

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

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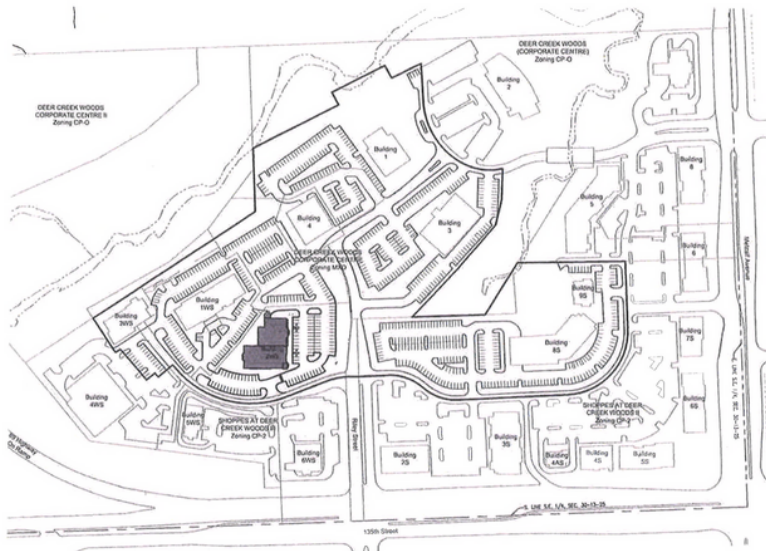
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DEER CREEK WOODS CORPORATE CENTER (PHD 20026)						
Building #s	Building Coverage	Land Use	Parking Required	Parking Provided		Approved Square Footage
Building 95	43,485 SF	Office	120 (61,000)	100 (50,000)		
Building 98	3,000 SF	Office	12 (6,000)	18 (9,000)		
Building 100	56 Units	Resid.	85 (56,000 - 1 employee)	85 (56,000)		
	5,600 SF	Resid.				
Building 2002	7,855 SF	Office	25 (15,000)	37 (22,500)		
Building 2003	6,000 SF	Resid.	24 (14,000)	31 (18,000)		
Building 1	4,000 SF	Office	36 (21,600)	117 (70,200)		40,000 SF
Building 3	48,437 SF	Office	154 (92,610)	100 (50,000)		
Building 4	40,500 SF	Office	168 (92,800)	19 (9,000)		
101A	108,625 SF	Off	231 (138,600)			



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