



RETAIL-OFFICE-MEDICAL SPACE

12220-12260 W. 135th St, Overland Park, KS

FOR
LEASE



\$16/SF NNN | 4,560 SF (CAN BE DIVIDED)

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,345	101,187	243,064
Avg. Household Income	\$176,654	\$154,363	\$151,635

- Join CVS, McDonald's, Goodyear, Phillips 66, iStorage, and many more
- Just west of Price Chopper Grocery anchored shopping center
- Excellent visibility from 135th Street
- Intersection carries over 40,000 cars per day
- Parking lot resurfaced, fresh paint on building, newly remodeled, face-lifted center
- Minutes from Deanna Rose Farmstead, Overland Park Sports Complex, St. Andrew's Golf Course, and more

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

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Exclusive Agents



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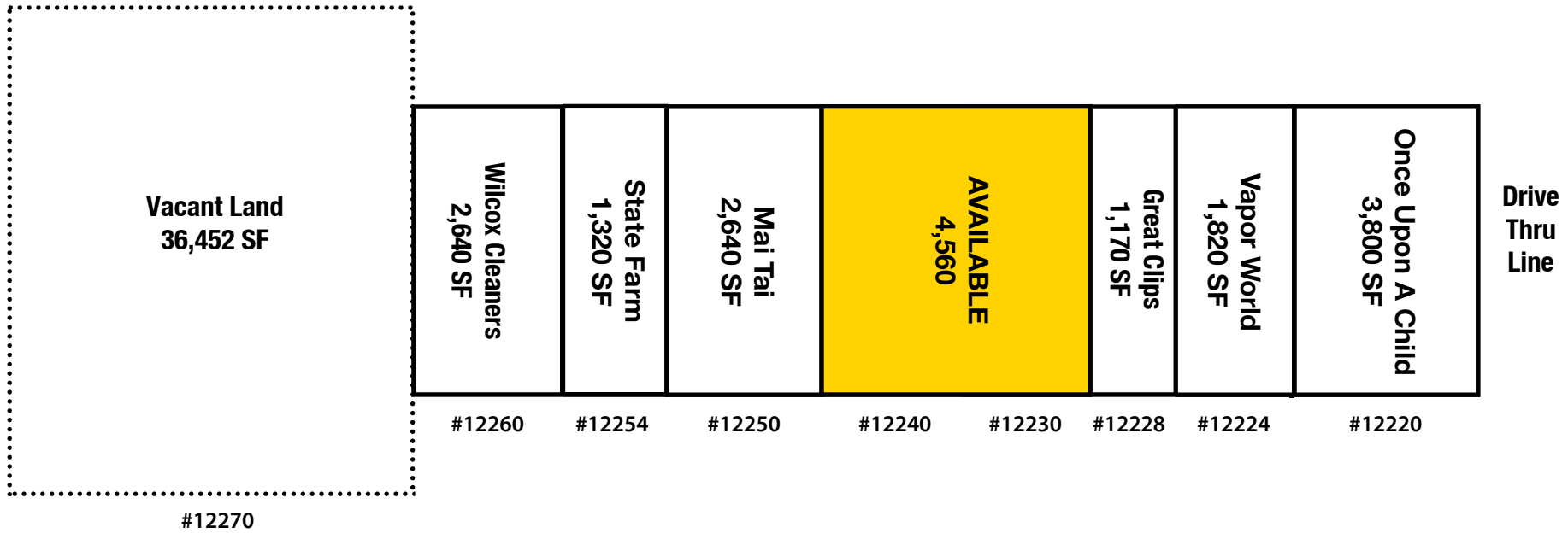


