

FOR LEASE

NATIONAL AMERICAN UNIVERSITY

WYCLIFF SHOPPING CENTER

10310 MASTIN STREET, OVERLAND PARK, KS 66212

PAM PETERSON
RETAIL & COMMERCIAL LEASING
816.210.3738
pam@clemonsrealestate.com

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

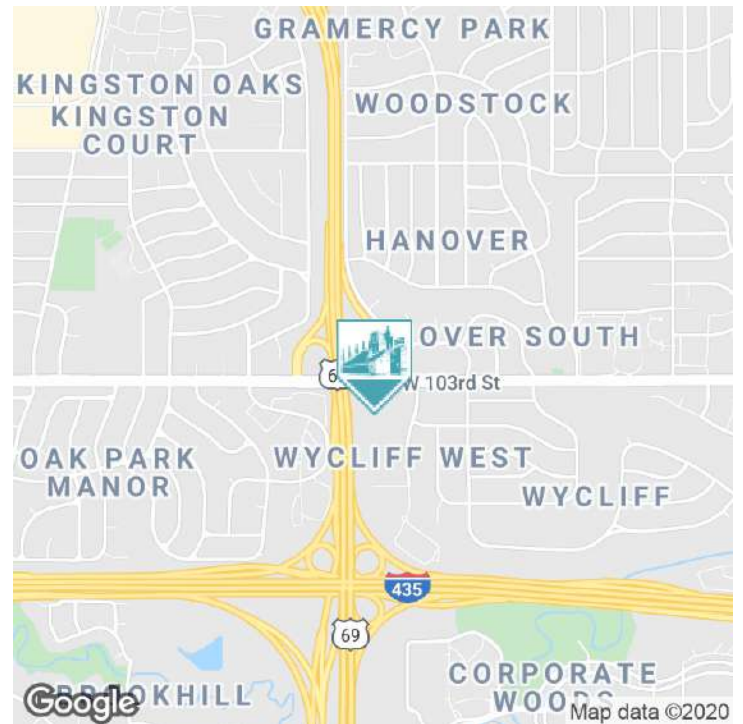


WYCLIFF SHOPPING CENTER

10310 MASTIN STREET, OVERLAND PARK, KS 66212



CLEMONS REAL ESTATE, LLC 2999 TROOST AVE SUITE 3 816.774.4250 CLEMONSLIFE.COM



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	73,900 SF
Available SF:	25,500 SF

PROPERTY OVERVIEW

Located just 15 minutes from Downtown Kansas City, this location has a retail mix that has been serving the Overland Park community for years. Noted as one of the best areas to live, Wycliff offers residents a suburban feel a variety of restaurants, coffee shops, and parks.

PROPERTY HIGHLIGHTS

- Former National American University Space Available Now
- Great Opportunity for Call Center/Grocery Store/Discount Store
- Move-in Ready Office Space or Landlord will deliver "White-Box"
- Great Visibility & Access off 69 Hwy
- 99,000+ Population within 3 miles

