RETAIL SPACE FOR LEASE

PEAK
Real Estate Partners

ST. ANDREWS PLAZA

11340 W. 135TH STREET | OVERLAND PARK, KS 66221



WYATT PALMER
ASSOCIATE
(913) 230-3100
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HANK SIMPSON
PARTNER
(913) 400-1252
HSIMPSON@PEAKREP.COM

PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS:

- **3,632 SF Available**
  - **1,911 SF Ground Floor**
  - **1,721 SF Lower Level**
- Two drive-through garage bays with 10' x 10' overhead doors on both sides"
- Join Planet Fitness, Subway, Slow Rise, McGregor's Butcher & Bistro, and more
- Affluent trade area with $173,415 average household income within 1 mile
- Less than a mile from the Scheels Overland Park Soccer Complex, a nationally recognized 96-acre facility **drawing 1M+ annual visits (Placer.ai)**
- Easy access to 69 Hwy
- Near Blue Valley Northwest High School with over 1,400 students
- Quoting: $30/SF + NNNs





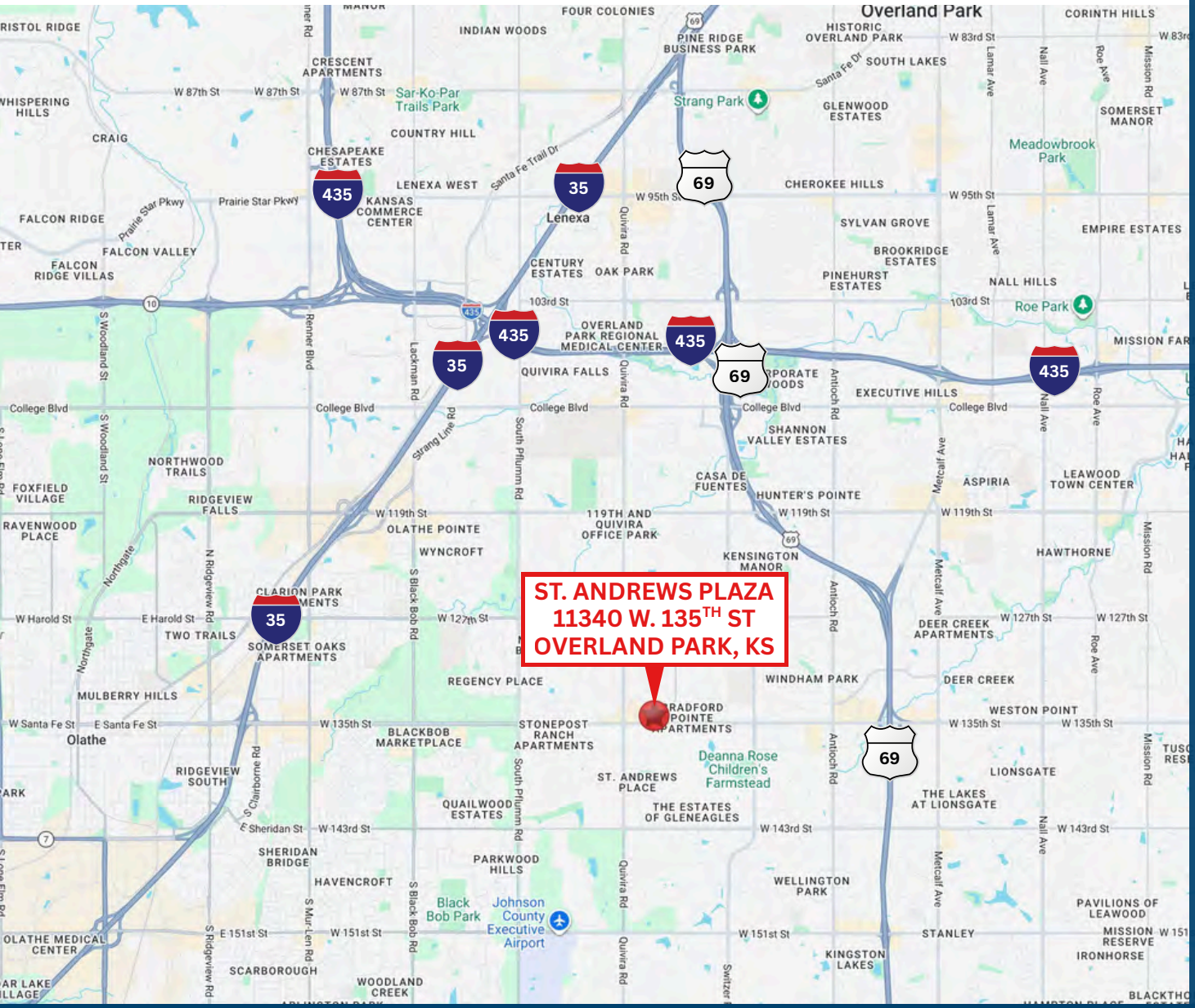
8700 STATE LINE ROAD, SUITE 300
LEAWOOD, KS 66206