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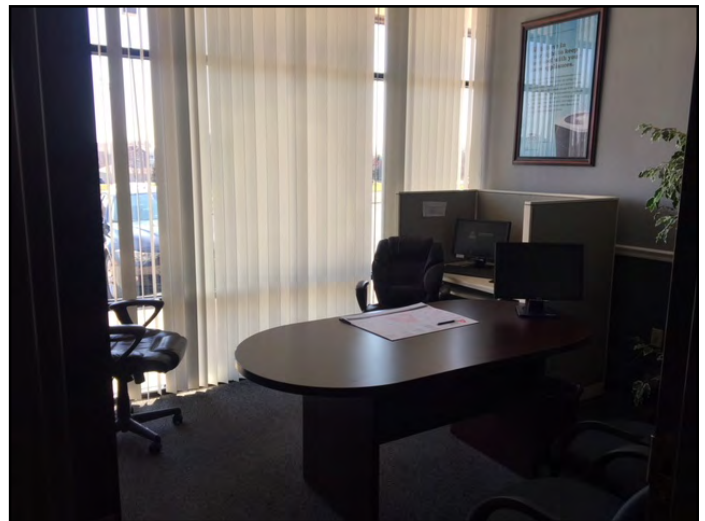
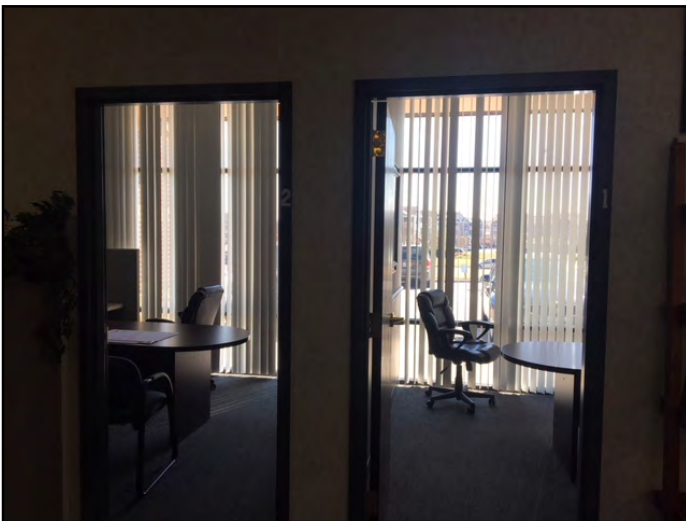
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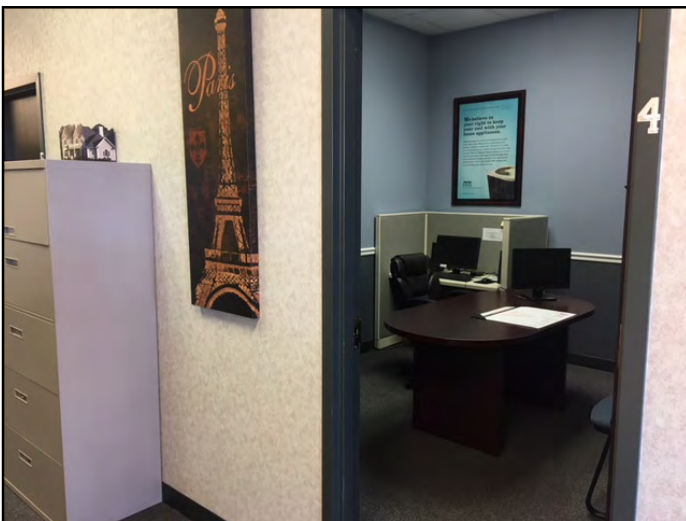
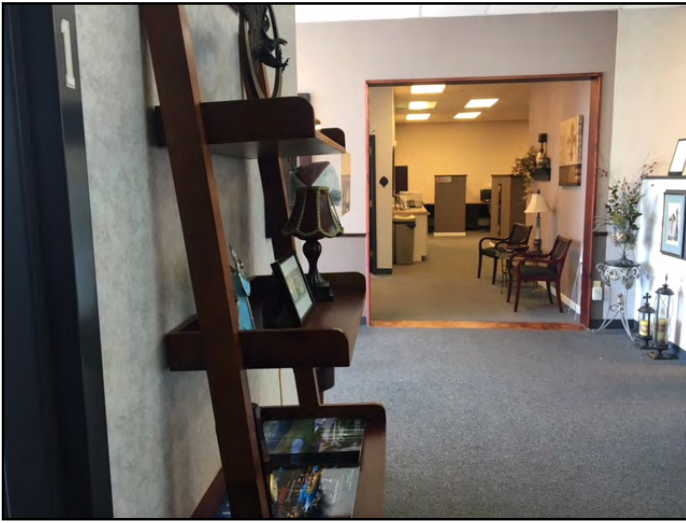
SITE PLAN



