

FOR LEASE



FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207

SCOTT CHAPIN

COMMERCIAL & INVESTMENT SALES

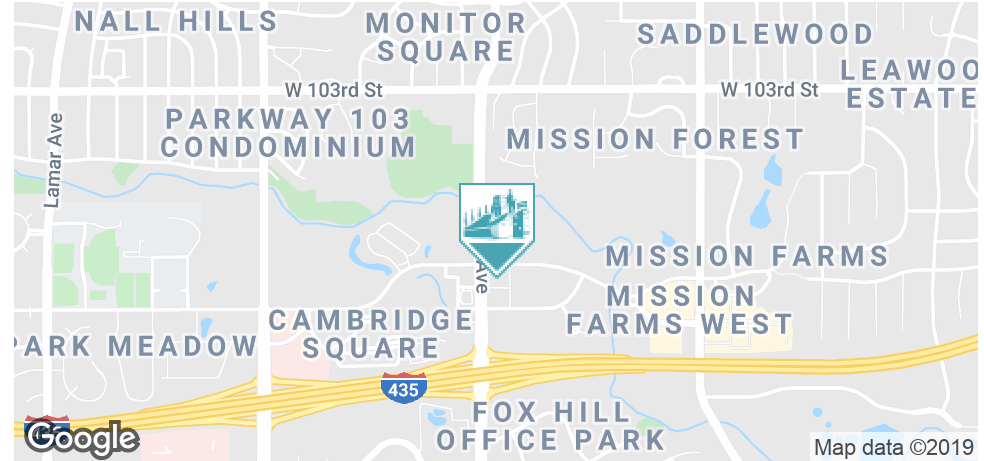
816.456.3783

scott@clemonsrealestate.com



FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207



OFFERING SUMMARY

Unit 4651: 900 SF

Unit 4585: 925 SF

Unit 4514: 1,294 SF

Lease Rate: \$17-18/SF NNN

PROPERTY OVERVIEW

Retail space available in Fox Hill Shopping Center fronting Roe Avenue and Indian Creek Parkway.

PROPERTY HIGHLIGHTS

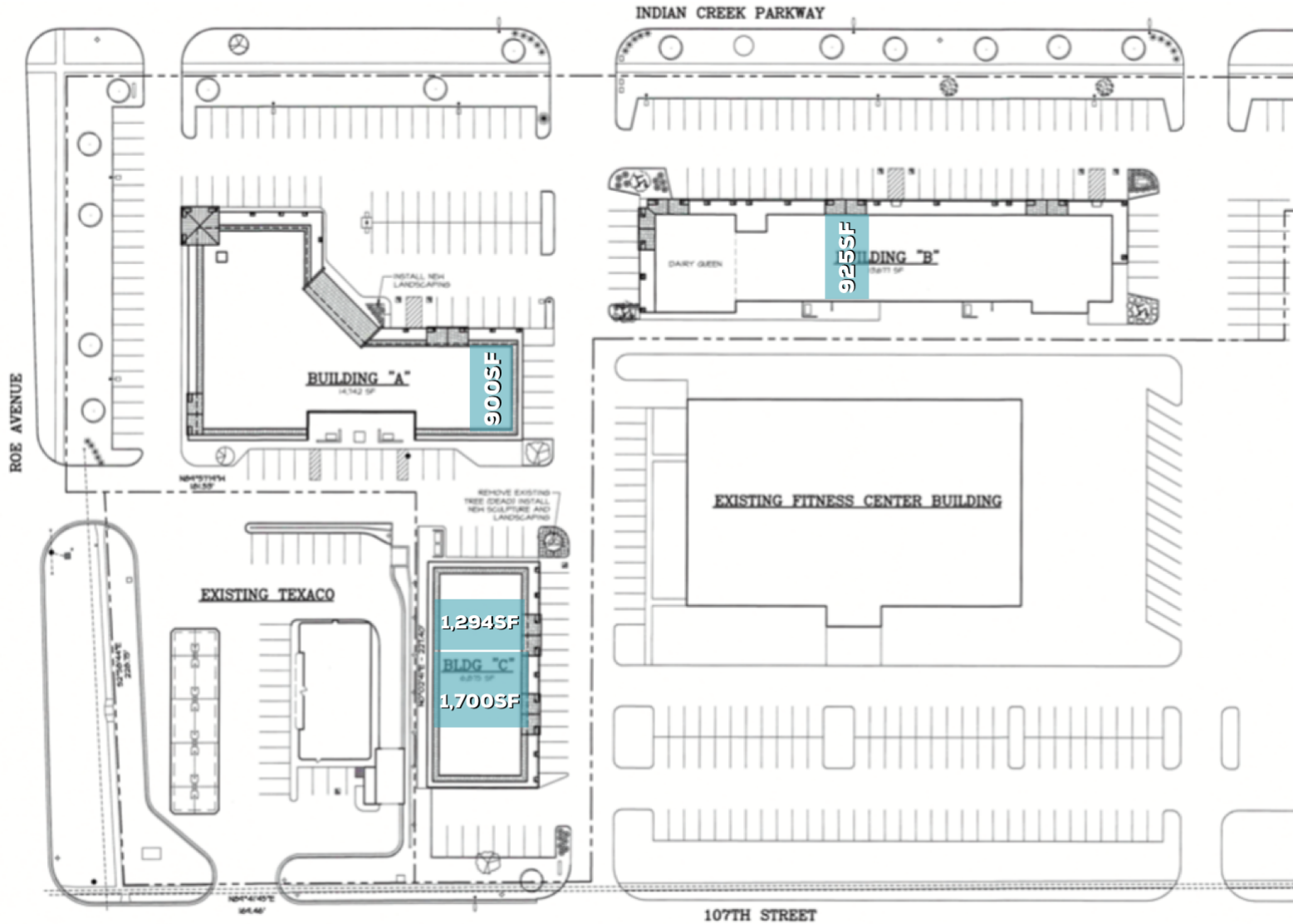
- Join Brobecks BBQ, Wooden Spoon and Fox Hill Wine & Spirits
- Great accessibility to 435 & Roe
- New Tenants to the area include McLains Market & Freddy's

