

# OVERLAND POINTE MARKETPLACE

8416 W 135TH ST, OVERLAND PARK, KS 66223



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# 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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