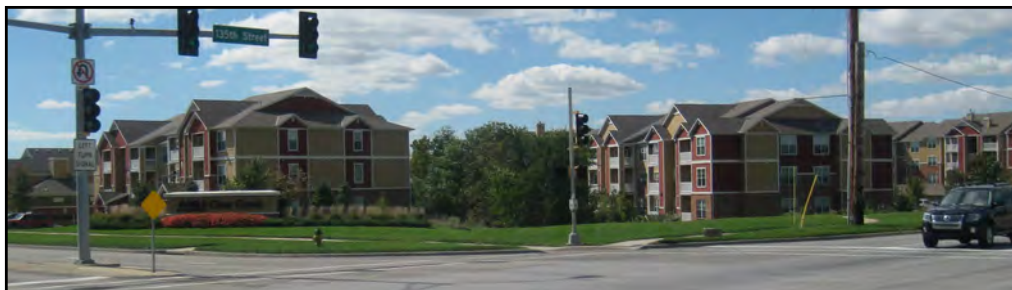
AVAILABLE 4,560 SF SPACE (CAN BE DIVIDED)

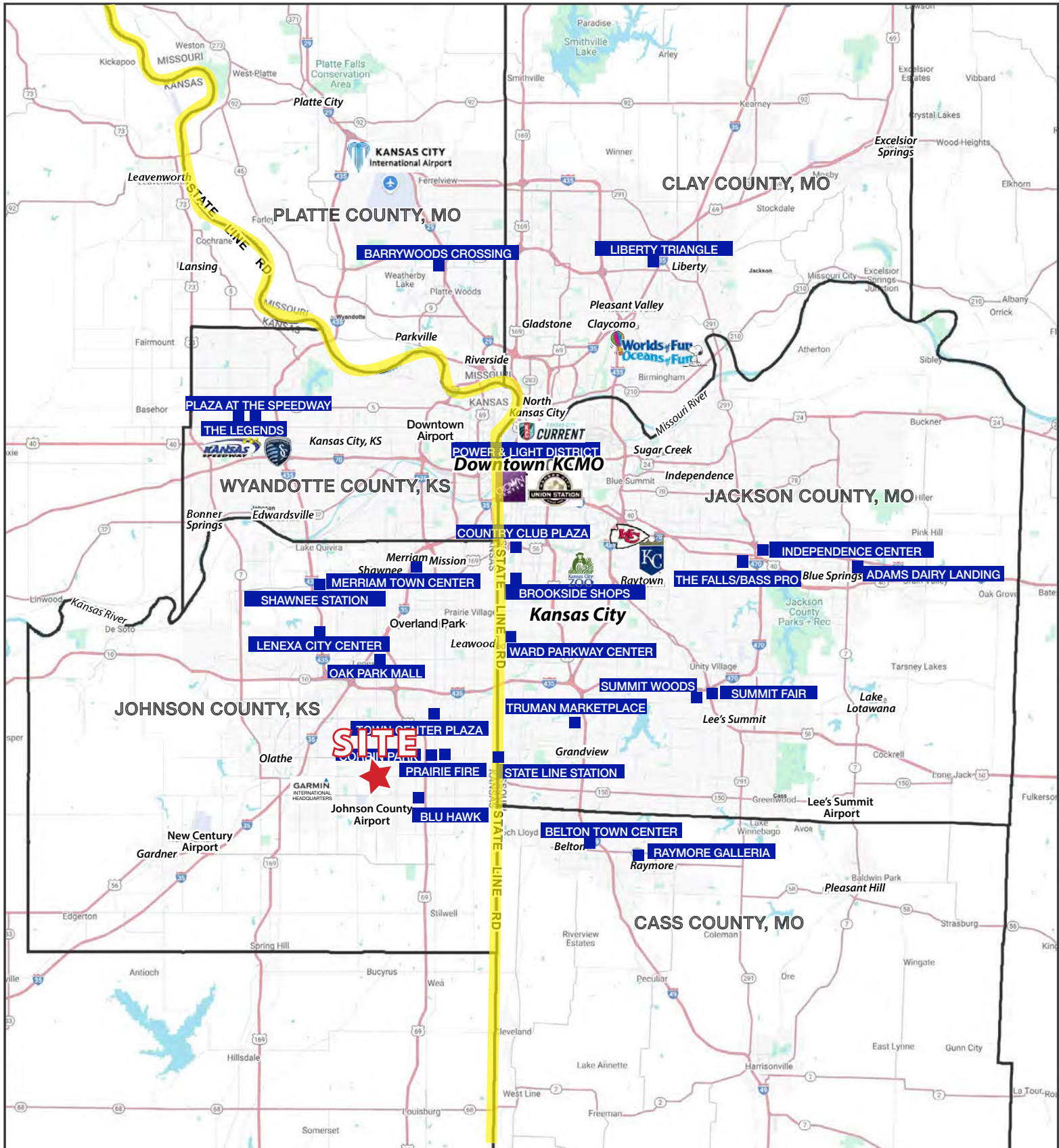


