

7440 W 135TH ST

OVERLAND PARK, KS



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

\$30/SF NNN



**JIM
THOME**



913.548.8700



JTHOME@REECECOMMERCIAL.COM

- NEW MEDICAL/RETAIL/OFFICE SPACE AVAILABLE
- 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	\$143,235

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

7440 W 135TH ST

OVERLAND PARK, KS



REECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



**JIM
THOME**



913.548.8700



JTHOME@REECECOMMERCIAL.COM

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

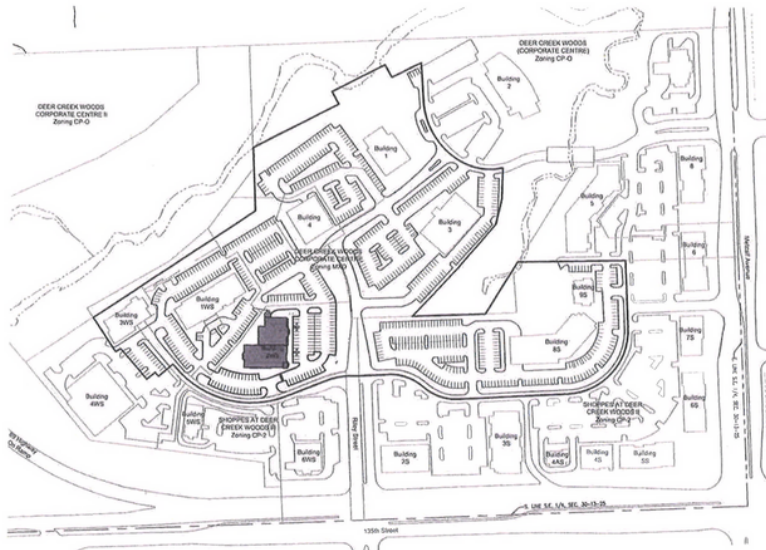
7440 W 135TH ST

OVERLAND PARK, KS



REECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



DEER CREEK WOODS CORPORATE CENTRE (PHASE 2) ZONING

Building No.	Building Coverage	Land Use	Parking Required	Parking Provided	Approved Square Footage
Building 10	48,800 SF	Office	128 (3.0/1,000)	250 Spaces	
Building 11	3,500 SF	Office	12 (3.0/1,000)	18 Spaces	
Building 12	90 Units	Residential	55 (1.0/Unit)	55 Spaces	
Building 13	5,500 SF	Residential	25 (1.0/Unit)	27 Spaces	
Building 14	7,800 SF	Office	30 (3.0/1,000)	37 Spaces	
Building 15	6,000 SF	Residential	24 (1.0/Unit)	37 Spaces	
Building 16	6,000 SF	Office	36 (1.0/Unit)	117 Spaces	60,000 SF
Building 17	48,800 SF	Office	128 (3.0/1,000)	128 Spaces	
Building 18	41,800 SF	Office	128 (3.0/1,000)	24 Spaces	
Building 19	108,800 SF	Office	110 Spaces	24 Spaces	



**JIM
THOME**



913.548.8700



JTHOME@REECECOMMERCIAL.COM

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

7440 W 135TH ST

OVERLAND PARK, KS



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



**JIM
THOME**



913.548.8700



JTHOME@REECECOMMERCIAL.COM

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