

SUB-LEASE AVAILABLE

135th Street Corridor, Overland Park, Kansas

CONFIDENTIAL // TENANT STILL OPERATING - DO NOT DISTURB



FORMER WHATABURGER

8420 W 135th St., Overland Park, KS

11050 Roe Avenue, Suite 150
Overland Park, KS 66211
913-379-9900

www.link-advisors.com



**LINK PROPERTY
ADVISORS**

8420 W 135TH STREET, OVERLAND PARK, KANSAS

PROPERTY FEATURES



SUBLEASE OPPORTUNITY
Currently operating Whataburger



EXISTING INFRASTRUCTURE FOR QSR USER
2nd Gen Space
3,746 SF Existing Restaurant Use



STRATEGIC LOCATION
Situated on 135th Street with 38,863 VPD and a dedicated direct access road, along a major artery, the area features significant commercial growth and visibility



STRONG TENANT MIX
Enjoy direct proximity to existing, high-draw anchor tenants like B&B Theatres Overland Park 16 and Stroud's restaurant, ensuring consistent foot traffic



UPSCALE MARKET WITH HIGH DISPOSABLE INCOMES
Overland Park, a dense, high-income suburb, is heavily visited by families and professionals with strong daytime populations



FEATURES
Double drive-thru lanes for improved traffic flow



Front entry

Demographics



TOTAL POPULATION

1 MILE:	14,274
3 MILE:	96,654
5 MILE:	221,134



DAYTIME POPULATION

1 MILE:	7,710
3 MILE:	44,728
5 MILE:	151,400



AVG HH INCOME

1 MILE:	\$126,450
3 MILE:	\$127,914
5 MILE:	\$129,730

ADAM S. BLUE
(m) 913-709-4852
adam@link-advisors.com



ZOOM AERIAL

8420 W 135th Street, Overland Park, Kansas

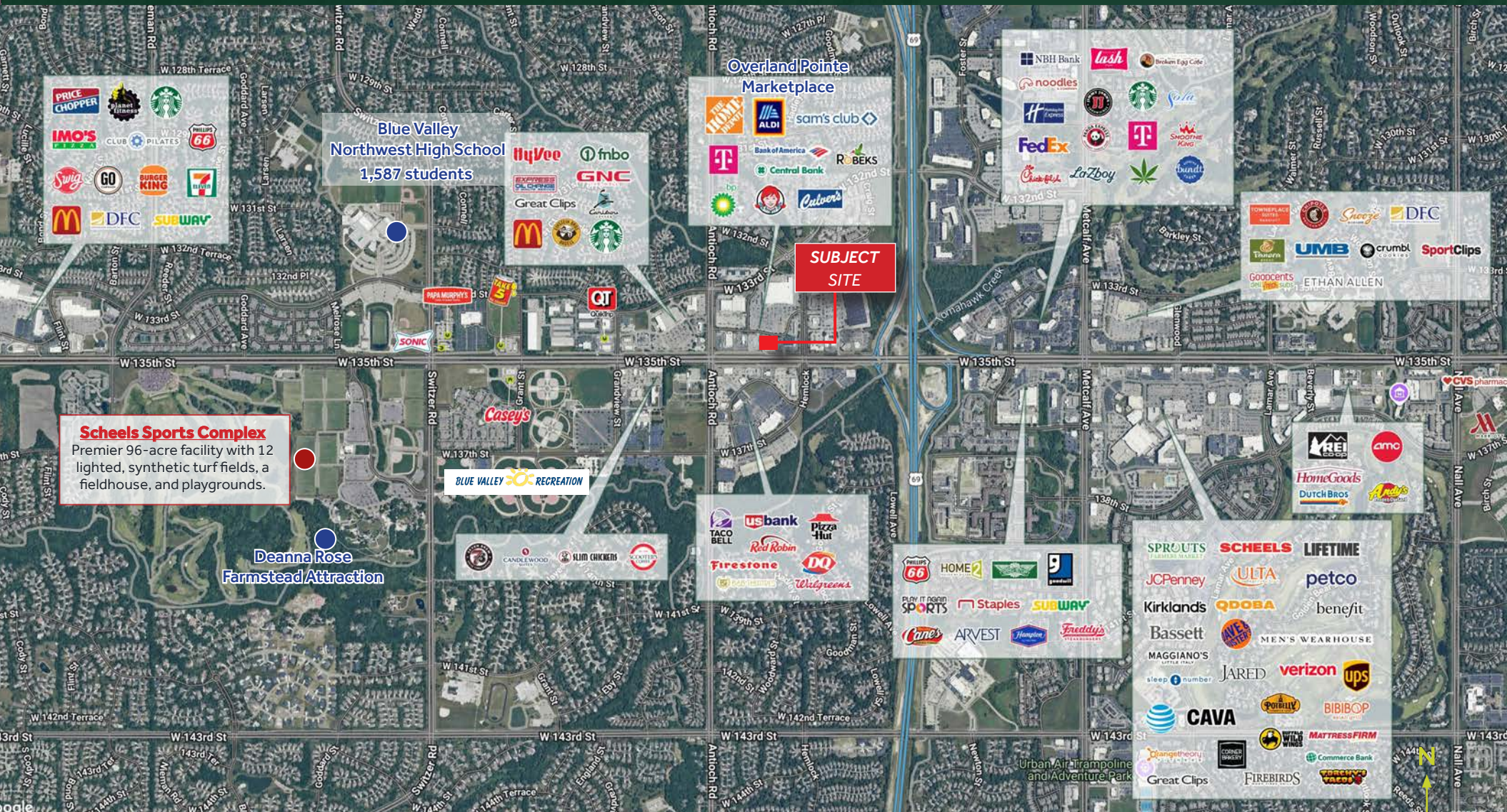


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MARKET AERIAL

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