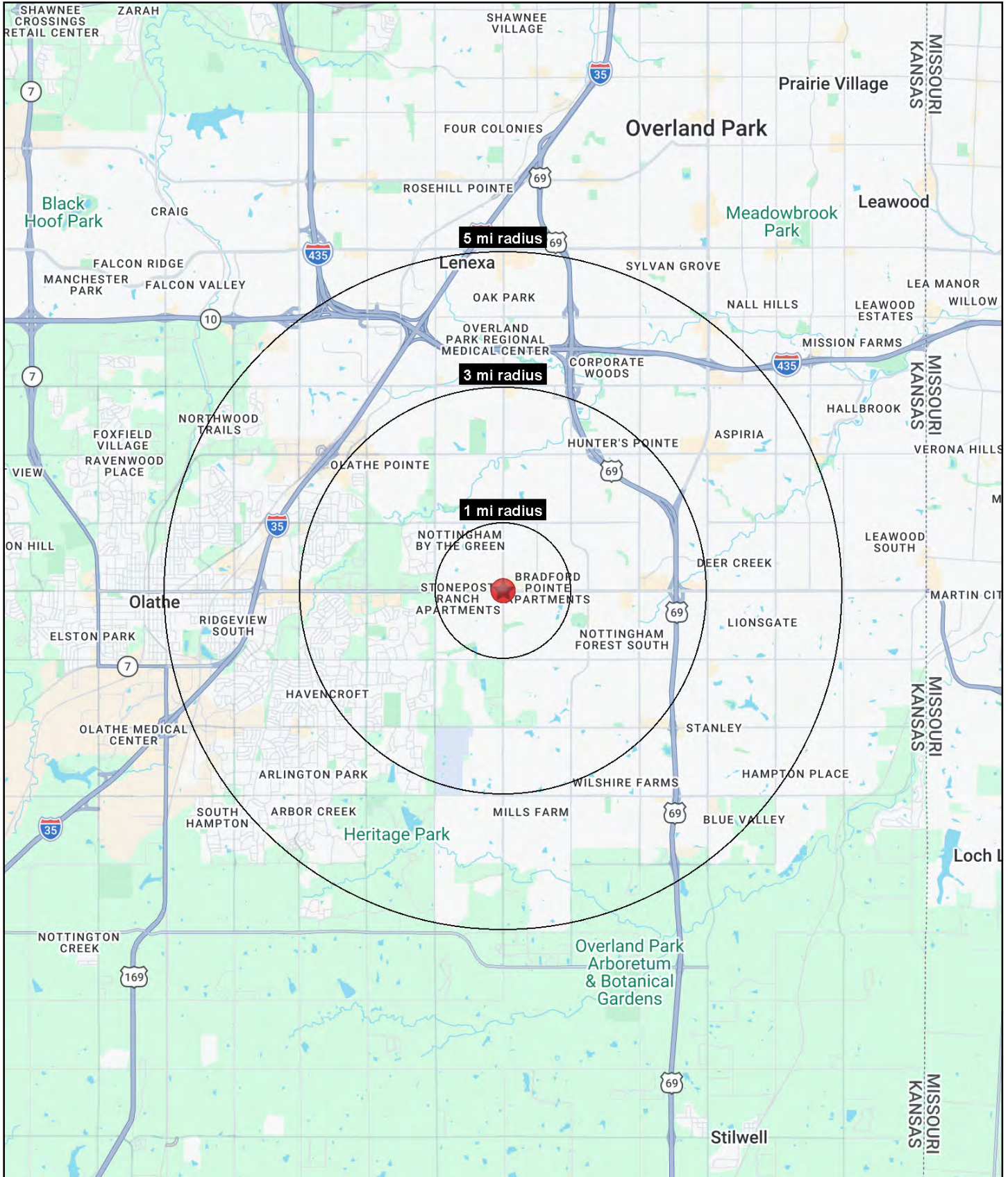
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NEIGHBORING TENANTS









