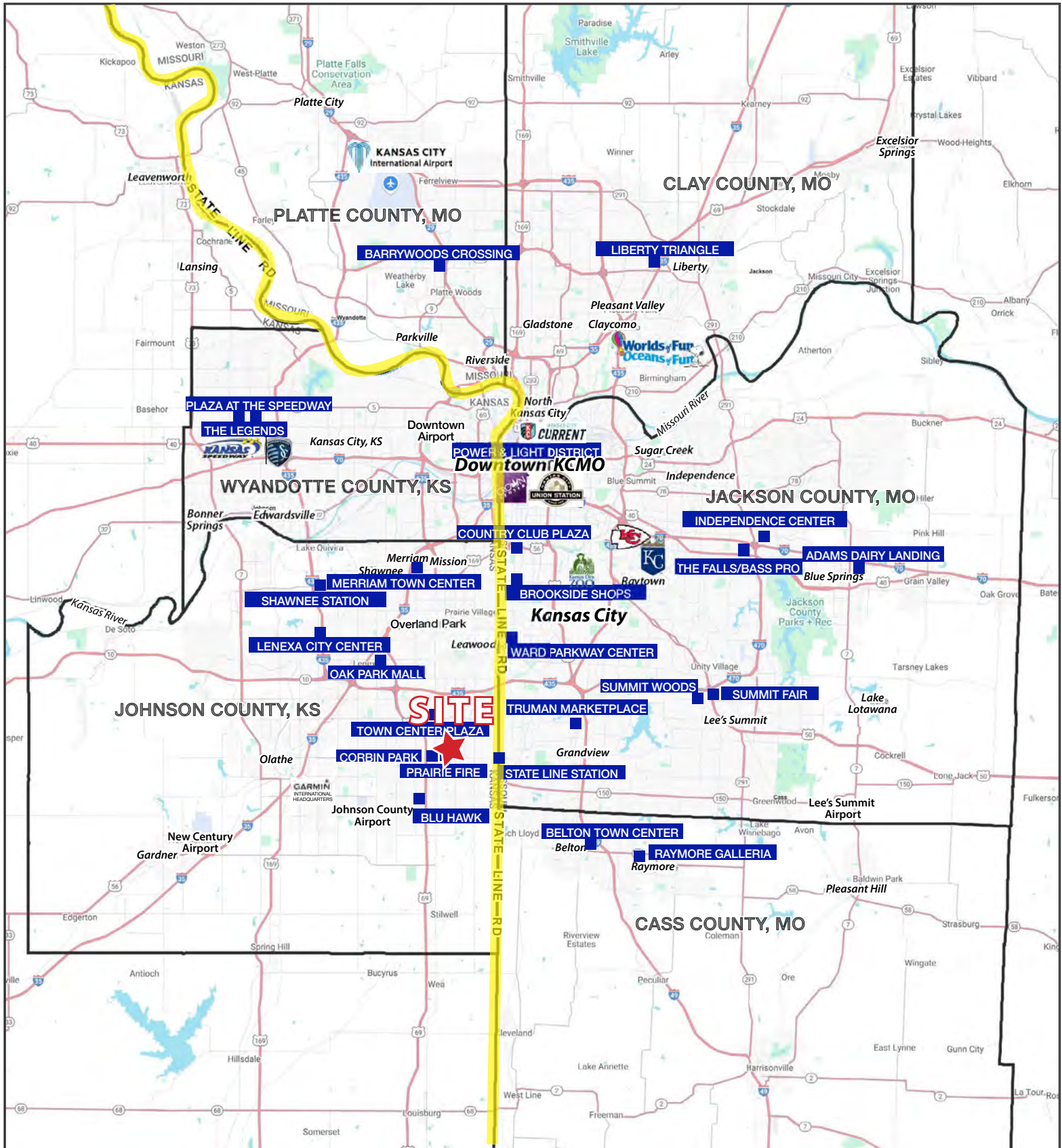
Corbin Park retail village is home to several national retailers' first Kansas City-area locations. For an upscale department store experience, Von Maur offers 130,000 square feet of shopping space that includes brands like Ralph Lauren, Kenneth Cole, Nicole Miller and Donald J. Pliner.