FOR LEASE

SCOTT CHAPIN
COMMERCIAL & INVESTMENT SALES
816.456.3783
scott@clemonsrealestate.com

FOX HILL

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207

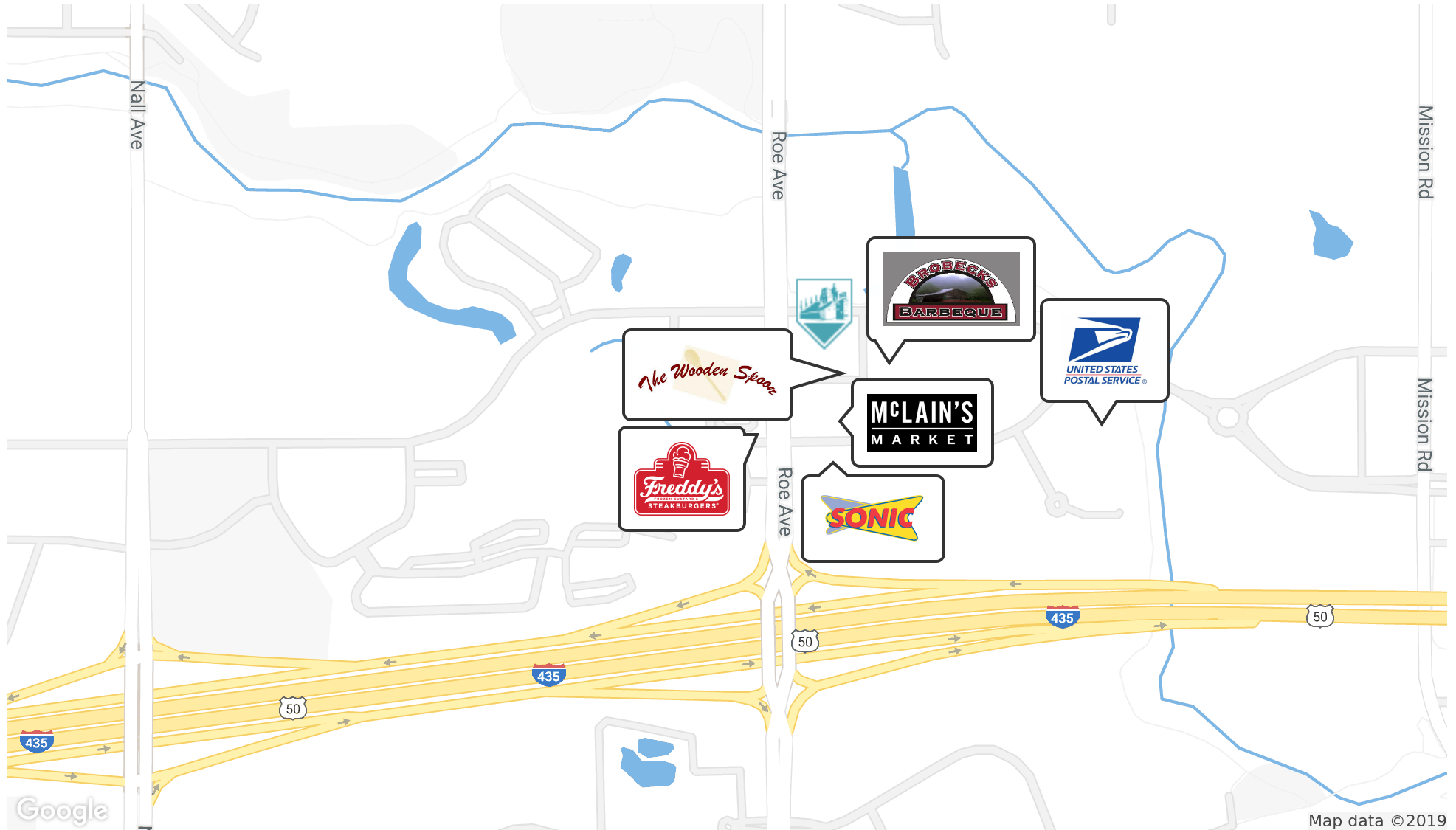


FOR LEASE

SCOTT CHAPIN
 COMMERCIAL & INVESTMENT SALES
 816.456.3783
 scott@clemonsrealestate.com

FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207



Google

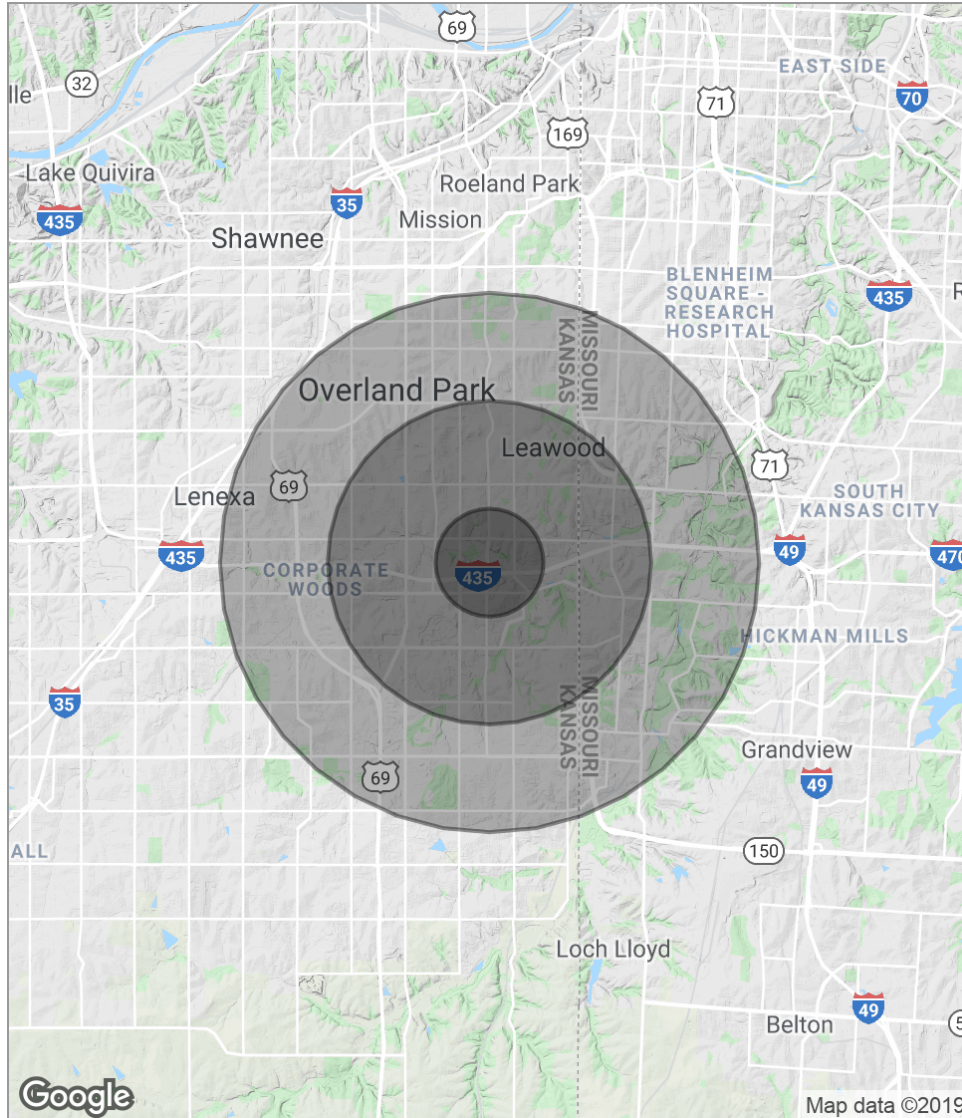
Map data ©2019

FOR LEASE

SCOTT CHAPIN
COMMERCIAL & INVESTMENT SALES
816.456.3783
scott@clemonsrealestate.com

FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,799	67,694	220,585
Median age	47.0	47.0	41.6
Median age (Male)	46.1	45.5	40.3
