

Retail Space for Lease | 12070 Blue Valley Parkway, Overland Park, KS



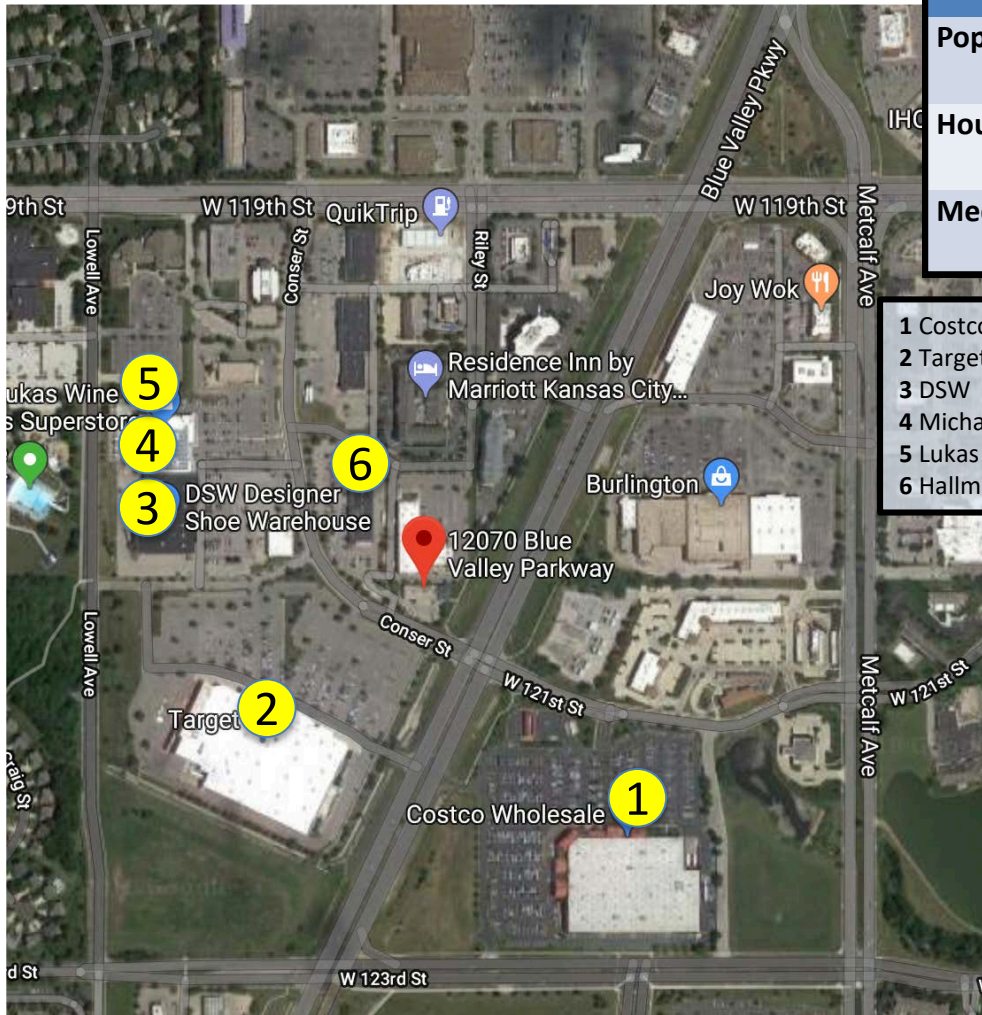
- ✓ 800 SF - \$22.00/SF NNN (Nets: \$10.07/SF) = \$2,138 per month
- ✓ In close proximity to Target, Kneaders, Michael's, DSW, Beauty Brands, Lukas Wine & Spirits, Firehouse Subs, Hallmark, First Watch, and Costco
- ✓ Tenant Mix includes: Bank of the West, Sports Clips, and Rose Nails
- ✓ Perfect location for small retail space: Chiropractor, Insurance Agent, Financial Agent, Dry Cleaners, etc.



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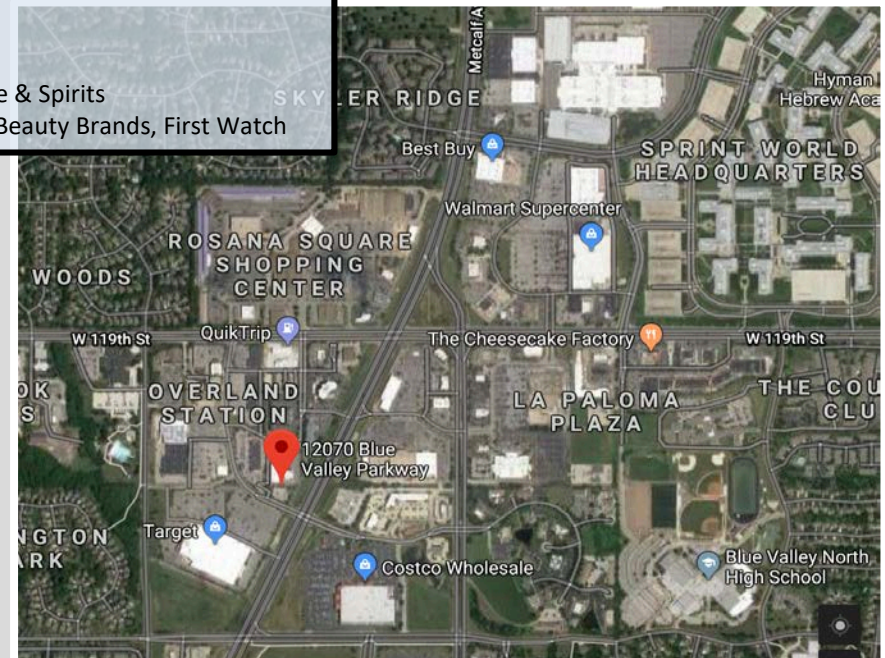


