



FREESTANDING RESTAURANT WITH DRIVE-THRU

135th & Switzer (NEQ) | 9500 W. 135th St., Overland Park, KS



SALE PRICE: \$2,099,999 | LEASE RATE: \$35/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,035	98,132	229,251
Avg. Household Income	\$173,201	\$167,422	\$163,937

- 4,075 SF building on 1.03 acres
- Great location with strong demographics
- Perfect owner/user property
- Major retail area
- Across from Blue Parkway Sports Complex and Scheels Soccer Complex



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent



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AERIAL

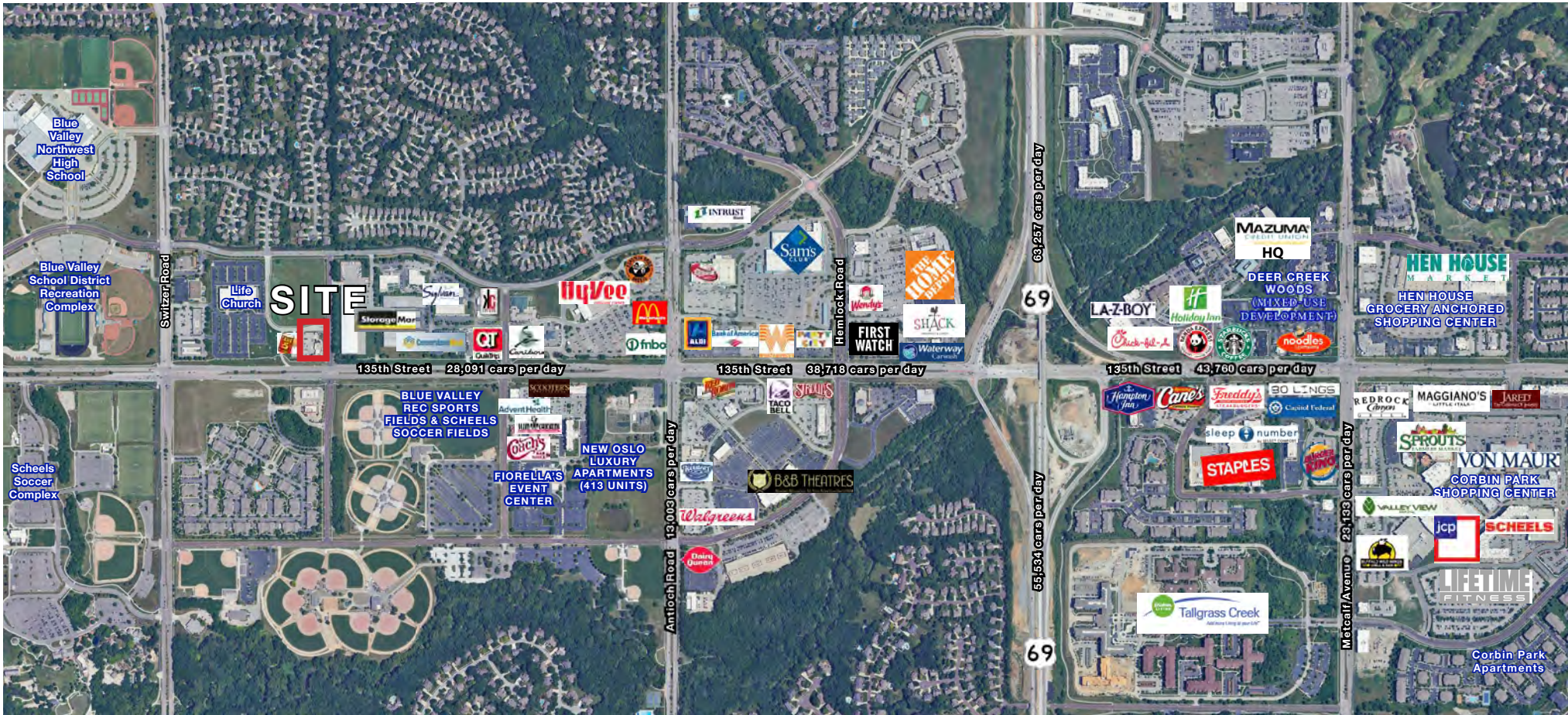




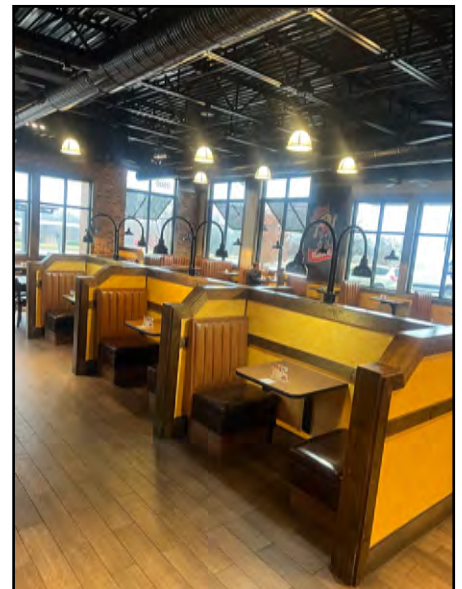
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AERIAL



