

7440 W 135TH ST

OVERLAND PARK, KS



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

\$32.00/SF NN



**JIM
THOME**



913.548.8700



JTHOME@REECECOMMERCIAL.COM

- NEW MEDICAL/RETAIL/OFFICE SPACE AVAILABLE IN APRIL 2021
- PEDIATRIC PARTNERS BUILDING
- SPACE C AVAILABLE: 1,990 SF
- TRAFFIC COUNTS 30,000 VEHICLES/DAY
- GREAT SIGNAGE AVAILABLE
- BETWEEN CHICK-FIL-A & HOLIDAY INN EXPRESS

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

2019 POPULATION	11,907	92,052	202,252
2019 AVERAGE HOUSEHOLD INCOME	\$111,650	\$154,651	\$145,235

The information above 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. © 2020

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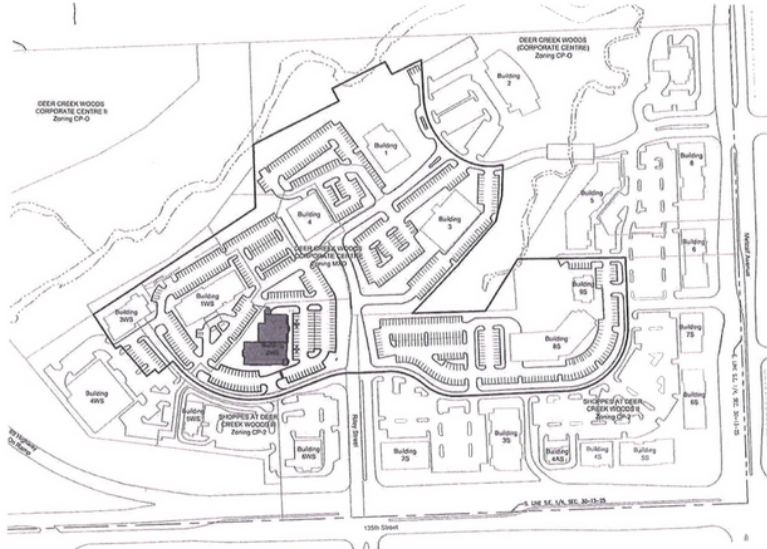
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DEER CREEK WOODS CORPORATE CENTRE (PART ZONING)

Building No.	Building Coverage	Land Use	Parking Required	Parking Provided	Approved Square Footage
Building 85	41,428 SF	Office	188 (0.41/1,000)	202 Spaces	
Building 85	3,850 SF	Office	17 (0.41/1,000)	18 Spaces	
Building 285	95 Units	Resid	55 (0.58/one + 10/employee)	55 Spaces	
Building 285	5,400 SF	Resid	23 (0.41/1,000)		
Building 285	7,435 SF	Office	32 (0.41/1,000)	37 Spaces	
Building 285	6,800 SF	Retail	24 (0.41/1,000)	37 Spaces	
Building 1	6,800 SF	Office	36 (0.41/1,000)	117 Spaces	60,000 SF
Building 3	48,437 SF	Office	194 (0.41/1,000)	194 Spaces	
Building 4	41,428 SF	Office	188 (0.41/1,000)	74 Spaces	
Building 4	418,428 SF		717 Spaces	74 Spaces	



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