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135th Street & Quivira Road Overland Park, KS 66221	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,345	101,187	243,064
2030 Projected Population	12,462	101,866	244,534
2020 Census Population	13,685	100,422	237,673
2010 Census Population	9,862	89,385	212,249
Projected Annual Growth 2025 to 2030	0.2%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	1.7%	0.9%	1.0%
2025 Median Age	38.3	38.6	38.3
Households			
2025 Estimated Households	4,937	40,709	96,514
2030 Projected Households	5,071	41,919	99,234
2020 Census Households	4,653	38,166	91,094
2010 Census Households	3,295	33,396	80,747
Projected Annual Growth 2025 to 2030	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2025	3.3%	1.5%	1.3%
Race and Ethnicity			
2025 Estimated White	78.1%	76.7%	75.8%
2025 Estimated Black or African American	4.4%	5.5%	5.8%
2025 Estimated Asian or Pacific Islander	10.9%	10.1%	9.0%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	6.3%	7.5%	9.0%
2025 Estimated Hispanic	6.3%	7.5%	9.3%
Income			
2025 Estimated Average Household Income	\$176,654	\$154,363	\$151,653
2025 Estimated Median Household Income	\$124,263	\$123,521	\$119,630
2025 Estimated Per Capita Income	\$70,663	\$62,139	\$60,311
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.2%	1.9%
2025 Estimated High School Graduate	7.0%	10.1%	12.6%
2025 Estimated Some College	13.4%	16.2%	17.2%
2025 Estimated Associates Degree Only	6.5%	6.3%	6.9%
2025 Estimated Bachelors Degree Only	43.4%	39.3%	36.0%
2025 Estimated Graduate Degree	27.6%	25.8%	24.0%
Business			
2025 Estimated Total Businesses	218	2,619	10,348
2025 Estimated Total Employees	1,149	26,685	160,628
2025 Estimated Employee Population per Business	5.3	10.2	15.5
2025 Estimated Residential Population per Business	56.6	38.6	23.5

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