PHOTOS

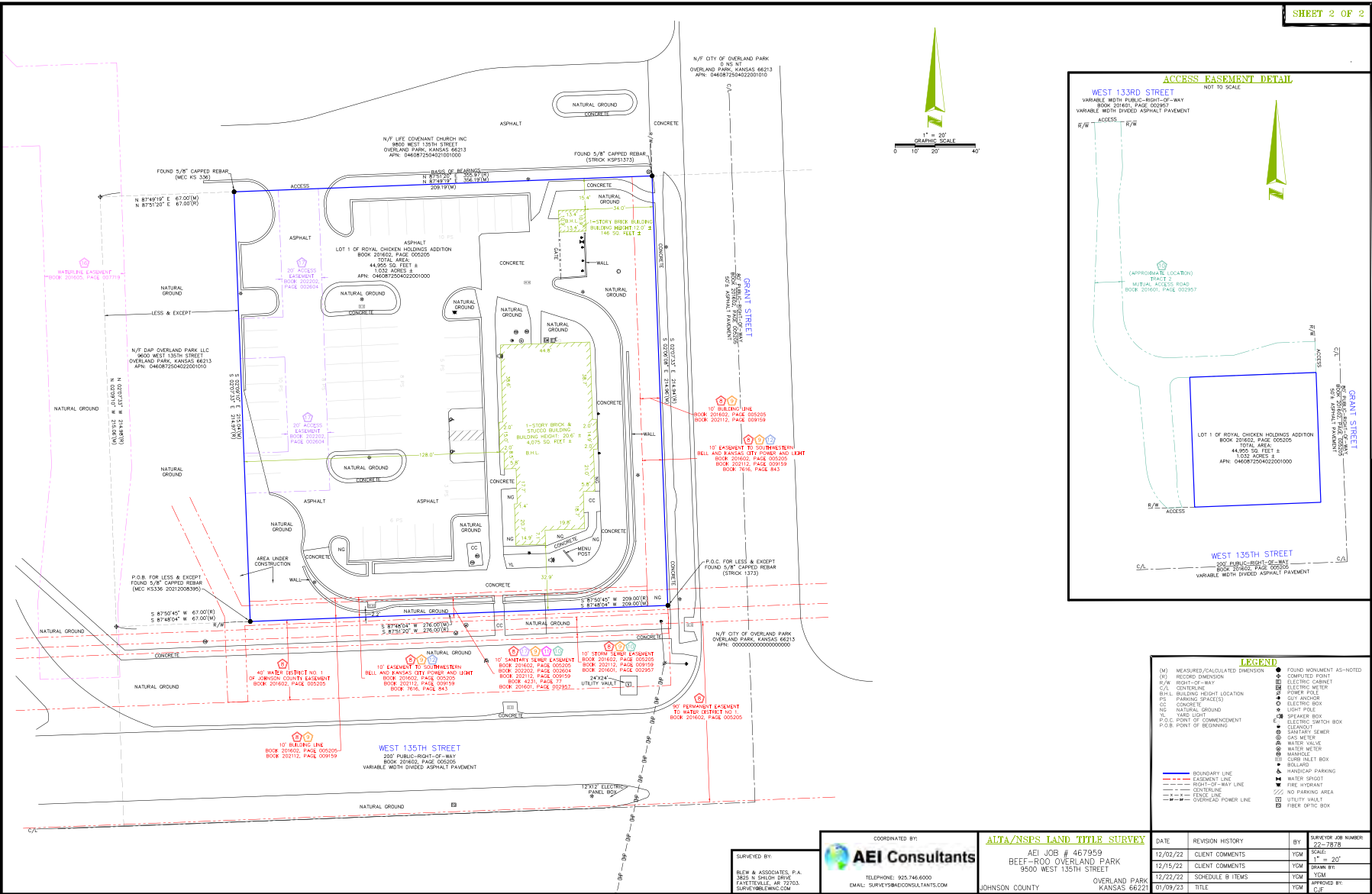




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