



## SIZE

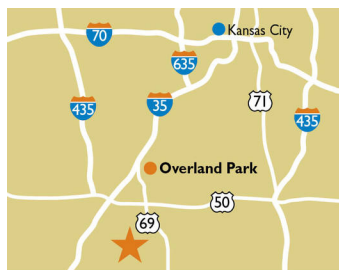
22,494 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
12,271	99,152	241,374
<b>Households</b>		
4,700	39,469	93,916
<b>Median HH Income (\$)</b>		
122,778	114,509	106,955

## 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 99,100 in a three-mile radius with an average household income more than \$143,600
- 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

Ashley Sellers  
Mobile (513) 633-0723  
asellers@phillipsedison.com

## MORE INFO

www.phillipsedison.com



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# QUIVIRA CROSSINGS

11740 W 135th Street | Overland Park, KS 66221

SPACE	TENANT	SQ. FT.			
OUT3	Starbucks		07	Deka Lash	1,230 SF
OUT4	McDonald's		08	Just For Hair	1,230 SF
OUT5	Academy Bank		09	Bryant Liquors	2,260 SF
OUT7	Village of Overland Pointe		10	Price Chopper	70,294 SF
OUT8	Burger King		11	<b>AVAILABLE</b>	<b>1,400 SF</b>
OUT9	CAM 7C		13	Ultimate Escape Day Spa PP	4,200 SF
OUT9A	Winn-Hammond		15	Zoom Room	3,140 SF
OUT9B	TDC Real Estate		17	Hakata Hibachi Steak & Sushi	4,800 SF
01	Club Pilates	1,995 SF	18	Nautical Bowls	1,600 SF
02	Laser Chiropractic	1,085 SF	20	Clothes Mentor	5,600 SF
03	Core Nutrition	1,150 SF	21	Plato's Closet	5,000 SF
04	Dr. Michelle Olson, DDS	1,230 SF		11876 Kumon of Overland Park West	2,103 SF
05	Print & Ship KC	2,331 SF		11878 d'Nail Bar	1,254 SF
06	TSAoCHA	1,359 SF		11890 Meyer Music	8,537 SF
			<b>TOTAL SQ. FT.</b>		<b>22,494</b>

## SITE LEGEND

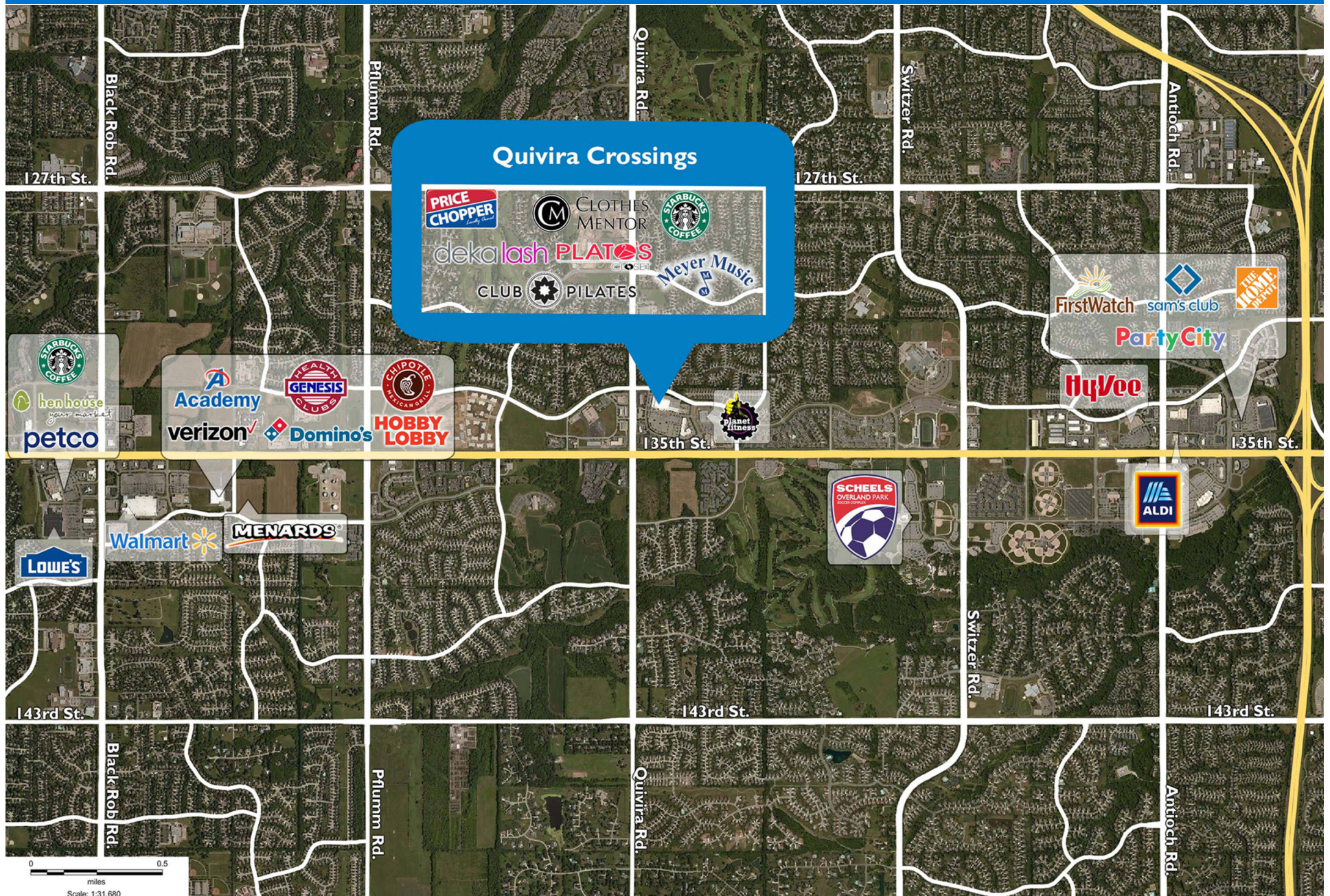
- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# QUIVIRA CROSSINGS

