

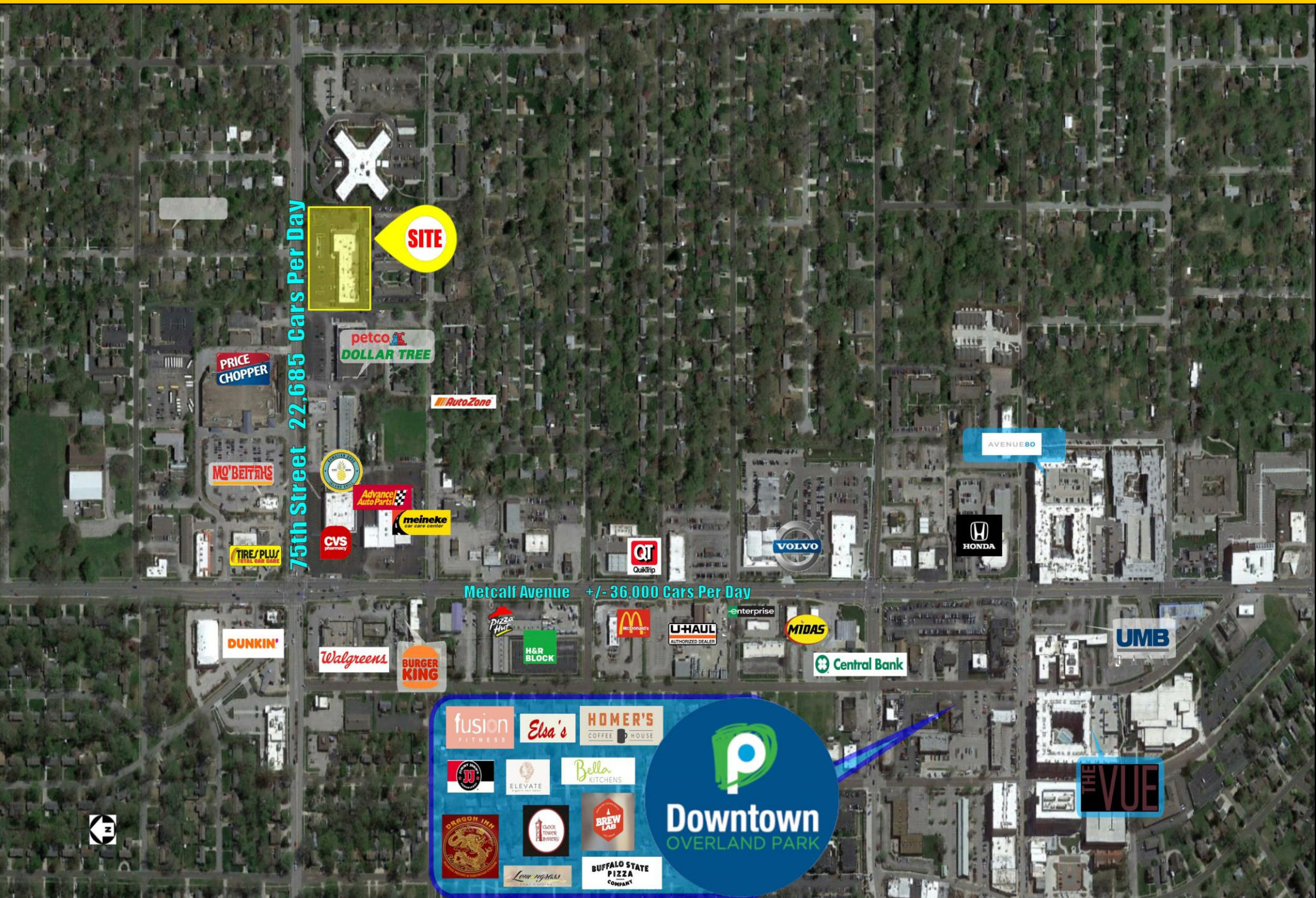
For Lease | 6701 W. 75th Street, Overland Park, KS