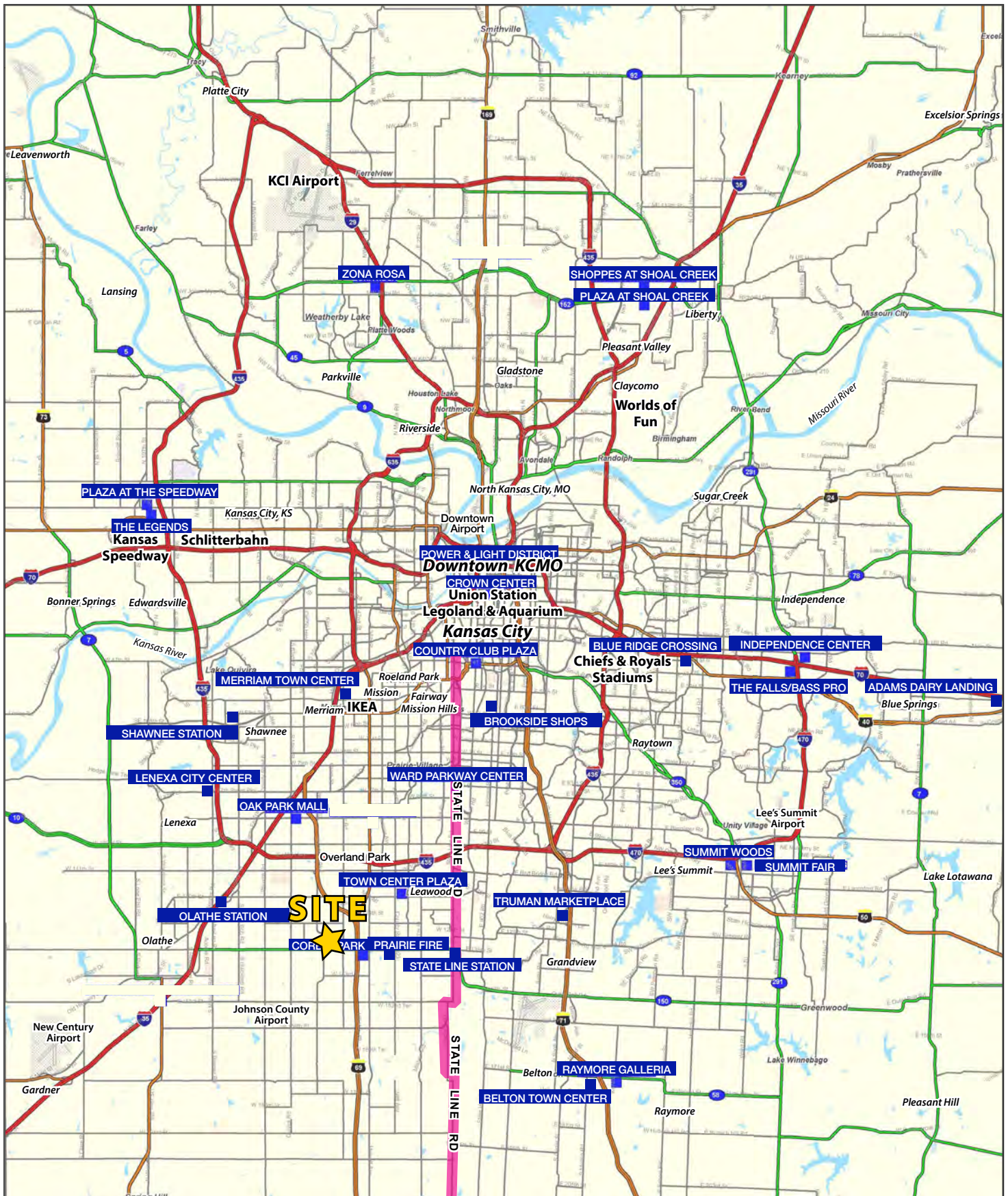
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SURVEY



