

# ±0.65 ACRES GROUND LEASE or BUILD TO SUIT

135th Street Corridor, Overland Park, Kansas



## PRAIRIEFIRE SHOPPING CENTER & ENTERTAINMENT DISTRICT

5861 West 135th Street, Overland Park, Kansas

11050 Roe Avenue, Suite 150  
Overland Park, KS 66211  
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[www.link-advisors.com](http://www.link-advisors.com)



LINK PROPERTY  
ADVISORS

5861 WEST 135TH STREET, OVERLAND PARK, KS

# PROPERTY FEATURES



**±0.65 ACRE PARCEL AVAILABLE**

Ground Lease or Build to Suit situated next to popular Chicken 'N Pickle



**HIGH-TRAFFIC DESTINATION**

As a designated "Entertainment District" by the City of Overland Park, Prairiefire is a 60 acre mixed-use development of approximately 700,000 square feet including Retail, Living, Dining, Entertainment, Offices, and a Natural History Museum.



**MIXED-USE SYNERGY**

Integrates residential, office space, and experiential retail (dining, entertainment) to create consistent daily traffic rather than just weekend shoppers.



**STRONG TENANT MIX**

The Entertainment District is anchored by the Museum of Natural History in New York City, along with AMC Dine-In 17 Movie Theater, 810 Billiards and Bowling, Chicken 'N Pickle, Andy's Frozen Custard, OakStar Bank and a wide array of restaurants and shops



**UPSCALE MARKET WITH HIGH DISPOSABLE INCOMES**

Overland Park, a dense, high-income suburb, is heavily visited by families and professionals with strong daytime populations



