

7499 W 161ST ST

OVERLAND PARK, KS 66085



REECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

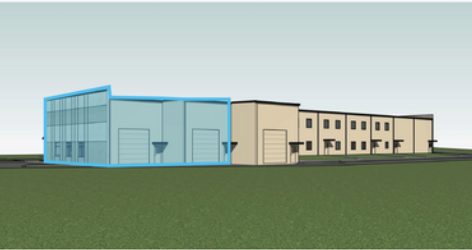
\$12.00/SF NNN



1 N PERSPECTIVE



2 W PERSPECTIVE



3 S PERSPECTIVE



4 E PERSPECTIVE



**JIM
THOME**

 913.548.8700

 JTHOME@REECECOMMERCIAL.COM

- NEW BUILDING AVAILABLE APRIL 2021
- OFFICE/WAREHOUSE SPACE
- BEAUTIFUL NEW BUILDING IN BLUE VALLEY BUSINESS PARK
- 1,500 SF OR 2,875 SF SPACE AVAILABLE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	4,100	48,929	116,001
2019 AVG HOUSEHOLD INCOME	\$134,321	\$177,567	\$165,071

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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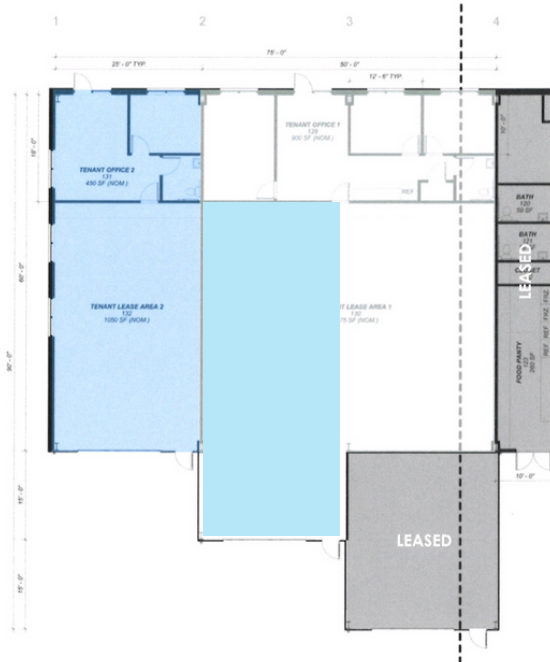


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1ST FLOOR



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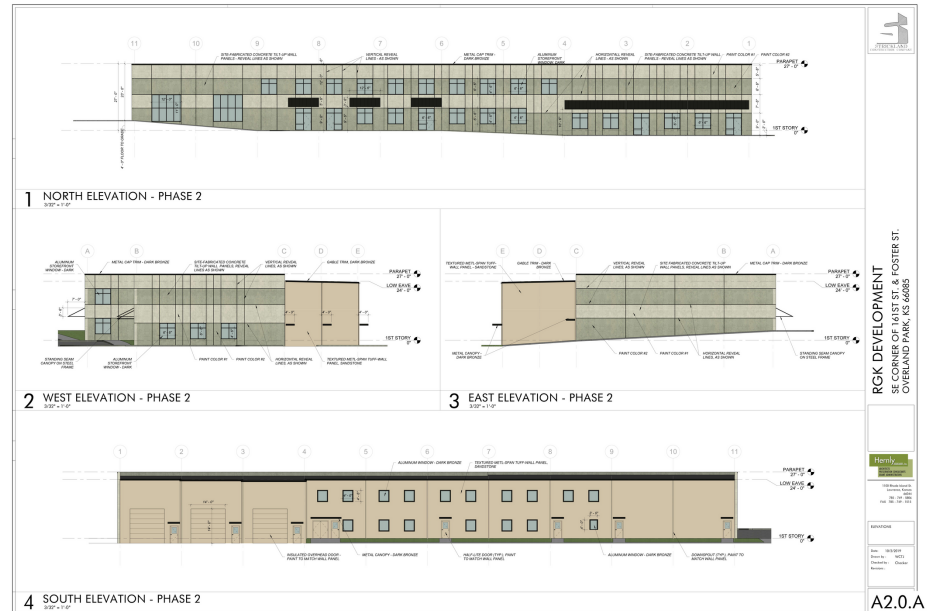
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ELEVATIONS