11740 W 135th Street | Overland Park, KS 66221



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.88638

Longitude: -94.721618

Quivira Crossings Overland Park, KS		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,271	99,152	241,374
	2028 Projected Population	13,716	105,177	253,552
	2010 Census Population	9,238	88,005	212,819
	2000 Census Population	7,084	68,819	176,569
	1990 Census Population	552	29,375	111,223
	Historical Annual Growth 1990 to 2000	29.08%	8.89%	4.73%
	Historical Annual Growth 2000 to 2010	2.69%	2.49%	1.88%
	Estimated Annual Growth 2010 to 2023	2.09%	0.87%	0.92%
	Projected Annual Growth 2023 to 2028	2.25%	1.19%	0.99%
	Median Age	39.7	39.3	39.1
Households	Q4 2023 Estimated Households	4,700	39,469	93,916
	2028 Projected Households	5,235	41,923	98,687
	2010 Census Households	3,140	33,327	81,198
	2000 Census Households	2,190	24,274	64,279
	1990 Census Households	181	10,549	39,939
	Historical Annual Growth 1990 to 2000	28.29%	8.69%	4.87%
	Historical Annual Growth 2000 to 2010	3.67%	3.22%	2.36%
	Estimated Annual Growth 2010 to 2023	2.98%	1.24%	1.06%
	Projected Annual Growth 2023 to 2028	2.18%	1.21%	1.00%
	Population per Household	2.61	2.50	2.55
Population by Race	White	77.6%	74.6%	73.4%
	Black or African American	3.7%	4.4%	4.8%
	Asian & Pacific Islander	9.2%	10.5%	8.9%
	Other Races	4.8%	4.7%	4.6%
	Hispanic Population	4.6%	5.9%	8.3%
Income	Average Household Income	\$161,982	\$143,692	\$138,414
	Median Household Income	\$122,778	\$114,509	\$106,955
	Per Capita Income	\$62,157	\$57,356	\$54,199
Education (Age 25+)	Elementary	0.9%	0.9%	1.3%
	Some High School	0.6%	1.0%	1.8%
	High School Graduate	5.8%	10.0%	12.3%
	Some College	12.1%	16.5%	17.8%
	Associates Degree Only	7.1%	5.7%	6.8%
	Bachelors Degree Only	45.8%	39.3%	36.0%
	Graduate Degree	27.6%	26.5%	24.2%
Business	Number of Businesses	211	3,179	12,489
	Total Number of Employees	1,726	33,300	147,590
	Employees per Business	8.19	10.48	11.82
	Residential Population per Business	58.22	31.19	19.33

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