Median age (Female)	48.4	48.3	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,000	30,207	99,675
# of persons per HH	2.3	2.2	2.2
Average HH income	\$118,485	\$110,257	\$92,024
Average house value	\$330,067	\$324,787	\$278,683

** Demographic data derived from 2010 US Census*

FOR LEASE

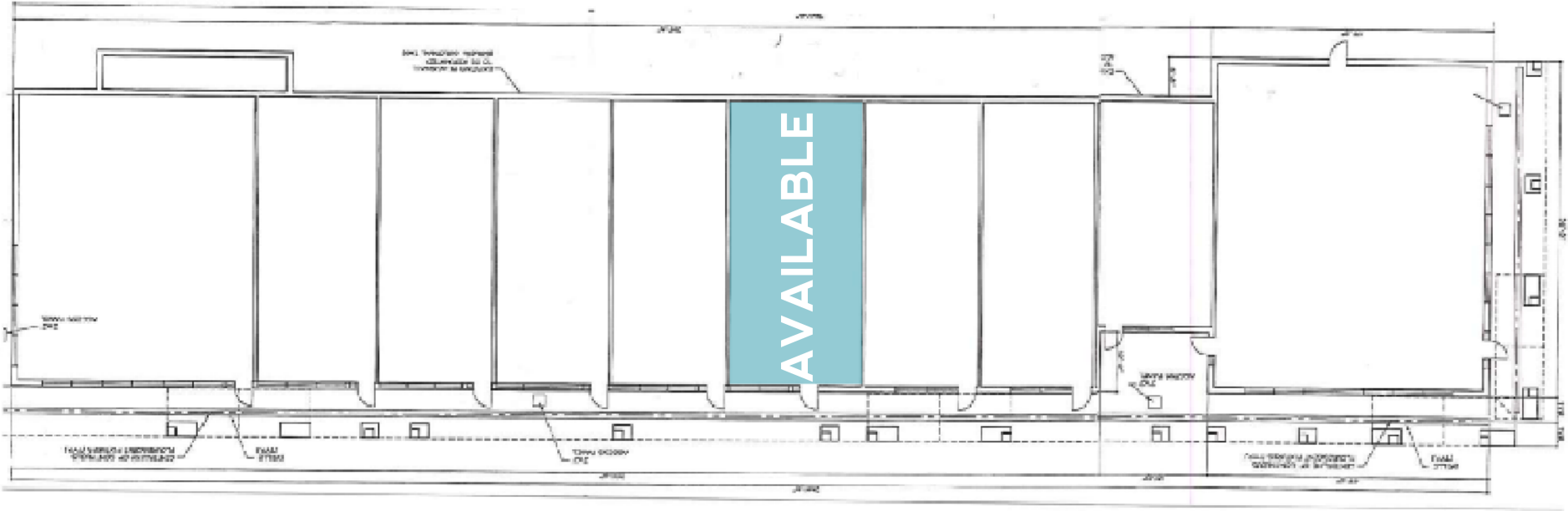
SCOTT CHAPIN
 COMMERCIAL & INVESTMENT SALES
 816.456.3783
 scott@clemonsrealestate.com

FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207



CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM



FOR LEASE

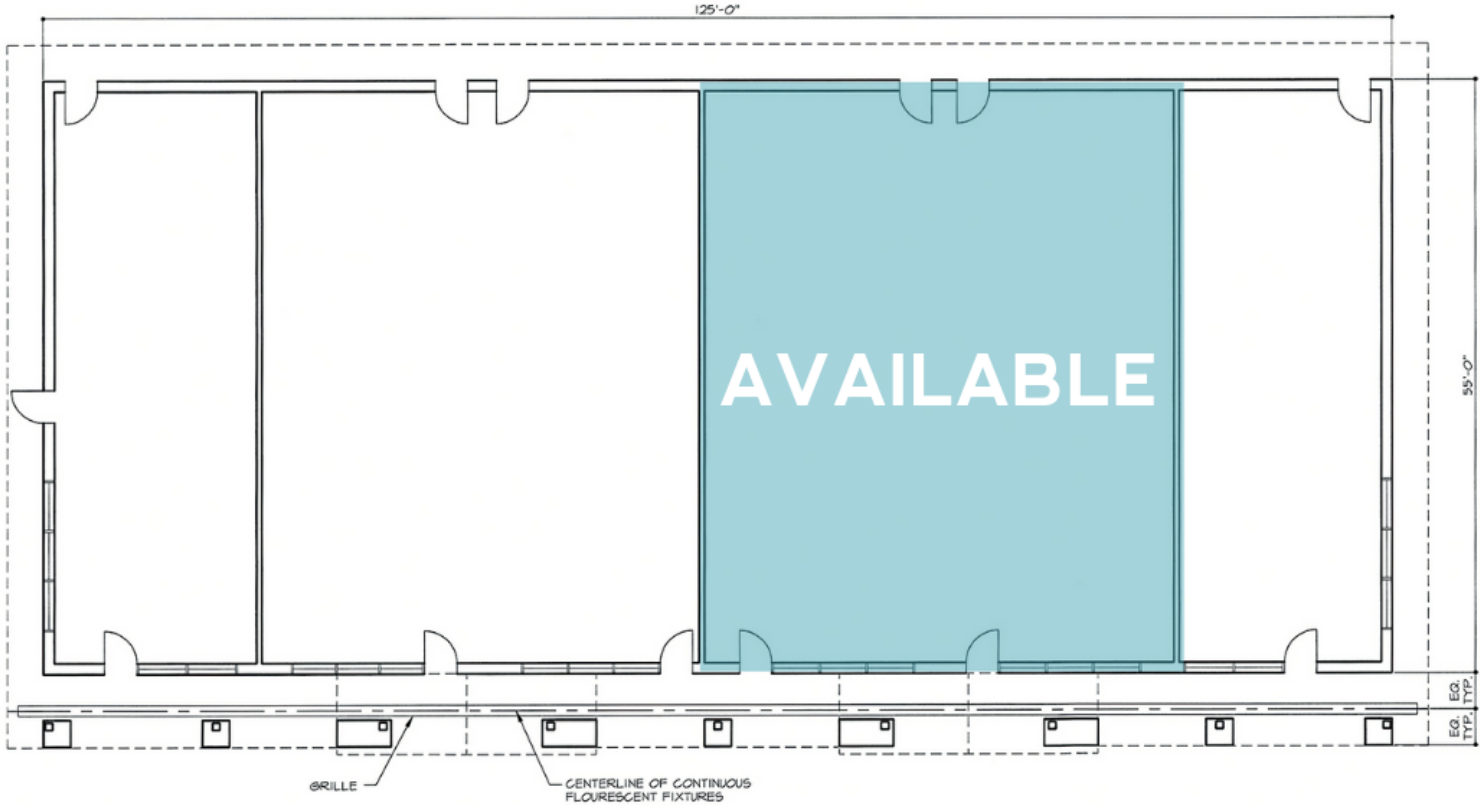
SCOTT CHAPIN
COMMERCIAL & INVESTMENT SALES
816.456.3783
scott@clemonsrealestate.com

FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207



CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM



BUILDING "C" FLOOR PLAN
SCALE: 1/8" = 1'-0"

