



# WYCLIFF WEST SHOPPES

Turn-Key Dental Space Available

10345-10351 Mastin Street, Overland Park, Kansas



**LEASE RATE: \$15/SF | 3,375 SF SPACE**

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- 3,375 SF Turn-Key Dental Space - specialized plumbing and power
- Space for 8 chairs, 2 restrooms, waiting and reception room, and two private offices
- Across the street from the new 25,000 SF Stockyard Brewery & Event Space
- Located one mile from the multi-billion dollar Meridian Mixed-Use Development at 103rd & Antioch
- Shadow anchored by 150 unit Wycliff West Apartments
- Convenient access to 69 Highway and Interstate 435



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

*Exclusive Agents*

WILL SANDERS | 816.412.7311 | [wsanders@blockandco.com](mailto:wsanders@blockandco.com)

COLTIN DIEHL | 816.412.7339 | [cdiehl@blockandco.com](mailto:cdiehl@blockandco.com)



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10345-10351 Mastin Street, Overland Park, Kansas

## PHOTOS



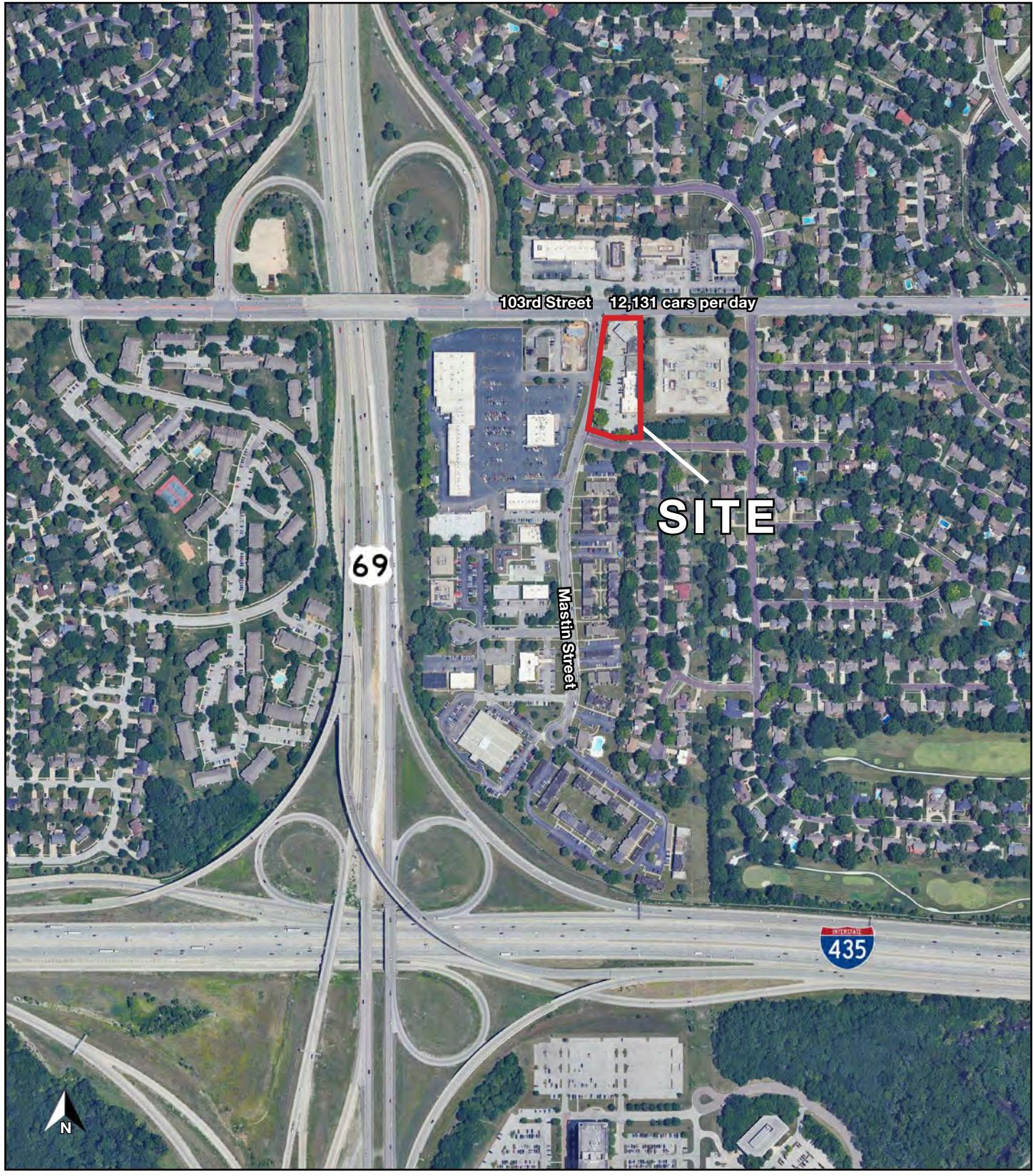


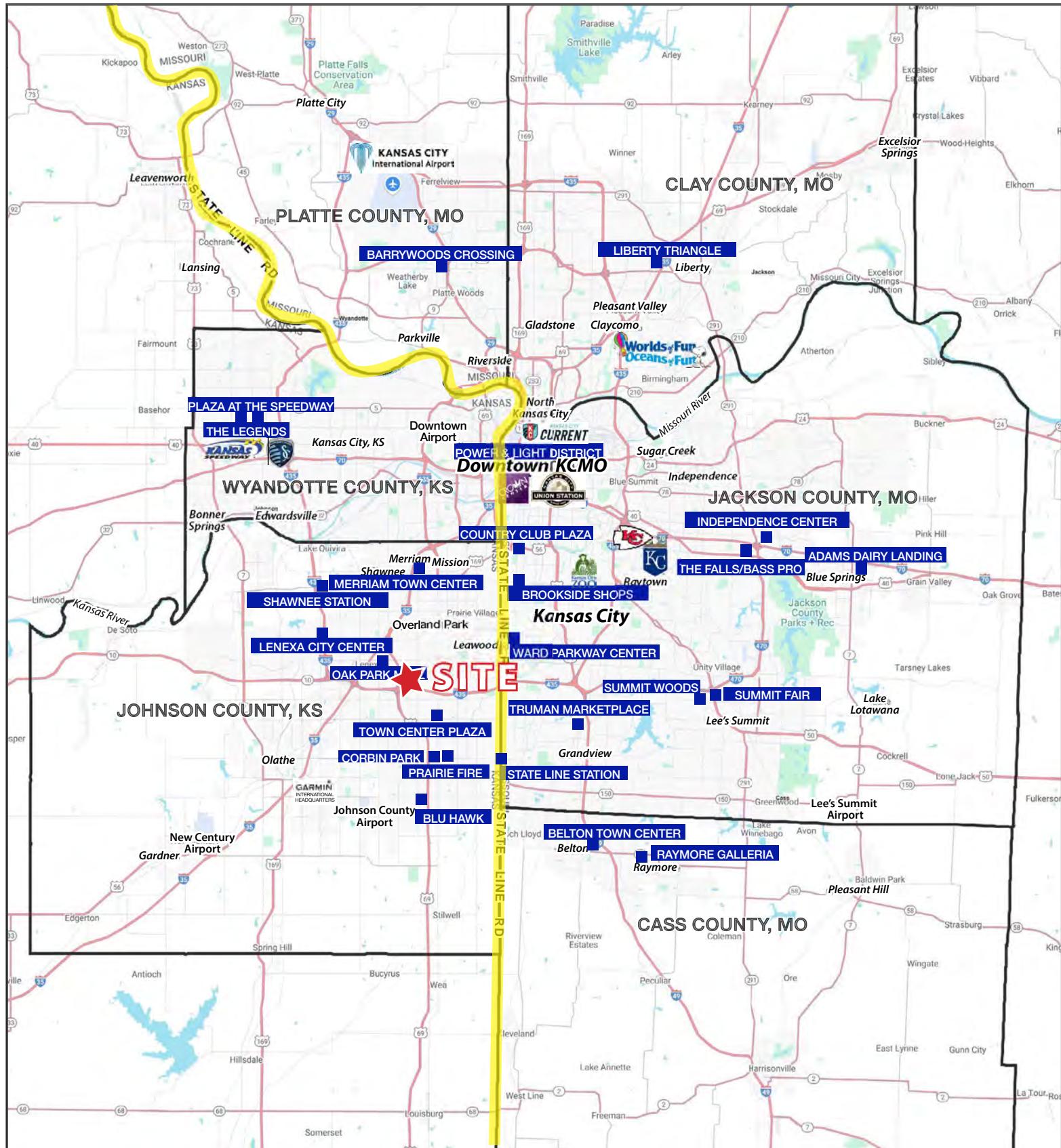
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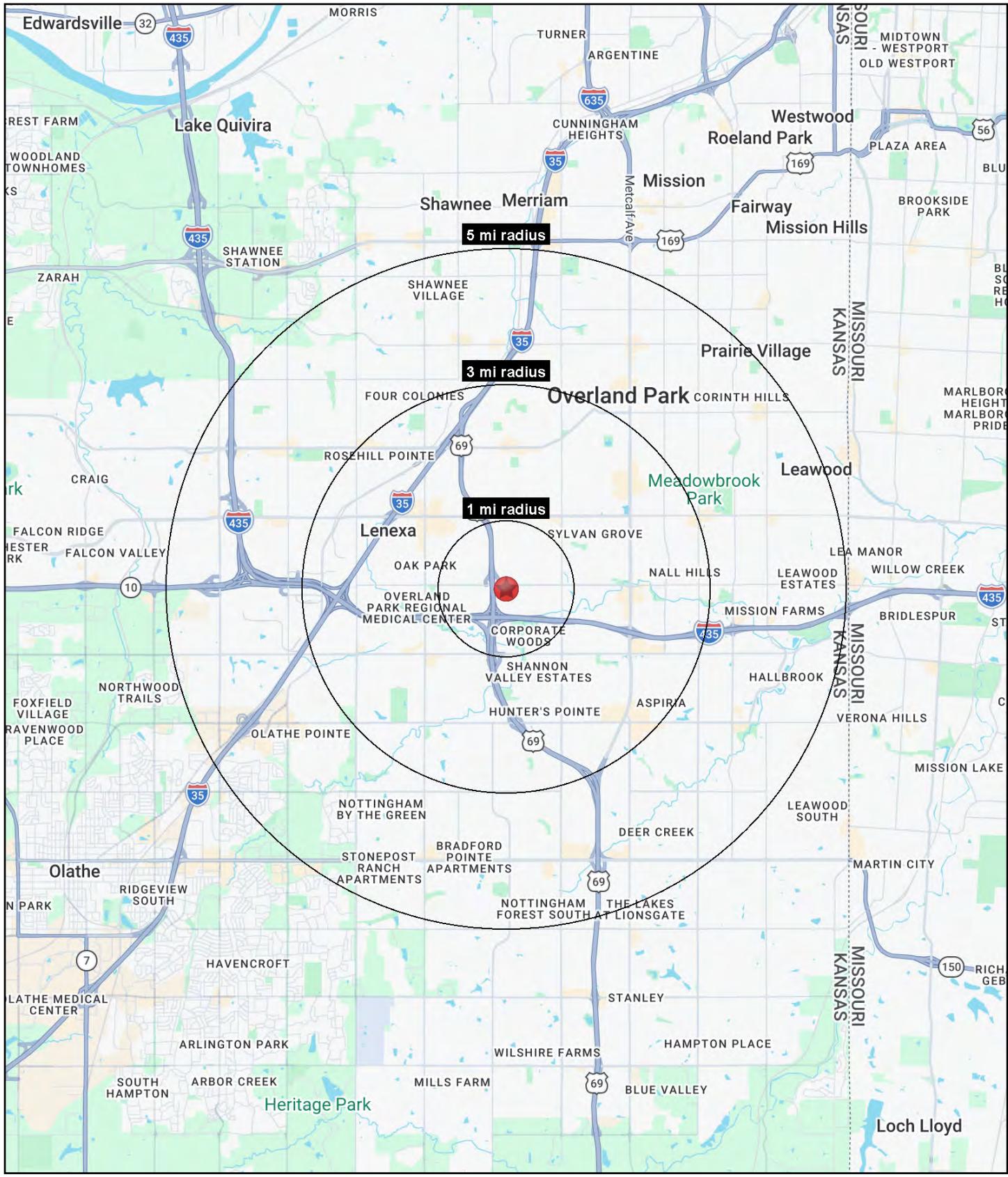
10345-10351 Mastin Street, Overland Park, Kansas