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Demographics	1 mile	3 mile	5 mile
Population	8,543	88,005	236,510
Households	3,922	37,088	95,592
Median HH Income	\$77,465	\$86,198	\$84,113

- 1 Costco
- 2 Target
- 3 DSW
- 4 Michael's
- 5 Lukas Wine & Spirits
- 6 Hallmark, Beauty Brands, First Watch



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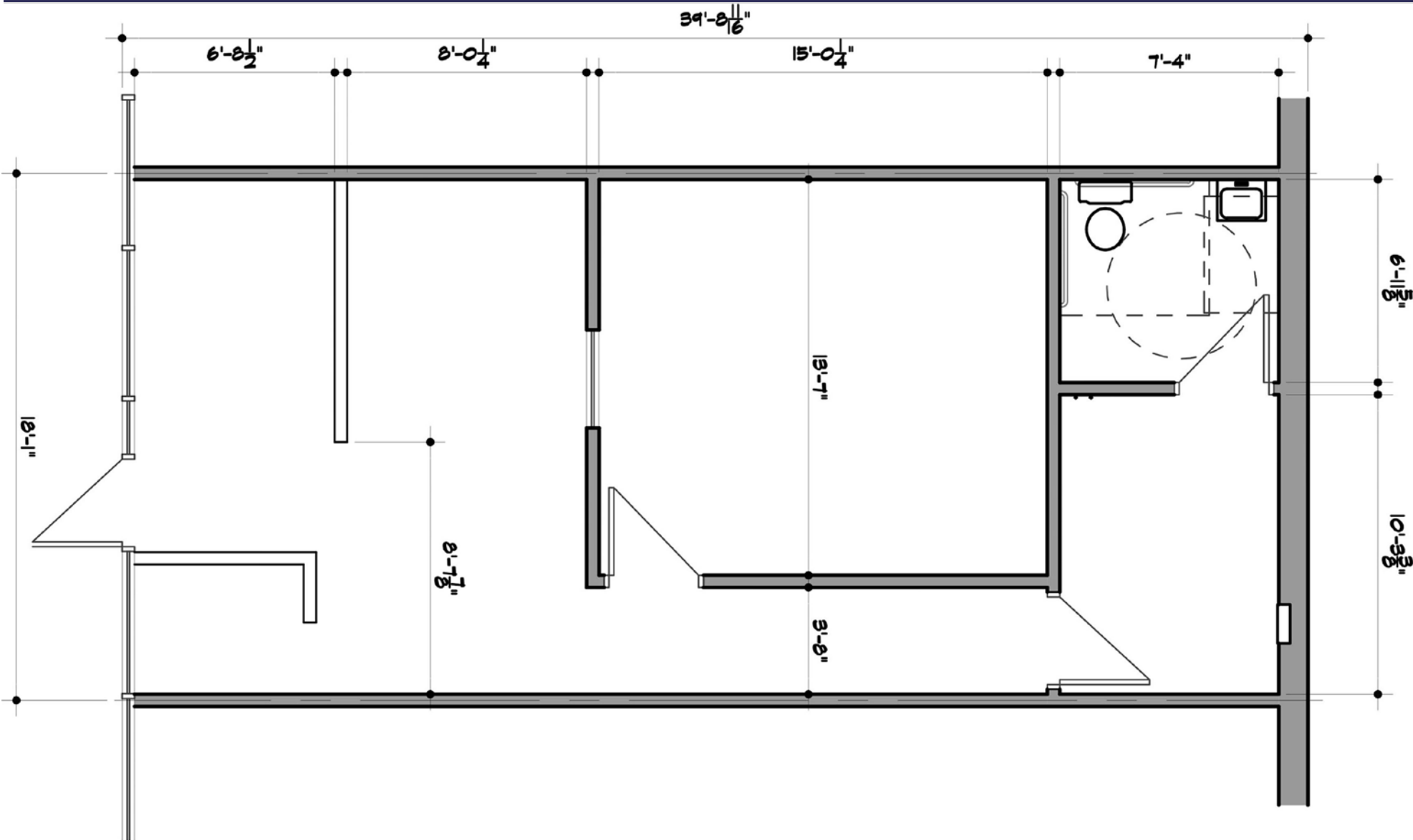
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