

FORMER BLOCKBUSTER

7301 West 151st Street

Overland Park, Kansas 66223

FOR LEASE — 5,500 SQUARE FEET



Jodi Belpedio

913-653-8200

10000 College Blvd. Ste. 120

Overland Park, KS 66210

www.woodsonpartners.com

jodi@woodsonpartners.com

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BUILDING INFORMATION

- Free standing retail space available
- Signage on 151st Street
- Located at major regional intersection of 151st Street and Metcalf Avenue
- Co-tenants include Price Chopper, UPS Store, Metcalf Bank, Pizza Hut and many other convenient retail shops
- Convenient front door parking and handicap accessible
- Approximately 5,500 square feet
- Cross access and parking with shopping center
- Zoned C2 commercial
- High growth residential area

AREA FEATURES

- Prestigiously located in the city of Overland Park, in Johnson County, Kansas
- Highly educated area, 59% with some college
- Traffic count at 151st Street & Metcalf Avenue is 43,100 cars per day
- Overland Park is frequently distinguished with national awards in business and quality of life rankings. In 2009, US. News and World Report rated it #4 of the “10 Best Places to Grow Up” in America
- Overland Park was ranked #22 on “Americas 25 Best Places to Move” list in 2009 by Forbes.com
- Business Week rates Overland Park #3 in its 2009 list of America’s best “Affordable Places to Retire”
- Overland Park was ranked #9 in Money magazines “Top 10 Best Places to Live” list in 2008

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DEMOGRAPHICS



2010 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,456	39,873	110,237
Average Household Income	\$93,204	\$104,367	\$86,503
Average Age	32	32	32

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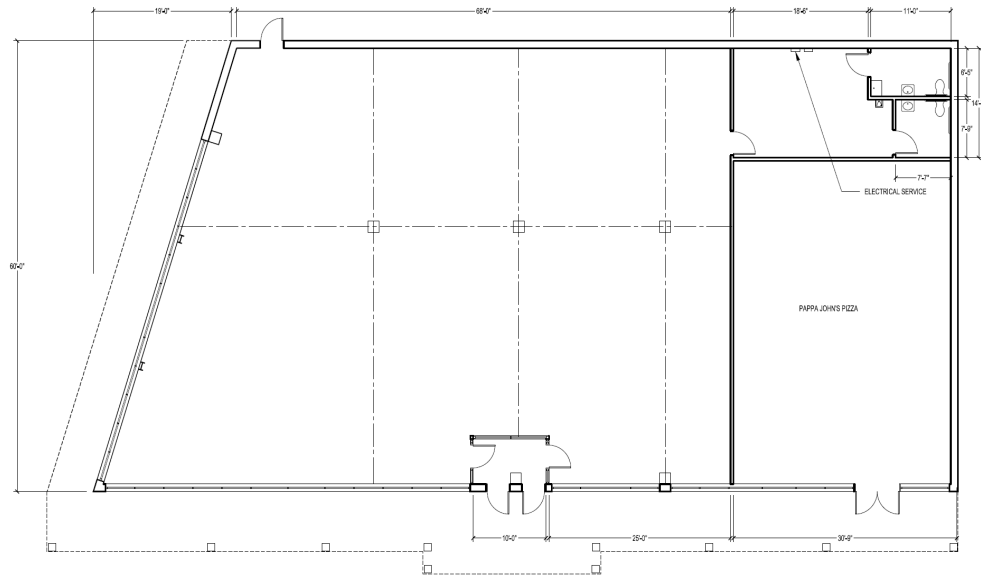
PHOTOS



FORMER BLOCKBUSTER

FLOOR PLAN & SITE PLAN

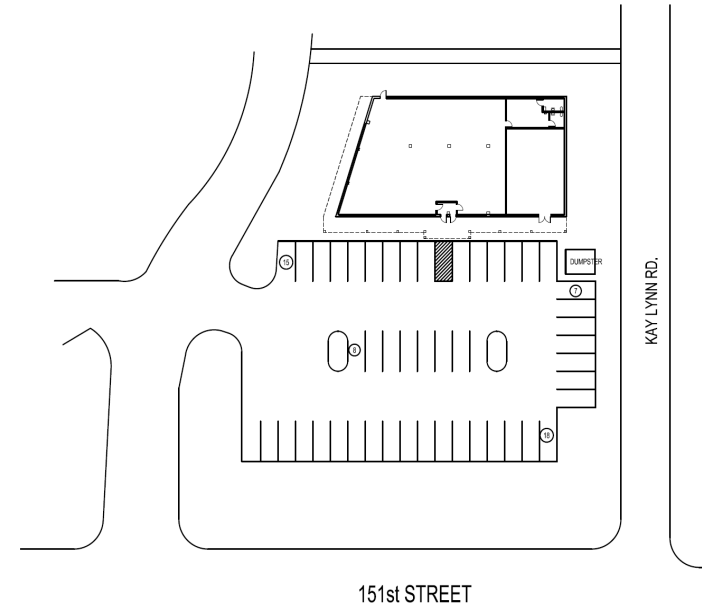
FLOOR PLAN



FLOOR PLAN
1/8" = 1'-0"

BUILDING IS IBC CONSTRUCTION NON SPRINKLED
10'0" CEILING IN LARGE ROOM
8'0" CEILING IN SMALL ROOMS

SITE PLAN



SITE PLAN
1" = 30'

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AERIAL VIEW



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STREET VIEW

