



PEBB ENTERPRISES

PINNACLE VILLAGE

12040 BLUE VALLEY PKWY | OVERLAND PARK, KS 66213
OUTPARCEL, END CAP & SHOP SPACE AVAILABLE

UNDER
NEW OWNERSHIP!



HIGHLIGHTS

- Super Target, DSW & Michael's anchored shopping center leasing opportunities
- Located on the SW corner of 119th & Metcalf Ave/Blue Valley Pkwy in the affluent market of Overland Park (Kansas City MSA)
- Exceptional existing retailer sales performance
- Immediately adjacent to GRID Collaborative Workspace, a unique offering to the region
- Sprint World Headquarters is caddy corner across the street
- Lukas Liquor Superstore is the #1 volume alcohol retailer in Kansas

AREA RETAILERS



WILLIAMS-SONOMA



TRADER JOE'S



AREA DEMOGRAPHICS

- Population 3mi/5mi: 87,807/237,772
- Households 3mi/5mi: 38,275/98,503
- Average Household Income 3mi/5mi: \$125,824/\$127,529

TRAFFIC COUNTS

- Metcalf/BlueValley Pkwy - 27,000 VPD
- W 119th Street - 32,000 VPD
- Total - 59,000 VPD

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Current Square Footage & Availability

7501	8,534 SF	Beauty Brands
7517	5,297 SF	AVAILABLE
7521	1,891 SF	Firehouse Subs
7541	10,000 SF	Goldfish Swim School
7579	8,051 SF	AVAILABLE
7589	9,000 SF	AVAILABLE
7601	7,740 SF	Tires Plus
7701	10,046 SF	AVAILABLE
12030	6,067 SF	Tabard's Ale House
12040	3,969 SF	First Watch
12050	6,000 SF	Hallmark
12100	38,000	Lukas Liquors
12140	23,870 SF	Michael's
12160	26,444 SF	DSW
12200	170,000 SF	Super Target
TOTAL	334,909 SF	



SUMMARY PROFILE

2000 - 2010 Census

2018 Estimates with 2023 Projections

Lat/Lon: 38.9101/-94.6761

Calculated using Weighted Block Centroid from Block Groups

12140 Blue Valley Pkwy		1 mi radius	3 mi radius	5 mi radius
Overland Park, KS 66213				
POPULATION	2018 Estimated Population	10,537	87,807	237,772
	2023 Projected Population	11,050	92,043	248,596
	2010 Census Population	9,930	79,585	219,368
	2000 Census Population	9,893	74,139	189,939
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	0.4%	1.0%	1.4%
	2018 Median Age	39.2	41.5	41
HOUSEHOLDS	2018 Estimated Households	5,018	38,275	98,503
	2023 Projected Households	5,345	40,729	104,533
	2010 Census Households	4,644	33,759	89,097
	2000 Census Households	4,418	28,709	74,308
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	0.8%	1.9%	1.8%
RACE AND ETHNICITY	2018 Estimated White	79.0%	82.8%	83.6%
	2018 Estimated Black or African American	4.9%	4.7%	5.1%
	2018 Estimated Asian or Pacific Islander	11.3%	8.4%	6.8%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2018 Estimated Other Races	4.5%	3.9%	4.2%
	2018 Estimated Hispanic	5.8%	5.1%	5.7%
INCOME	2018 Estimated Average Household Income	\$96,443	\$125,824	\$127,529
	2018 Estimated Median Household Income	\$79,228	\$95,665	\$100,014
	2018 Estimated Per Capita Income	\$45,964	\$54,909	\$52,893
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.9%	1.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.7%	1.9%
	2018 Estimated High School Graduate	12.8%	9.8%	11.1%
	2018 Estimated Some College	17.4%	16.3%	17.5%
	2018 Estimated Associates Degree Only	7.3%	6.7%	6.9%
	2018 Estimated Bachelors Degree Only	36.4%	38.2%	36.6%
	2018 Estimated Graduate Degree	23.5%	26.3%	24.8%
BUSINESS	2018 Estimated Total Businesses	908	7,366	13,749
	2018 Estimated Total Employees	15,955	116,953	195,151
	2018 Estimated Employee Population per Business	17.6	15.9	14.2
	2018 Estimated Residential Population per Business	11.6	11.9	17.3