(913) 214-6445

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PROPERTY MAP

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POPULATION	
1-MILE	10,572
3-MILE	100,068
5-MILE	242,745

DAYTIME POPULATION	
1-MILE	4,407
3-MILE	60,591
5-MILE	232,293

AVERAGE HOUSEHOLD INCOME	
1-MILE	$173,415
3-MILE	$165,566
5-MILE	$164,295

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PROPERTY AERIAL

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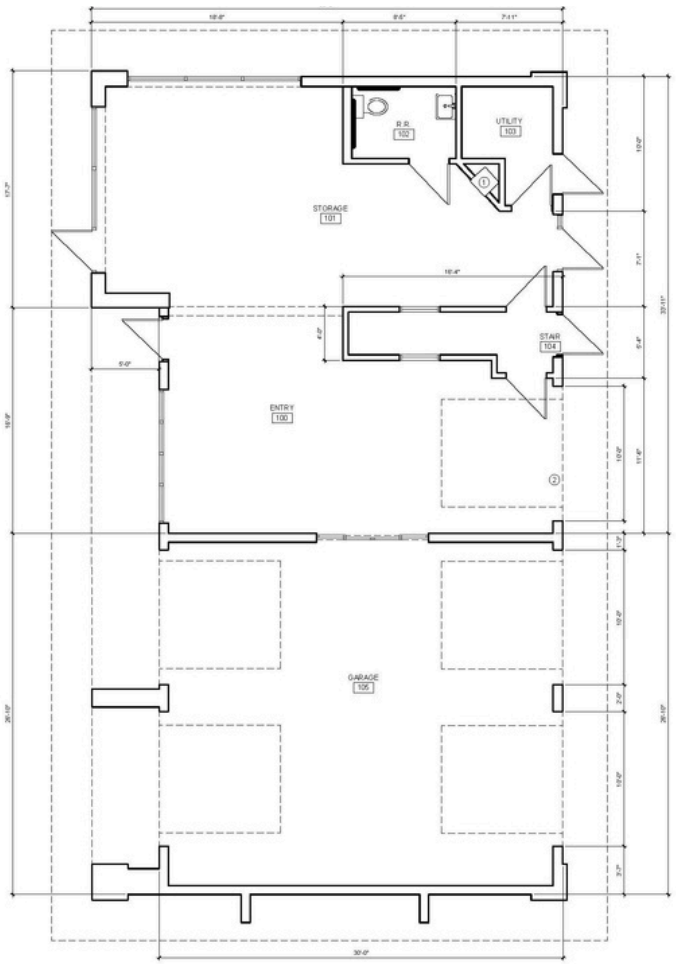
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FLOOR PLANS

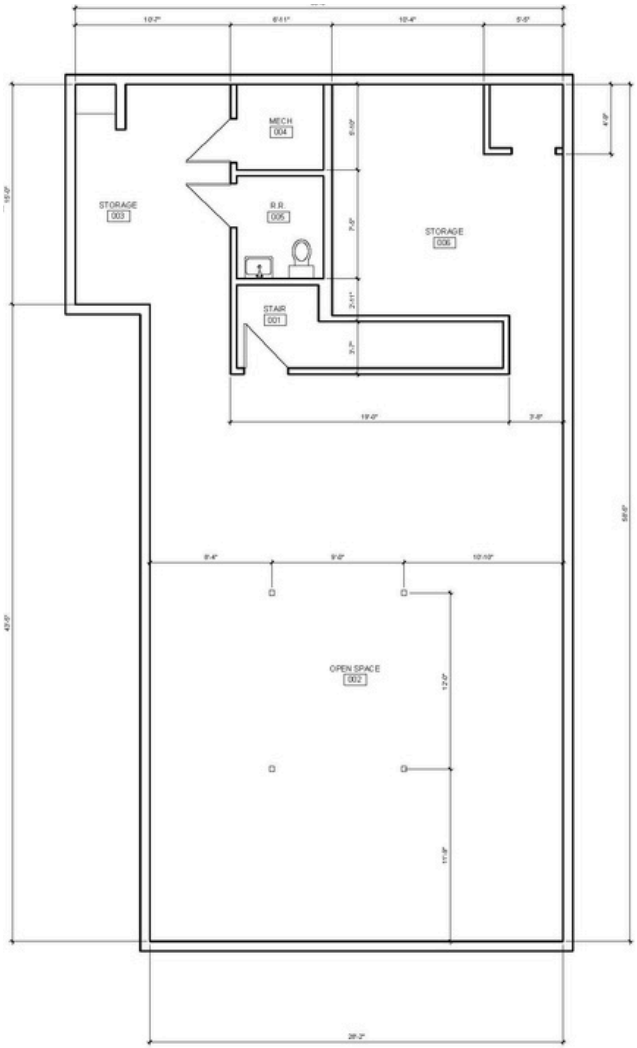
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GROUND FLOOR



1,721 SF AVAILABLE
LOWER LEVEL



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