



## SIZE

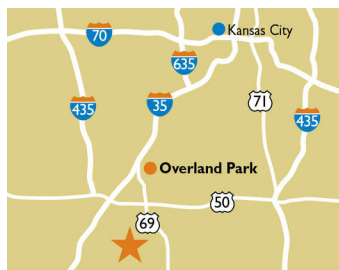
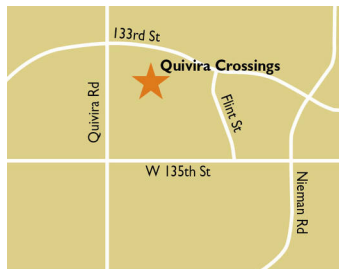
123,198 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
13,072	104,282	241,349
<b>Households</b>		
4,384	39,177	91,318
<b>Median HH Income (\$)</b>		
118,922	107,805	98,392

## MAJOR TENANT(S)

Price Chopper  
Clothes Mentor  
Plato's Closet



## LOCATION

11740 W 135th Street | Overland Park, KS 66221

## PROPERTY HIGHLIGHTS

- Anchored by Price Chopper
- Additional tenants include Starbucks, Club Pilates, Plato's Closet, Deka's Lash and Clothes Mentor
- Located in Overland Park, a suburb 12 miles south of Kansas City, with a population exceeding 104,200 in a three-mile radius with an average household income more than \$132,700
- The center is located at the intersection of Quivira Road and 135th Street, which benefits from more than 38,100 vehicles per day

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



# QUIVIRA CROSSINGS

11740 W 135th Street | Overland Park, KS 66221

SPACE	TENANT	SQ. FT.			
OUT3	Starbucks		10	Price Chopper	70,294 SF
OUT4	McDonald's		11	Radiant Yoga Studio and Boutique	1,400 SF
OUT5	Academy Bank		13	Ultimate Escape Day Spa PP	4,200 SF
OUT7	Village of Overland Pointe		15	Zoom Room	3,140 SF
OUT8	Burger King		17	Hakata Hibachi Steak & Sushi	4,800 SF
OUT9	CAM 7C		18	Nautical Bowls	1,600 SF
OUT9A	Winn-Hammond		20	Clothes Mentor	5,600 SF
OUT9B	TDC Real Estate		21	Plato's Closet	5,000 SF
01	Club Pilates	1,995 SF	11876	Kumon of Overland Park West	2,103 SF
02	Laser Chiropractic	1,085 SF	11878	d'Nail Bar	1,254 SF
03	Core Nutrition	1,150 SF	11890	Meyer Music	8,537 SF
04	Dr. Michelle Olson, DDS	1,230 SF	<b>TOTAL SQ. FT.</b>		<b>123,198</b>
05	Print & Ship KC	2,331 SF			
06	TSAOCHA	1,359 SF			
07	Deka Lash	1,230 SF			
08	Just For Hair	1,230 SF			
09	Bryant Liquors	2,260 SF			