RCK DEVELOPMENT
SE CORNER OF 161ST ST & FOSTER ST.
OVERLAND PARK, KS 66085

Henry
Architect

ELEVATIONS

Rev: 10/2021
Author: JTH
Checker: JTH

A2.0.A



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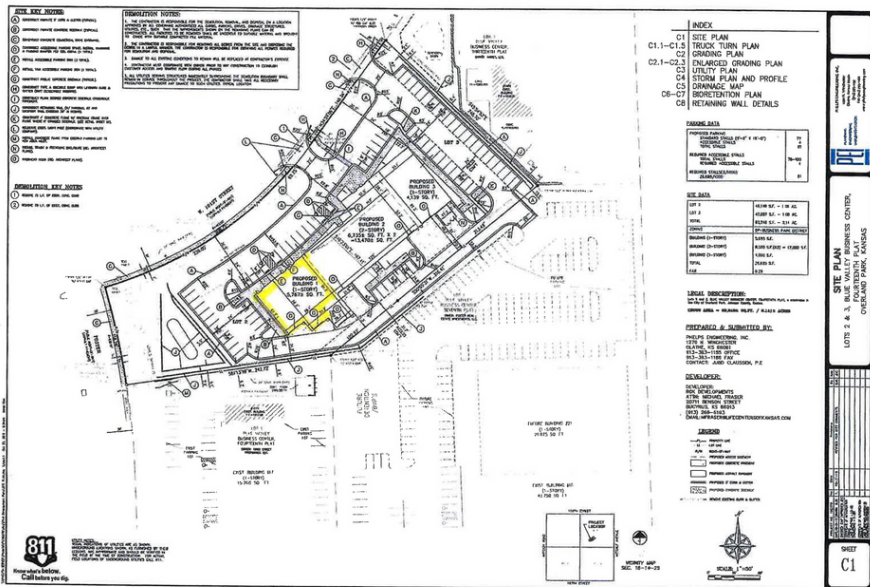
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SITE PLAN



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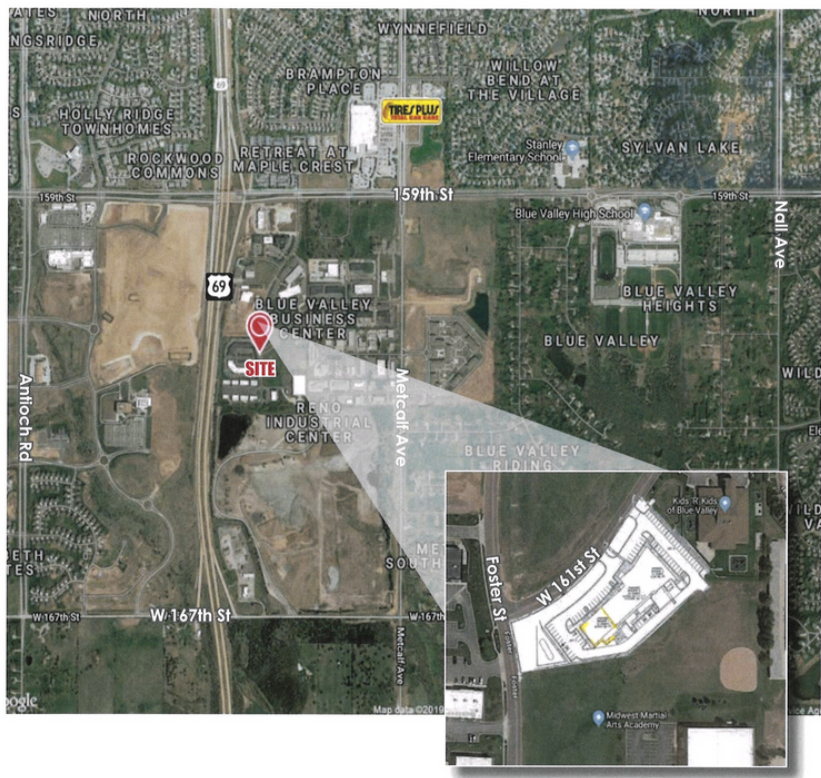


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AERIALS



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