SCHEELS isn't just a must-see for outdoor and sports enthusiasts—it's also an Overland Park go-to for family friendly entertainment. Marvel at a 16,000-gallon aquarium or hop on the in-store Ferris wheel, which towers 65 feet and includes 16 cars. Sport simulators give you a chance to test your skills in a variety of sports, including golf, hockey, baseball and football. SCHEELS is also home to several specialty shops that feature gear and apparel for running, hunting and fishing.

And if you need to stop for fuel, enjoy a gourmet sandwich, fudge, gelato or coffee at Ginna's Cafe & Coffee Shop. Other Corbin Park highlights include Sprout's Farmers Market, Orangetheory Fitness, Ulta and JCPenney. Corbin Park is home to several delicious restaurants, too. Savor authentic Neapolitan pizza at SPIN! Pizza, and save room for gelato.

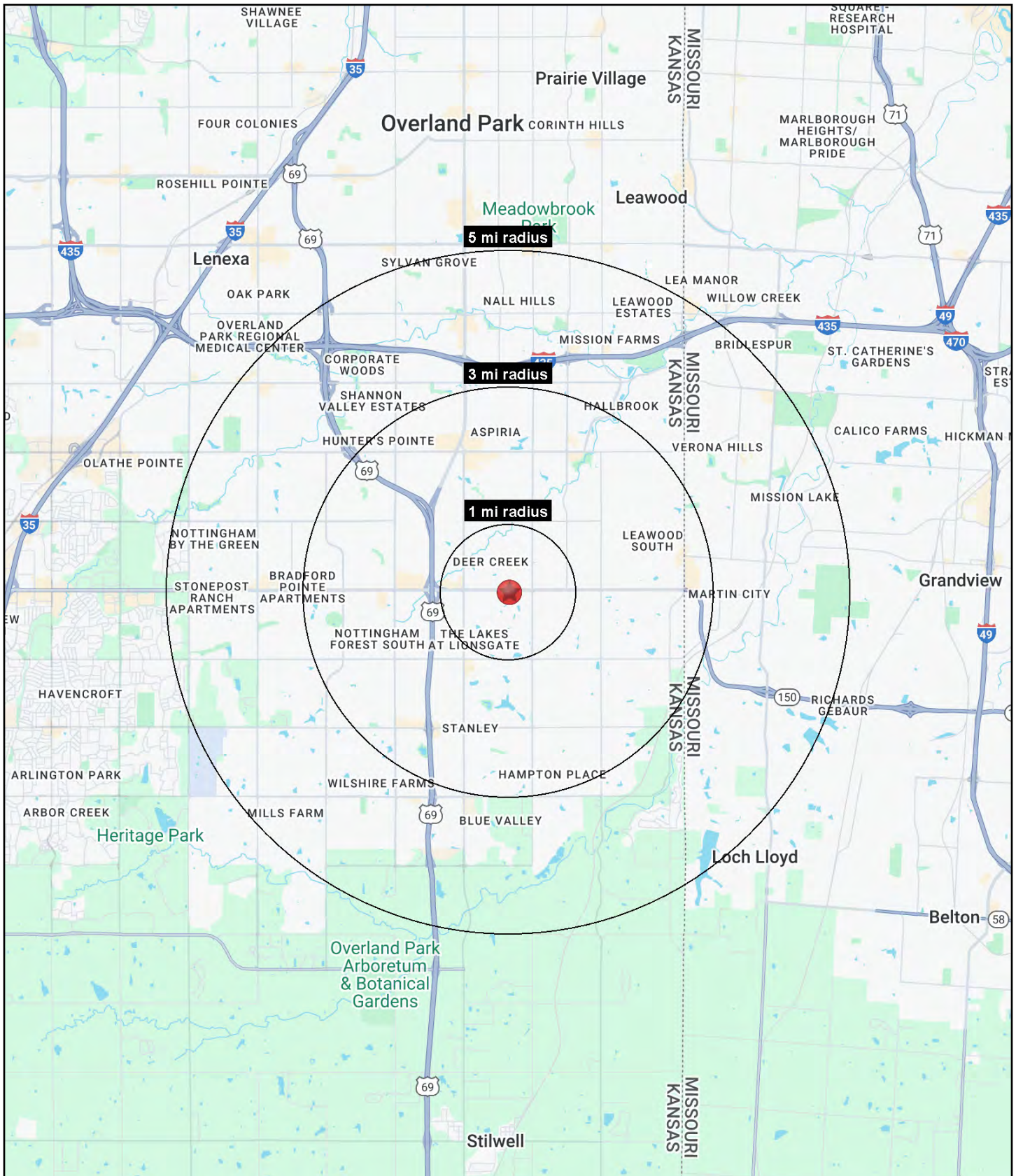
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| 6001 W. 135th Street Overland Park, KS 66223 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 12,014 | 87,197 | 188,403 |
| 2030 Projected Population | 12,737 | 88,086 | 188,756 |
| 2020 Census Population | 11,377 | 84,774 | 185,456 |
| 2010 Census Population | 8,286 | 76,550 | 161,671 |
| Projected Annual Growth 2025 to 2030 | 1.2% | 0.2% | - |
| Historical Annual Growth 2010 to 2025 | 3.0% | 0.9% | 1.1% |
| 2025 Median Age | 39.4 | 41.8 | 41.4 |
| Households | | | |
| 2025 Estimated Households | 5,812 | 35,599 | 77,778 |
| 2030 Projected Households | 6,289 | 36,891 | 79,576 |
| 2020 Census Households | 5,038 | 32,921 | 73,613 |