FOR LEASE

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

PAM PETERSON
RETAIL & COMMERCIAL LEASING
816.210.3738
pam@clemonsrealestate.com

WYCLIFF SHOPPING CENTER

10310 MASTIN STREET, OVERLAND PARK, KS 66212



CLEMONS REAL ESTATE, LLC 2999 TROOST AVE SUITE 3 816.774.4250 CLEMONSLIFE.COM



FOR LEASE

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

PAM PETERSON
RETAIL & COMMERCIAL LEASING
816.210.3738
pam@clemonsrealestate.com

10310 MASTIN STREET, OVERLAND PARK, KS 66212

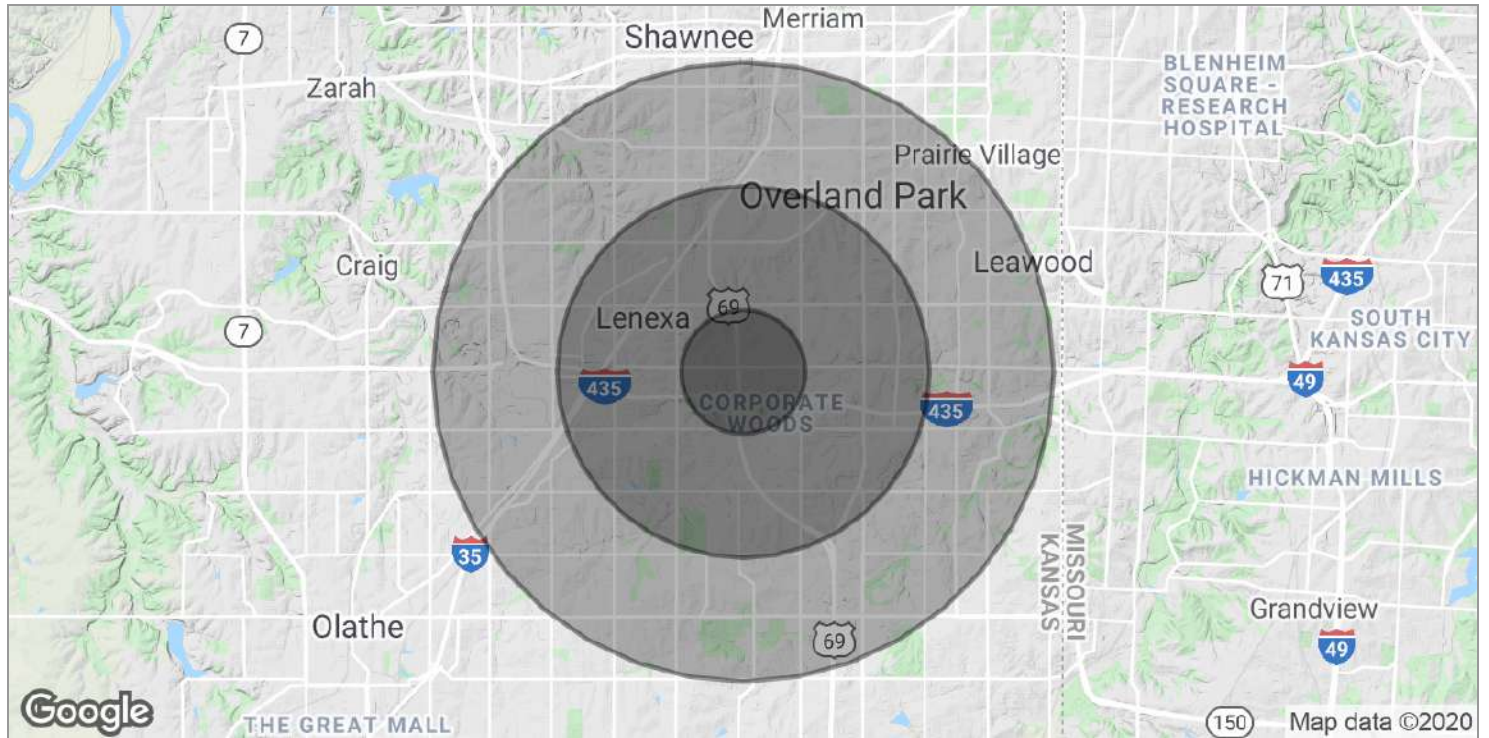


DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

PAM PETERSON
RETAIL & COMMERCIAL LEASING
816.210.3738
pam@clemonsrealestate.com

WYCLIFF SHOPPING CENTER

10310 MASTIN STREET, OVERLAND PARK, KS 66212



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,327	100,157	250,687
Median age	39.5	38.2	38.6
Median age (Male)	36.6	36.8	37.3
Median age (Female)	43.1	39.7	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,521	43,761	107,588
# of persons per HH	2.2	2.3	2.3
Average HH income	\$77,634	\$75,997	\$85,379
Average house value	\$202,065	\$203,291	\$225,188

* Demographic data derived from 2010 US Census

FOR LEASE

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

PAM PETERSON
RETAIL & COMMERCIAL LEASING
816.210.3738
pam@clemonsrealestate.com