## SITE LEGEND

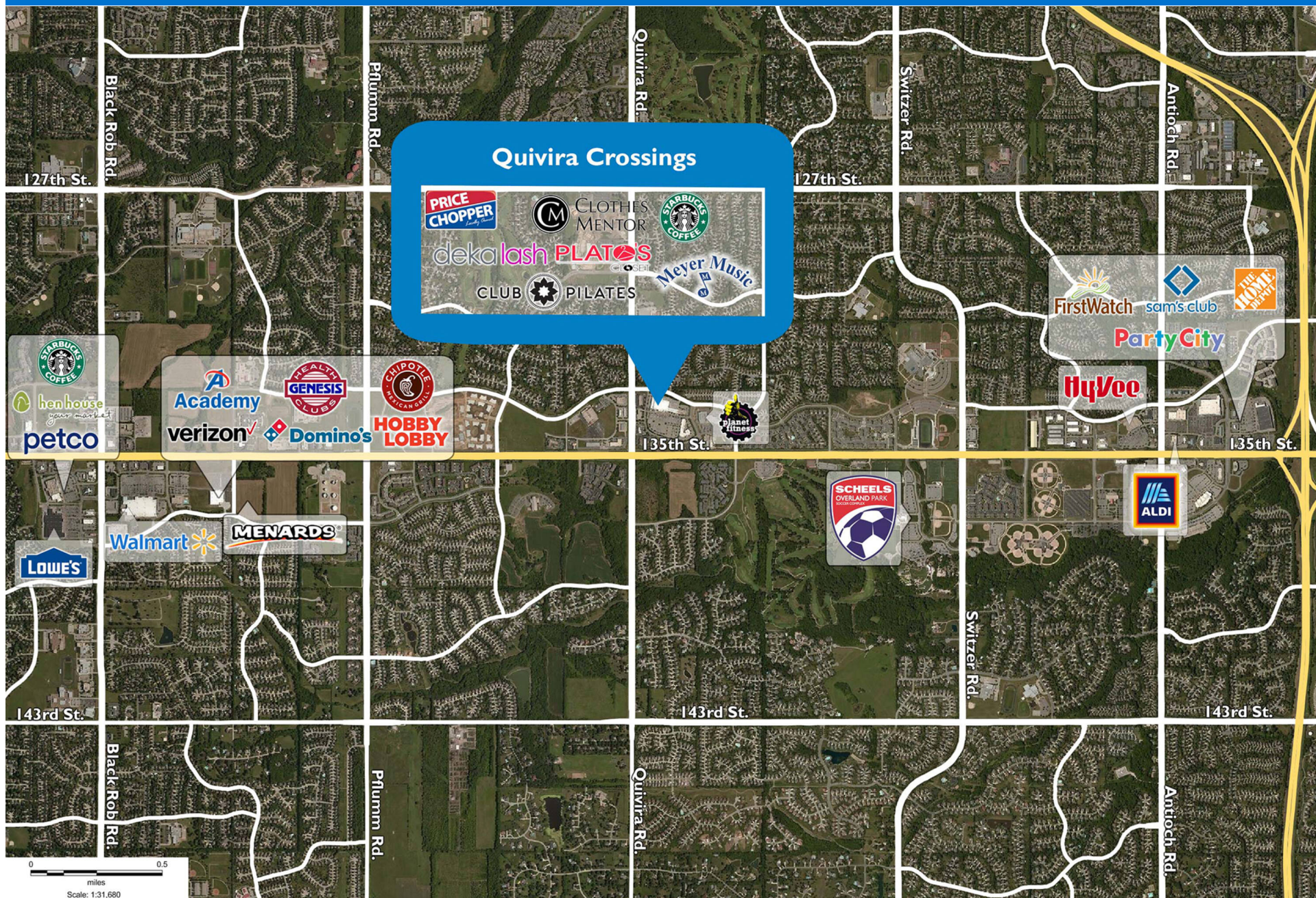
- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others





# QUIVIRA CROSSINGS

11740 W 135th Street | Overland Park, KS 66221





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Quivira Crossings Overland Park, KS		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,072	104,282	241,349
	2027 Projected Population	14,561	111,335	254,586
	2010 Census Population	9,590	88,788	212,070
	2000 Census Population	7,473	69,379	175,211
	1990 Census Population	626	29,013	111,510
	Historical Annual Growth 1990 to 2000	28.13%	9.11%	4.62%
	Historical Annual Growth 2000 to 2010	2.53%	2.50%	1.93%
	Estimated Annual Growth 2010 to 2022	2.46%	1.27%	1.02%
	Projected Annual Growth 2022 to 2027	2.18%	1.32%	1.07%
	Median Age	38.3	38.1	38.6
Households	Q2 2022 Estimated Households	4,384	39,177	91,318
	2027 Projected Households	4,882	41,673	96,010
	2010 Census Households	3,233	33,653	80,899
	2000 Census Households	2,340	24,563	63,861
	1990 Census Households	198	10,561	39,982
	Historical Annual Growth 1990 to 2000	28.01%	8.81%	4.79%
	Historical Annual Growth 2000 to 2010	3.29%	3.20%	2.39%
	Estimated Annual Growth 2010 to 2022	2.42%	1.20%	0.95%
	Projected Annual Growth 2022 to 2027	2.17%	1.24%	1.01%
	Population per Household	2.98	2.66	2.62
Population by Race	White	83.4%	79.0%	77.3%
	Black or African American	3.3%	4.1%	4.7%
	Asian & Pacific Islander	7.1%	8.9%	7.6%
	Other Races	3.3%	3.0%	3.1%
	Hispanic Population	2.9%	5.0%	7.3%
Income	Average Household Income	\$152,659	\$132,711	\$126,942
	Median Household Income	\$118,922	\$107,805	\$98,392
	Per Capita Income	\$51,200	\$49,911	\$48,310
Education (Age 25+)	Elementary	0.9%	1.1%	1.5%
	Some High School	0.9%	1.3%	2.0%
	High School Graduate	6.3%	9.6%	12.1%
	Some College	12.9%	15.7%	17.7%
	Associates Degree Only	6.7%	5.9%	6.9%
	Bachelors Degree Only	45.9%	40.1%	36.1%
	Graduate Degree	26.5%	26.4%	23.7%
Business	Number of Businesses	178	2,516	9,956
	Total Number of Employees	1,884	40,718	183,316
	Employees per Business	10.56	16.18	18.41
	Residential Population per Business	73.27	41.44	24.24

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.