



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:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

Exclusive Agents

PHOTOS



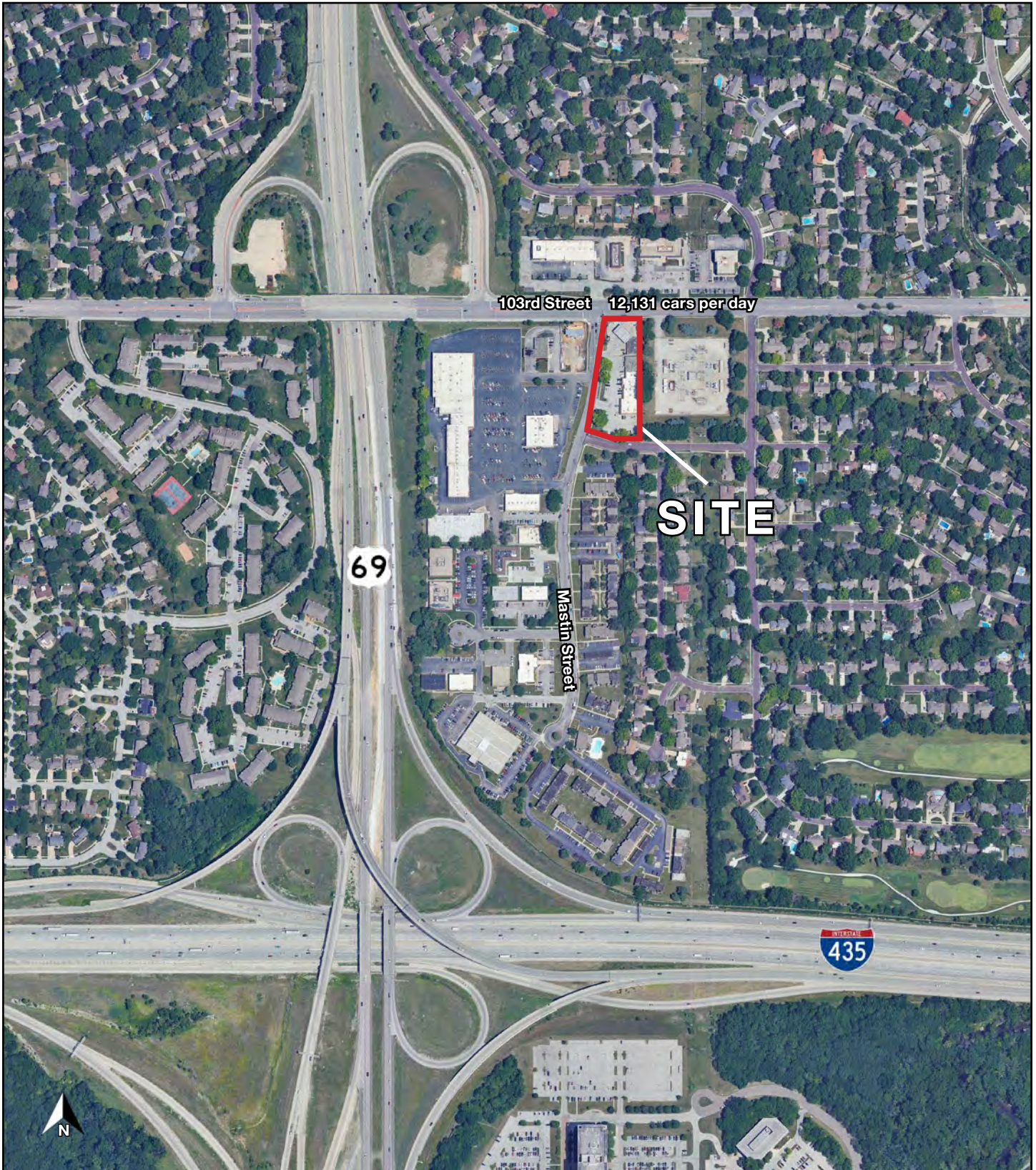
