

# RETAIL SPACE FOR LEASE

## *HEN HOUSE ANCHORED SHOPPING CENTER*



## *DEER CREEK WOODS MARKETPLACE*

### *NEC 135TH ST & METCALF, OVERLAND PARK, KANSAS*

913 914 7010  
7121 West 79th Street  
Overland Park, KS 66204

[www.elevatepropertyadvisors.com](http://www.elevatepropertyadvisors.com)



# SITE AERIAL



# SITE PLAN

## AVAILABLE SPACES

SUITE 3: 3,180 SF  
 SUITE 4: 1,512 SF  
 SUITE 17: 1,600 SF  
 SUITE 23A: 6,826 SF

SUITE 25: 1,500 SF  
 SUITE 26: 1,500 SF  
 SUITE 30B: 1,688 SF



1	Hen House Market
2	Tide Cleaners
3	AVAILABLE 3,180 SF
4	AVAILABLE 1,512 SF
5	Sofia Salon
6	Results by Rob, Inc.
7	Image One Eye Care
8	Rolling Ice Cream?
9	Metcalf Liquor
10	Panera Bread
11	Kyoto Japanese Steakhouse
12	Deer Creek Animal Hospital
13	SportsClips
14	Crumb! Cookies
15	Amelia's Boutique
16	Land of Paws
17	AVAILABLE 1,600 SF
18	Mr. Goodcents
19	Children's Mercy Clinics
20	Chuy's Opco, Inc.
21	Nick & Jake's
22	UMB Bank
23A	AVAILABLE 6,826 SF
23 B	Snooze Eatery
24	Academy Bank
25	AVAILABLE 1,500 SF
26	AVAILABLE 1,500 SF
27	UBREAKIFIX
28	Chipotle
29	Salinity Salt & Flotation Spa
30A	Premier Martial Arts
30B	AVAILABLE 1,688 SF
31	Ethan Allen

# PROPERTY HIGHLIGHTS



## PROPERTY FEATURES

- 1,500-6,826 SF Spaces Available.
- 6,826 SF Former Thomasville space available
- Anchored by a 62,000 SF hen House Market.
- Centrally located in one of Kansas City's busiest corridors with national retailers and local boutiques and premium restaurant.
- Surrounding tenants include Scheels, Sprouts, Von Maur, Home Goods, REI, Ethan Allen and many more!
- Convenient access from both 135th St. and Metcalf with a combined traffic count over 65,000 vehicles per day.
- Snooze Eatery Opening Spring 2021

## NEIGHBORING TENANTS



## DEMOGRAPHICS

### TOTAL POPULATION

1 Mile: 12,384  
3 Mile: 91,699  
5 Mile: 198,652



### DAYTIME POPULATION

1 Mile: 9,853  
3 Mile: 74,098  
5 Mile: 152,823



### AVG HH INCOME

1 Mile: \$123,167  
3 Mile: \$163,894  
3 Mile: \$150,734



# MARKET AERIAL



# LOCATION FACTS



## OVERLAND PARK

OVERLAND PARK BOASTS THREE NATIONALLY-RANKED SCHOOL SYSTEMS, A LOW CRIME RATE AND A HEALTHY ECONOMY. THESE FACTORS CONSISTENTLY EARN THE CITY NATIONAL AWARDS, INCLUDING:

- America's Hottest Zip Codes (#8) Realtor.com October 2017
- Best Places to Raise a Family (#1) WalletHub.com September 2017
- Top 100 Best Places to Live (#9) Livability March 2017
- Best Cities for Young Professionals (#8) Smart Asset September 2017
- Best Cities for Quality of Life (#4) NerdWallet October 2017

## JOHNSON COUNTY

- Most populated county in Kansas with **586,299 residents**
- Most educated county in KC metro, with nearly **60% of working residents holding a bachelor degree or higher**
- As a result of high demographics, Johnson County boasts a wide array of high-end office and retail developments, including some of KC's top employers
- Well-established neighborhoods in Johnson County have **household incomes of \$77,467**, much higher than the metro average of \$58,446
- Great access to major highways, allowing for quick travel times to all areas and some of the highest daytime populations within the metro
- South Johnson County submarket is the most prominent of all suburban submarkets in KC - it accounts for 58% of Class A suburban office buildings in the KC metro (80 buildings) and 56% of the total square footage (11,303,470 SF)
- **25 Best Counties in the Country to Live In**, USA Today February 2018

## AREA EMPLOYERS