## PHOTOS



**AERIAL**







# WYCLIFF WEST SHOPPES

## 10345-10351 Mastin Street, Overland Park, Kansas

10345-10351 Mastin Street Overland Park, KS 66212	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	11,267	100,581	259,846
2030 Projected Population	10,848	98,352	259,543
2020 Census Population	10,920	96,249	252,362
2010 Census Population	10,883	93,088	233,873
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.7%
2025 Median Age	38.8	38.7	39.6
<b>Households</b>			
2025 Estimated Households	4,980	45,955	116,456
2030 Projected Households	4,882	45,981	118,900
2020 Census Households	4,930	43,968	109,316
2010 Census Households	4,834	41,614	99,541
Projected Annual Growth 2025 to 2030	-0.4%	-	0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	79.3%	76.2%	77.9%
2025 Estimated Black or African American	6.6%	7.3%	6.2%
2025 Estimated Asian or Pacific Islander	4.5%	5.9%	6.4%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2025 Estimated Other Races	9.4%	10.3%	9.2%
2025 Estimated Hispanic	9.7%	10.8%	9.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$111,502	\$111,440	\$134,133
2025 Estimated Median Household Income	\$94,775	\$95,501	\$105,419
2025 Estimated Per Capita Income	\$49,294	\$51,053	\$60,231
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.5%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.3%	2.0%
2025 Estimated High School Graduate	14.2%	14.5%	12.6%
2025 Estimated Some College	18.5%	19.2%	17.7%
2025 Estimated Associates Degree Only	9.6%	7.7%	7.2%
2025 Estimated Bachelors Degree Only	37.1%	34.2%	36.0%
2025 Estimated Graduate Degree	19.0%	20.5%	23.1%
<b>Business</b>			
2025 Estimated Total Businesses	723	6,510	13,441
2025 Estimated Total Employees	17,860	112,410	213,835
2025 Estimated Employee Population per Business	24.7	17.3	15.9
2025 Estimated Residential Population per Business	15.6	15.4	19.3

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