



LEASE RATE: \$22/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,450	86,302	240,768
Avg. Household Income	\$133,318	\$163,853	\$162,865

- 1,946 & 2,375 SF retail spaces available
- 5,100 SF end cap restaurant space available
- Major retail corridor minutes from Sprint Headquarters, Black & Veach Headquarters, YRC Headquarters, Century Link Headquarters
- Excellent demographics and traffic counts
- Newly built in 2008 directly across the street from Costco
- Co-tenants include Ivy Learning Center, Sonic, and many more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

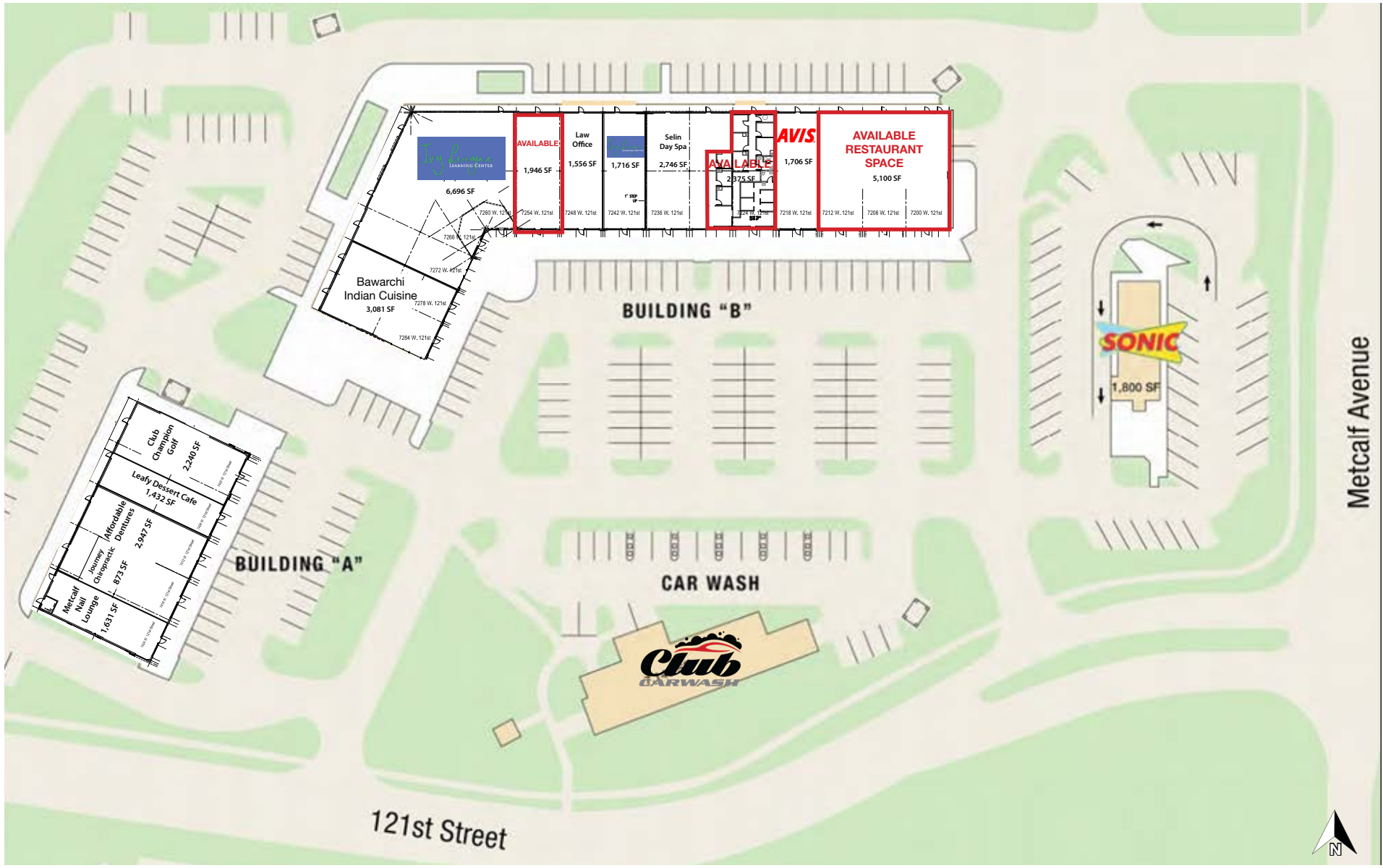
AERIAL



PROPERTY PHOTOS



SITE PLAN



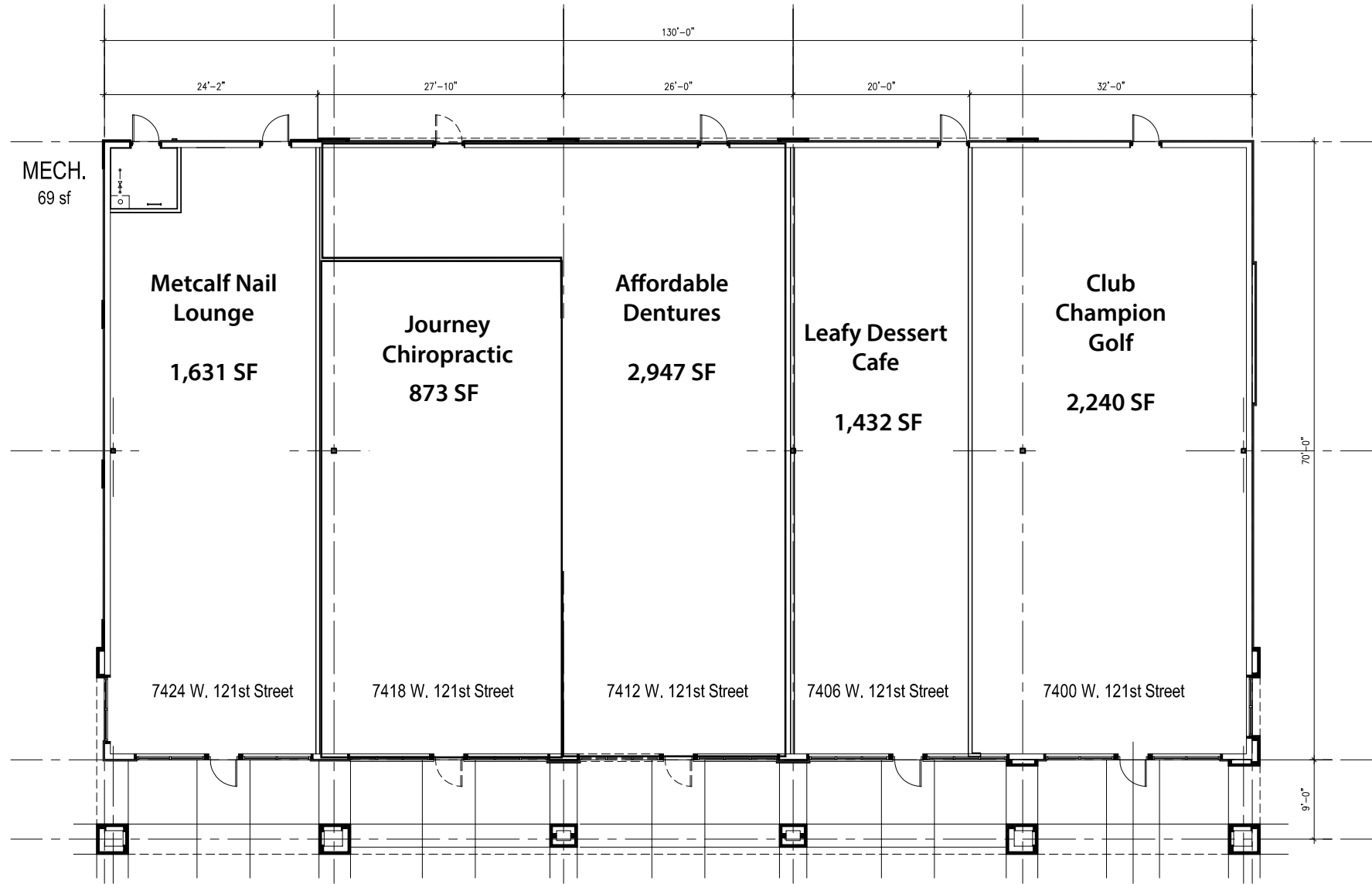


SOUTHRIDGE RETAIL CENTER