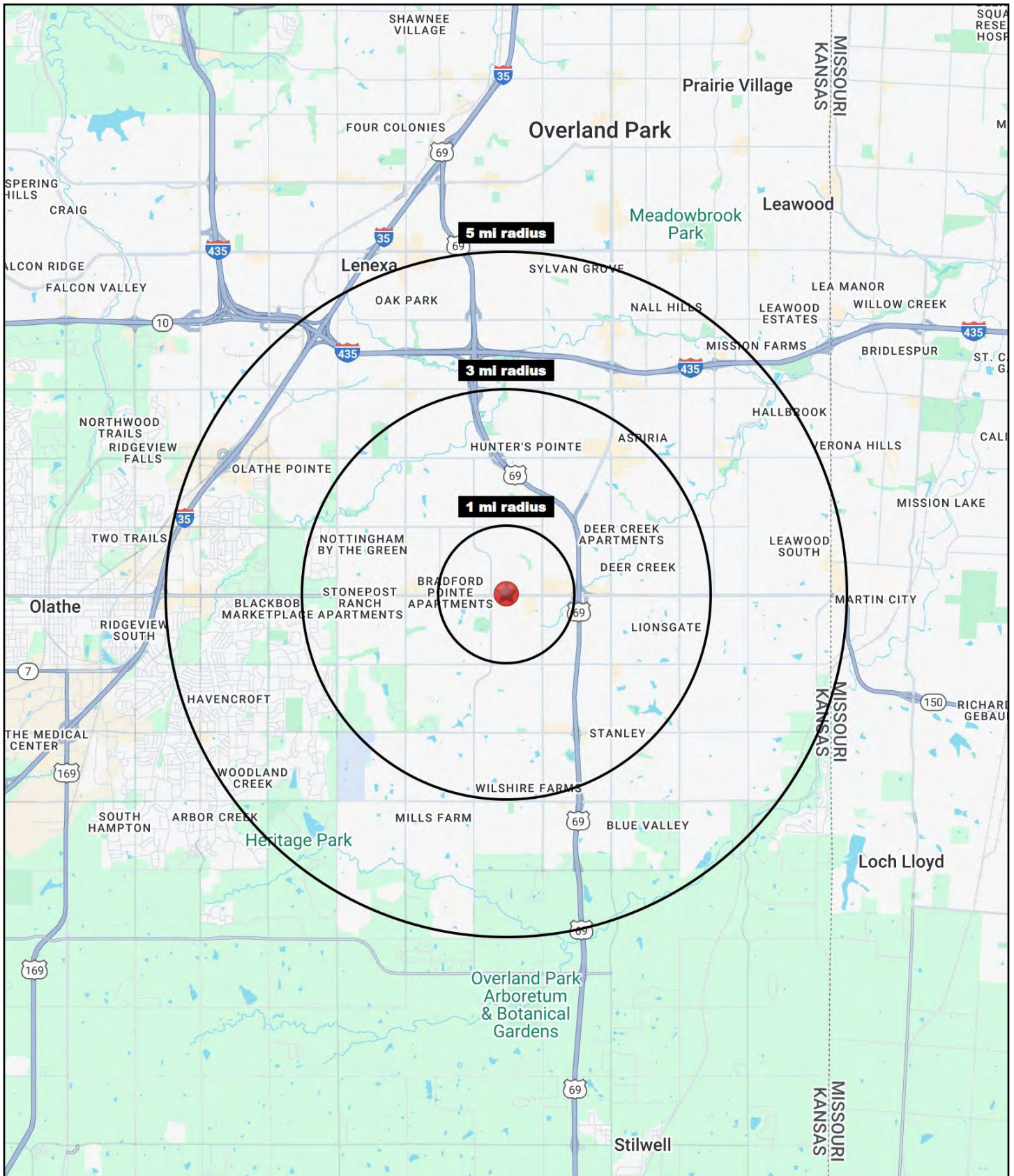
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9500 W. 135th Street Overland Park, KS 66221	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,035	98,132	229,251
2029 Projected Population	8,916	100,859	234,100
2020 Census Population	9,480	98,689	226,384
2010 Census Population	8,438	85,378	200,875
Projected Annual Growth 2024 to 2029	-0.3%	0.6%	0.4%
Historical Annual Growth 2010 to 2024	0.5%	1.1%	1.0%
2024 Median Age	40.0	39.3	39.5
Households			
2024 Estimated Households	3,391	40,636	92,674
2029 Projected Households	3,366	42,393	95,722
2020 Census Households	3,423	38,449	87,951
2010 Census Households	2,962	32,881	77,312
Projected Annual Growth 2024 to 2029	-0.1%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	1.0%	1.7%	1.4%
Race and Ethnicity			
2024 Estimated White	76.7%	76.2%	78.4%
2024 Estimated Black or African American	3.9%	4.6%	5.1%
2024 Estimated Asian or Pacific Islander	13.5%	12.8%	9.1%
2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2024 Estimated Other Races	5.8%	6.2%	7.2%
2024 Estimated Hispanic	5.8%	6.2%	7.2%
Income			
2024 Estimated Average Household Income	\$173,201	\$167,422	\$163,937
2024 Estimated Median Household Income	\$143,222	\$127,550	\$128,573
2024 Estimated Per Capita Income	\$65,130	\$69,381	\$66,368
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.9%	0.8%
2024 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.1%	1.3%
2024 Estimated High School Graduate	6.0%	8.8%	10.4%
2024 Estimated Some College	12.6%	13.8%	16.1%
2024 Estimated Associates Degree Only	4.9%	5.3%	6.4%
2024 Estimated Bachelors Degree Only	44.7%	40.7%	38.6%
2024 Estimated Graduate Degree	29.9%	29.5%	26.3%
Business			
2024 Estimated Total Businesses	258	3,289	10,311
2024 Estimated Total Employees	2,001	32,905	160,231
2024 Estimated Employee Population per Business	7.8	10.0	15.5
2024 Estimated Residential Population per Business	35.0	29.8	22.2

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