PHOTOS



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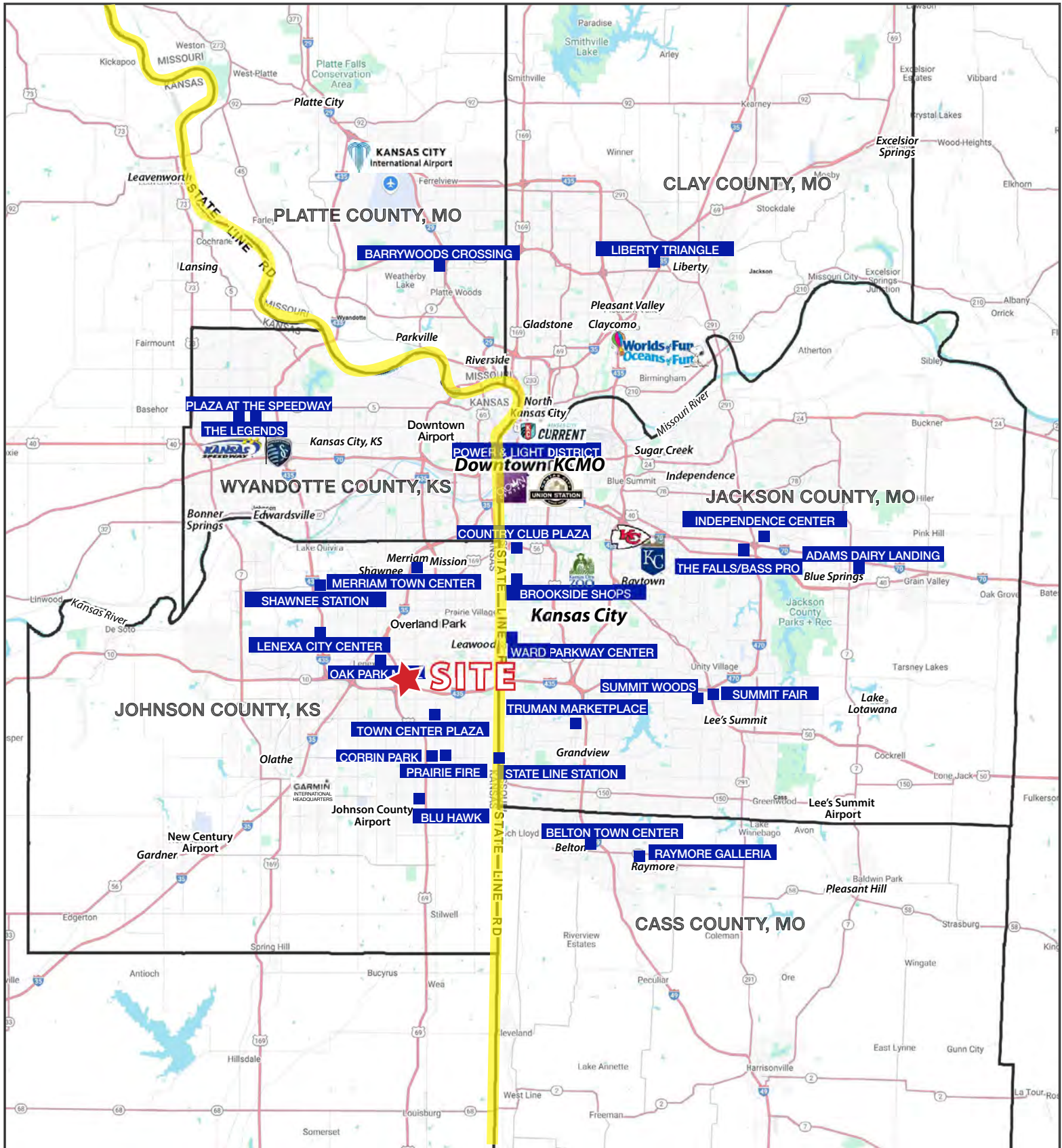
10345-10351 Mastin Street, Overland Park, Kansas