Subject Site located next to Chicken 'n Pickle

**Demographics**



**TOTAL POPULATION**

|         |         |
|---------|---------|
| 1 MILE: | 12,867  |
| 3 MILE: | 97,707  |
| 5 MILE: | 264,267 |



**DAYTIME POPULATION**

|         |         |
|---------|---------|
| 1 MILE: | 6,822   |
| 3 MILE: | 102,318 |
| 5 MILE: | 218,745 |



**AVG HH INCOME**

|         |           |
|---------|-----------|
| 1 MILE: | \$99,536  |
| 3 MILE: | \$124,943 |
| 5 MILE: | \$132,365 |

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# ZOOM AERIAL

5861 West 135th Street, Overland Park, KS



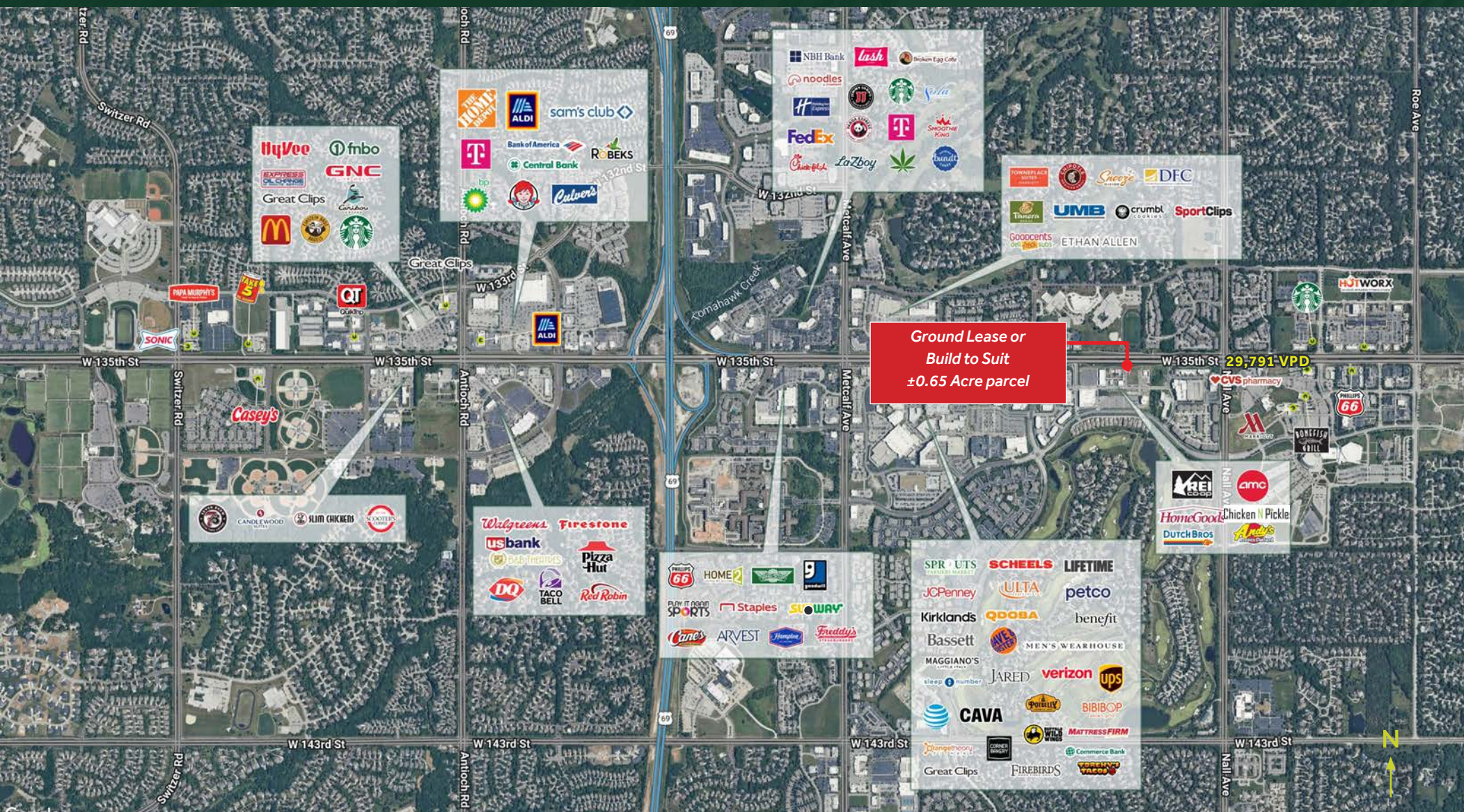
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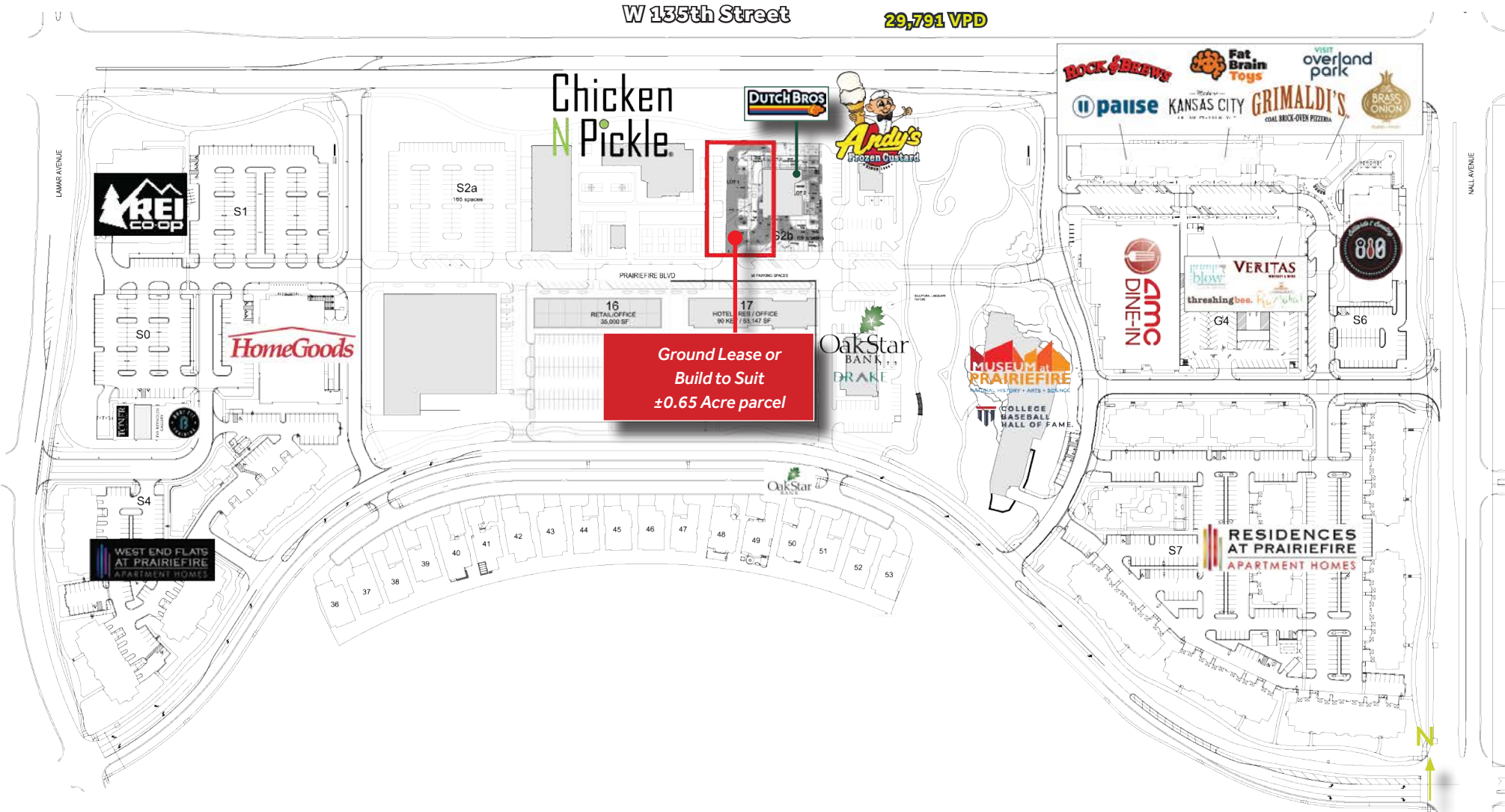
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# SITE PLAN

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