

OVERLAND POINTE MARKETPLACE

8416 W 135TH ST, OVERLAND PARK, KS 66223



KAYLA GILCHRIST

(913) 945-3745

kaylag@reececommercial.com

JOHN SWEENEY, CCIM

(913) 945-3718

john@reececommercial.com

REECE COMMERCIAL REAL ESTATE

8005 W 110th St, Ste 150, Overland Park, KS 66210

OVERVIEW

- Hard corner retail space available at Overland Pointe Marketplace
- 6,000+/- SF Adjacent to Party City
- Direct access off of US-69, Receiving over 54,000 cars/day @ 135th & Antioch
- Sam's Club anchored center, neighboring co-tenants include: Home Depot, Hyvee, Aldi's, The Big Biscuit, Salty Iguana, etc.
- Over \$120,000 Household Income within 1 Mile
- Lease Rate \$21-\$23/SF NNN



The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2019

AERIAL - OVERLAND POINTE MARKETPLACE



TOTAL POPULATION |

1 Mile: 10,763 3 Miles: 95,448 5 Mile: 211,574



AVG HOUSEHOLD INCOME |

1 Mile: \$121,273 3 Mile: \$141,616 5 Mile: \$139,049



DAYTIME POPULATION |

1 Mile: 8,019 3 Mile: 62,913 5 Mile: 162,289

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