BYRAM
REAL ESTATE



- 3,200 +/- SF Available
- End Cap Space
- Great Visibility and Access to 75th Street
- Exposure to More Than 22,000 Cars/Day
- Across from Price Chopper Grocery and Amidst a Phenomenal Resurgence of Development Activity in the Downtown OP Area

BYRAM REAL ESTATE
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Prairie Village, KS 66207
Phone (913) 722-5229 / Fax (913) 722-0909
Email ~ John@ByramRE.com / www.ByramRE.com



75th Street 22,685 Cars Per Day

SITE

Metcalf Avenue +/- 36,000 Cars Per Day

Downtown OVERLAND PARK

- fusion FITNESS
- Elsa's
- HOMER'S COFFEE HOUSE
- DD
- ELEVATE
- Bella KITCHENS
- DRAGON INN
- CHOICE TRAVEL SERVICES
- BREW LAB
- Lowry's
- BUFFALO STATE PIZZA COMPANY

AVENUE 80

HONDA

UMB

THE VUE





Demographic Summary Report

6701 W 75th St, Overland Park, Kansas, 66204
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.99252
Longitude: -94.66374

	1 mile	3 miles	5 miles
Population			
2010 Population	11,862	96,878	258,487
2020 Population	12,396	101,302	269,438
2023 Population	12,716	103,106	273,516
2028 Population	12,843	104,459	276,482
2010-2020 Annual Rate	0.44%	0.45%	0.42%
2020-2023 Annual Rate	0.79%	0.54%	0.46%
2023-2028 Annual Rate	0.20%	0.26%	0.22%
2023 Male Population	48.0%	48.0%	48.6%
2023 Female Population	52.0%	52.0%	51.4%
2023 Median Age	40.4	40.8	40.4

In the identified area, the current year population is 12,716. In 2020, the Census count in the area was 12,396. The rate of change since 2020 was 0.79% annually. The five-year projection for the population in the area is 12,843 representing a change of 0.20% annually from 2023 to 2028. Currently, the population is 48.0% male and 52.0% female.

Average Household Income			
2023 Average Household Income	\$92,993	\$109,473	\$115,756
2028 Average Household Income	\$105,364	\$121,149	\$128,473
2023-2028 Annual Rate	2.53%	2.05%	2.11%

Median Household Income			
2023 Median Household Income	\$74,286	\$75,786	\$79,631
2028 Median Household Income	\$81,492	\$81,869	\$87,141
2023-2028 Annual Rate	1.87%	1.56%	1.82%

Households			
2023 Wealth Index	73	107	115
2010 Households	5,712	43,903	114,545
2020 Households	6,075	45,411	118,859
2023 Households	6,278	46,502	121,096
2028 Households	6,411	47,467	123,272
2010-2020 Annual Rate	0.62%	0.34%	0.37%
2020-2023 Annual Rate	1.02%	0.73%	0.58%
2023-2028 Annual Rate	0.42%	0.41%	0.36%
2023 Average Household Size	2.00	2.20	2.24

Housing			
2023 Housing Affordability Index	104	91	101
2010 Total Housing Units	6,141	47,026	123,598
2010 Owner Occupied Housing Units	4,004	28,624	76,111
2010 Renter Occupied Housing Units	1,708	15,279	38,432
2010 Vacant Housing Units	429	3,123	9,053
2020 Total Housing Units	6,476	48,347	127,060
2020 Vacant Housing Units	363	2,949	8,192
2023 Total Housing Units	6,686	49,607	129,580
2023 Owner Occupied Housing Units	4,269	30,019	79,199
2023 Renter Occupied Housing Units	2,009	16,483	41,897
2023 Vacant Housing Units	408	3,105	8,484
2028 Total Housing Units	6,805	50,604	132,236
2028 Owner Occupied Housing Units	4,423	30,863	80,534
2028 Renter Occupied Housing Units	1,988	16,604	42,738
2028 Vacant Housing Units	394	3,137	8,964

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	582	5,123	14,904
Total Employees:	7,094	68,863	201,586
Total Residential Population:	12,716	103,106	273,516