121st & Metcalf (NWC), Overland Park, KS

SPACE
FOR
LEASE

BUILDING A SITE PLAN



TOTAL AREA: 9,180 gsf





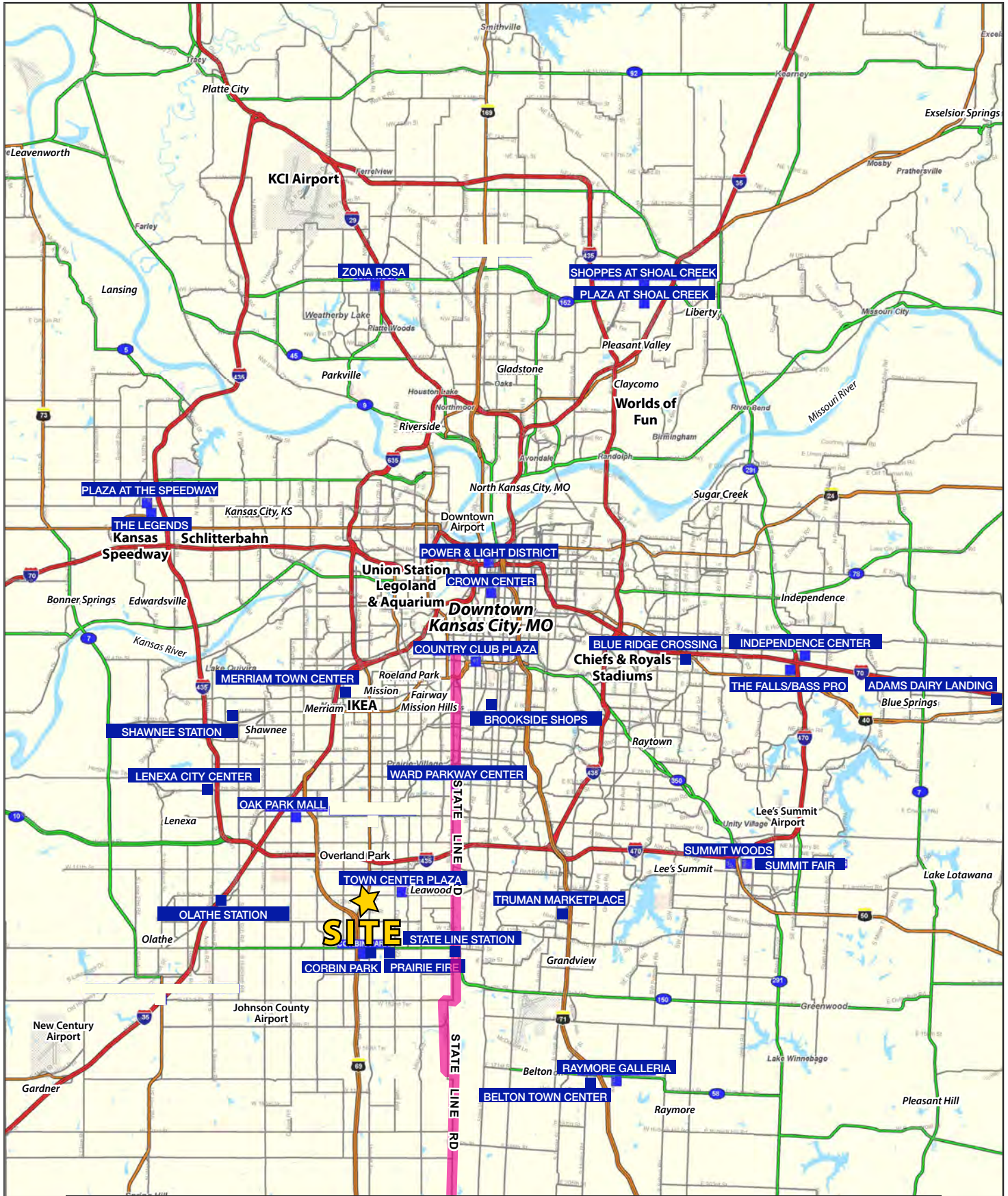
SOUTHRIDGE RETAIL CENTER

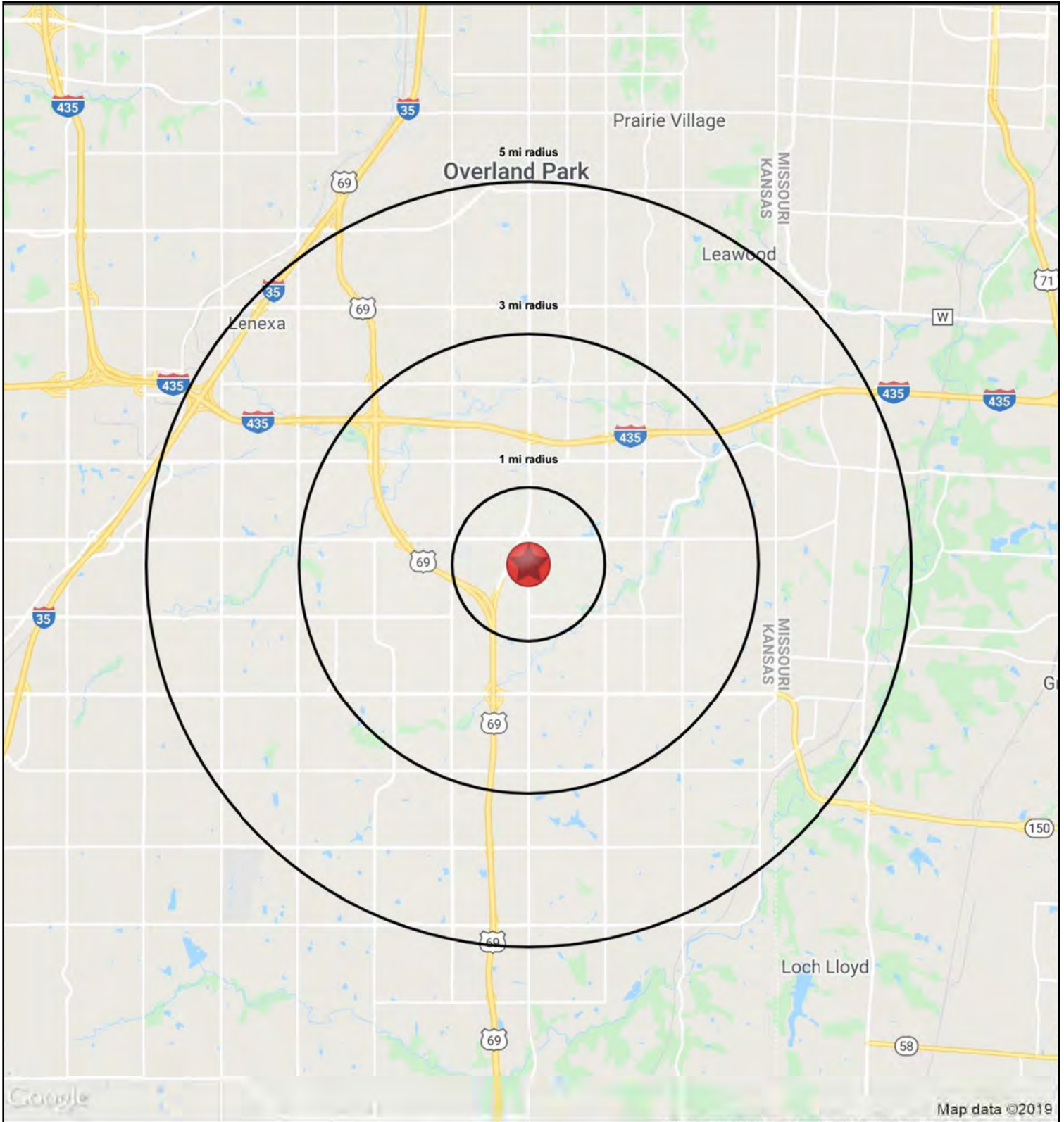
121st & Metcalf (NWC), Overland Park, KS

SPACE
FOR
LEASE

BUILDING B SITE PLAN









SOUTHRIDGE RETAIL CENTER

121st & Metcalf (NWC), Overland Park, KS

**SPACE
FOR
LEASE**

7200-7424 W. 121st Street Overland Park, KS 66213	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	8,520	86,316	242,250
2027 Projected Population	8,528	88,385	249,977
2020 Census Population	8,543	85,283	240,587
2010 Census Population	8,067	77,568	219,650
Projected Annual Growth 2022 to 2027	-	0.5%	0.6%
Historical Annual Growth 2010 to 2022	0.5%	0.9%	0.9%