AERIAL



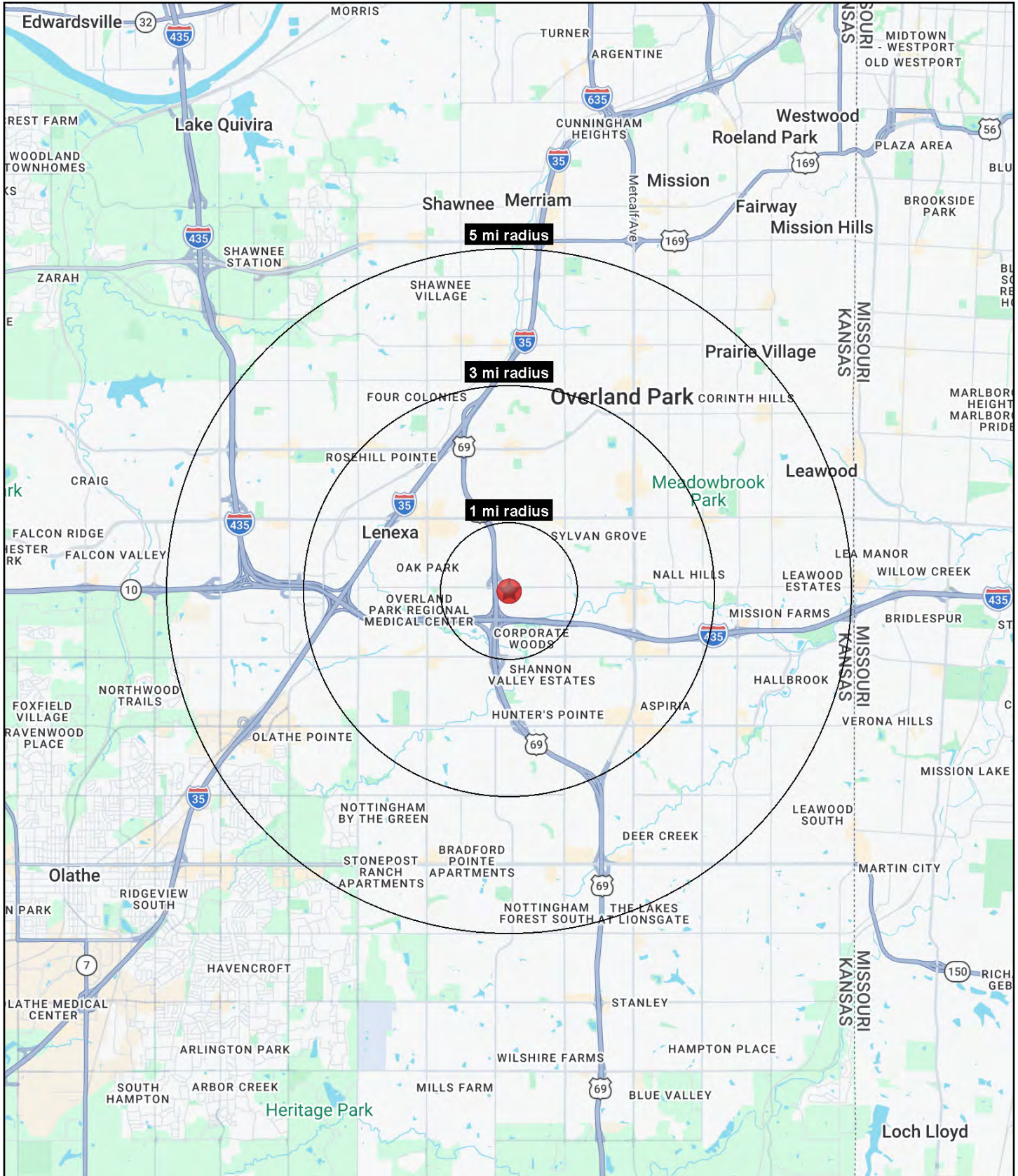
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| 10345-10351 Mastin Street Overland Park, KS 66212 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 11,267 | 100,581 | 259,846 |
| 2030 Projected 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 |
| Households | | | |
| 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% |
| Race and Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Education (Age 25+) | | | |
| 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% |
| Business | | | |
| 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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