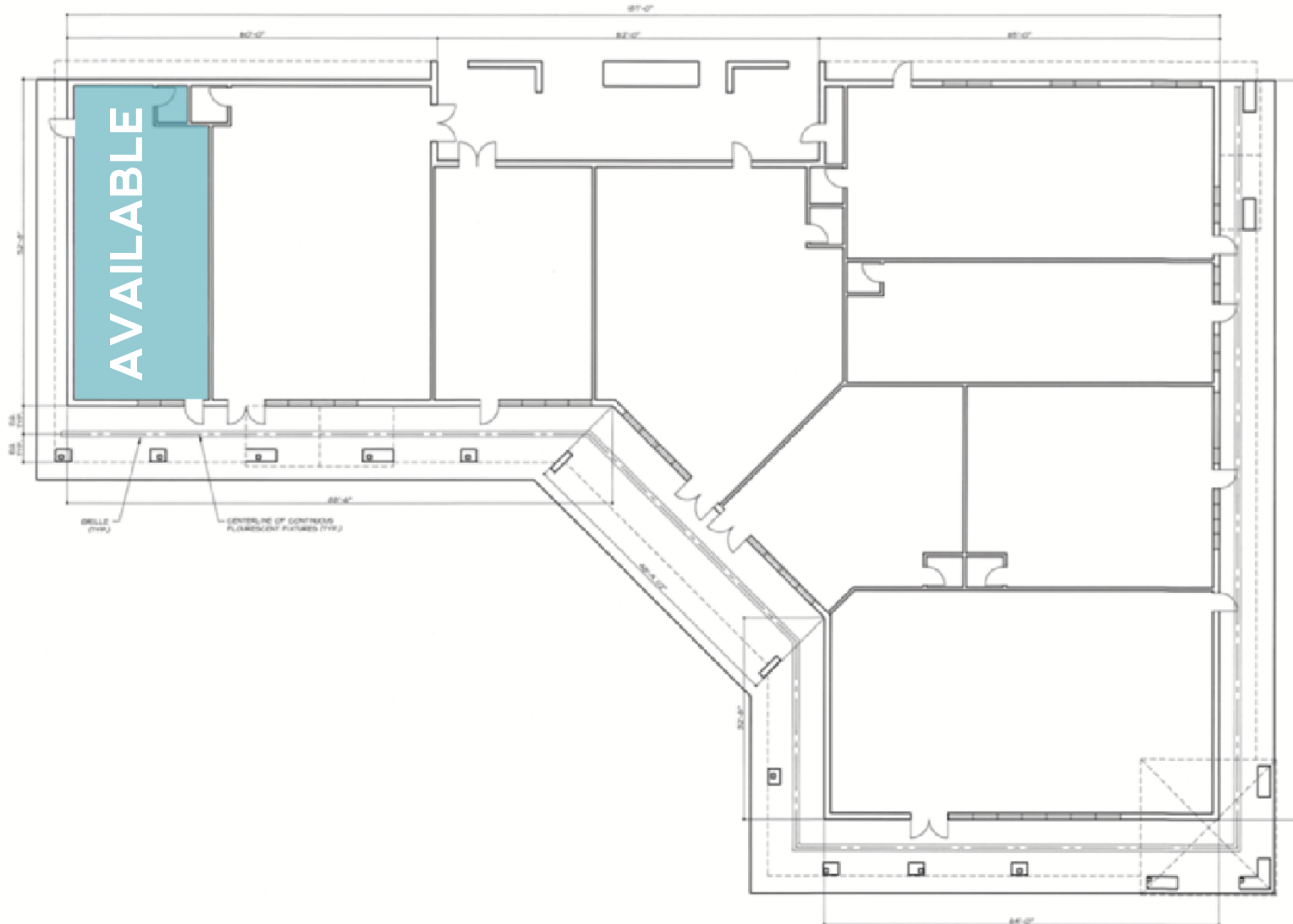


FOR LEASE

SCOTT CHAPIN
COMMERCIAL & INVESTMENT SALES
816.456.3783
scott@clemonsrealestate.com

FOX HILL SHOPPING CENTER

4651 INDIAN CREEK PARKWAY, OVERLAND PARK, KS 66207



FOR LEASE

SCOTT CHAPIN
COMMERCIAL & INVESTMENT SALES
816.456.3783
scott@clemonsrealestate.com