2022 Median Age	46.0	41.7	40.5
Households			
2022 Estimated Households	4,022	36,814	100,082
2027 Projected Households	4,100	38,289	104,481
2020 Census Households	4,085	36,465	99,447
2010 Census Households	3,643	32,504	89,589
Projected Annual Growth 2022 to 2027	0.4%	0.8%	0.9%
Historical Annual Growth 2010 to 2022	0.9%	1.1%	1.0%
Race and Ethnicity			
2022 Estimated White	76.8%	76.0%	76.3%
2022 Estimated Black or African American	4.4%	4.0%	5.3%
2022 Estimated Asian or Pacific Islander	11.1%	11.0%	8.4%
2022 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2022 Estimated Other Races	7.4%	8.6%	9.7%
2022 Estimated Hispanic	5.2%	5.9%	6.9%
Income			
2022 Estimated Average Household Income	\$109,334	\$145,291	\$135,662
2022 Estimated Median Household Income	\$86,998	\$107,662	\$104,422
2022 Estimated Per Capita Income	\$51,920	\$62,078	\$56,132
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.3%	1.7%
2022 Estimated High School Graduate	9.7%	9.9%	12.2%
2022 Estimated Some College	15.6%	14.9%	17.1%
2022 Estimated Associates Degree Only	6.1%	5.8%	6.5%
2022 Estimated Bachelors Degree Only	39.9%	39.0%	37.3%
2022 Estimated Graduate Degree	26.5%	27.9%	24.0%
Business			
2022 Estimated Total Businesses	1,216	5,926	11,867
2022 Estimated Total Employees	31,929	116,600	196,772
2022 Estimated Employee Population per Business	26.3	19.7	16.6
2022 Estimated Residential Population per Business	7.0	14.6	20.4

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