| 2010 Census Households | 3,554 | 29,072 | 63,546 |
| Projected Annual Growth 2025 to 2030 | 1.6% | 0.7% | 0.5% |
| Historical Annual Growth 2010 to 2025 | 4.2% | 1.5% | 1.5% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 70.3% | 76.5% | 77.8% |
| 2025 Estimated Black or African American | 4.3% | 4.3% | 5.4% |
| 2025 Estimated Asian or Pacific Islander | 19.3% | 12.8% | 10.0% |
| 2025 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% |
| 2025 Estimated Other Races | 6.0% | 6.2% | 6.6% |
| 2025 Estimated Hispanic | 6.6% | 6.3% | 6.6% |
| Income | | | |
| 2025 Estimated Average Household Income | \$179,450 | \$190,045 | \$174,187 |
| 2025 Estimated Median Household Income | \$111,629 | \$138,260 | \$129,458 |
| 2025 Estimated Per Capita Income | \$86,822 | \$77,671 | \$72,002 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 0.2% | 0.8% | 0.9% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 1.0% | 1.0% | 1.1% |
| 2025 Estimated High School Graduate | 6.9% | 9.0% | 10.2% |
| 2025 Estimated Some College | 8.7% | 13.9% | 15.2% |
| 2025 Estimated Associates Degree Only | 4.6% | 5.0% | 5.5% |
| 2025 Estimated Bachelors Degree Only | 41.6% | 39.0% | 39.0% |
| 2025 Estimated Graduate Degree | 37.0% | 31.3% | 28.0% |
| Business | | | |
| 2025 Estimated Total Businesses | 638 | 4,242 | 9,351 |
| 2025 Estimated Total Employees | 6,172 | 54,178 | 140,001 |
| 2025 Estimated Employee Population per Business | 9.7 | 12.8 | 15.0 |
| 2025 Estimated Residential Population per Business | 18.8 | 20.6 | 20.1 |

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