

FOR LEASE



FOX HILL SHOPPING CENTER

FOX HILL CENTER - SEC ROE AVE. & INDIAN CREEK PKWY, OVERLAND PARK, KS 66207

PAM PETERSON
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CLEMONSLIFE.COM
816.621.2130
SUITE 100
1 E. ARMOUR BLVD.
CLEMONS REAL ESTATE



OFFERING SUMMARY

Available SF:	760 - 942 - 1,080/SF
Lease Rate:	\$17.00 SF/yr
Lease Type:	NNN
Building Size:	34,119
Zoning:	CP-2

PROPERTY HIGHLIGHTS

- Join Brobecks BBQ, Wooden Spoon, Mr. Goodcents Subs, The Facial Bar. and Fox Hill Wine & Spirits in this diverse Overland Park shopping center!
- Excellent accessibility to I-435 & Roe Ave
- New Tenants in the area include Elite Cycling, KC Donut Co, Rye, & Crushed Red
- Perfect location for service providers, fitness center, boutiques, and office space.
- 149,000 Cars Per Day on I-435

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1.	Uniq Nails & Spa	10639	1,740 SF
2.	Fox Hill Wines & Spirits	10631	2,567 SF
3.	International Materials	4691	2,400 SF
4.	AVAILABLE	4687	1,080 SF
5.	The Wooden Spoon	4671	1,694 SF
6.	Ranchview Floral	4663	1,324 SF
7.	The Facial Bar	4657	2,247 SF
8.	Spratford Fine Jewelry	4651	900 SF
9.	Brobecks BBQ	4615	2,530 SF
10.	AVAILABLE	4591	760 SF
11.	AVAILABLE	4589	942 SF
12.	Chet's Lock & Key	4587	965 SF
13.	Talent Tattoo	4585	975 SF
14.	Personal Best Fitness	4573	1,125 SF
15.	LA Cuts	4571	1,000 SF
16.	Photography Studio	4569	1,000 SF
17.	KC Donut Co	4567	1,000 SF
18.	Elite Cycling	4563	3,000 SF
19.	The Fortino Studio	4510	910 SF
20.	Creative Consumer Credit	4514	2,994 SF
21.	MK Salon & Spa Suites	4526	1,230 SF
22.	Mr Goodcents	4530	1,705SF

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OVERLAND PARK

OVERLAND PARK OFFERS WHAT PEOPLE WANT

The intersection of lifestyle amenities and educated residents fuel Overland Park's past, present, and future growth.

Residents of all ages share a feeling of community in Overland Park and "want to build on what already makes Overland Park a great place to live: promoting world-class schools focused on science and technology training; growing strong neighborhoods and parks; and creating a more walkable, progressive, entertaining and culturally-rich environment." (Lynn Horseley, KC Star)



Population Growth Forecast
1.15% Annually



Job Growth Forecast
43% Next 10 years



Median Income
\$84,458



Intellectual Capital
72% Residents BA+

Overland Park Key Demographics



95,178
Population



130,894
Daytime Population



68%
Bachelor Degree
or Higher



\$342,464
Median Home
Value

Kansas City Key Demographics



2.2 Million
Population



474,110
Daytime Population



37.5%
Bachelor Degree
or Higher



\$240,254
Median Home
Value

OVERLAND PARK



MAJOR CORPORATIONS IN THE AREA



BLACK & VEATCH

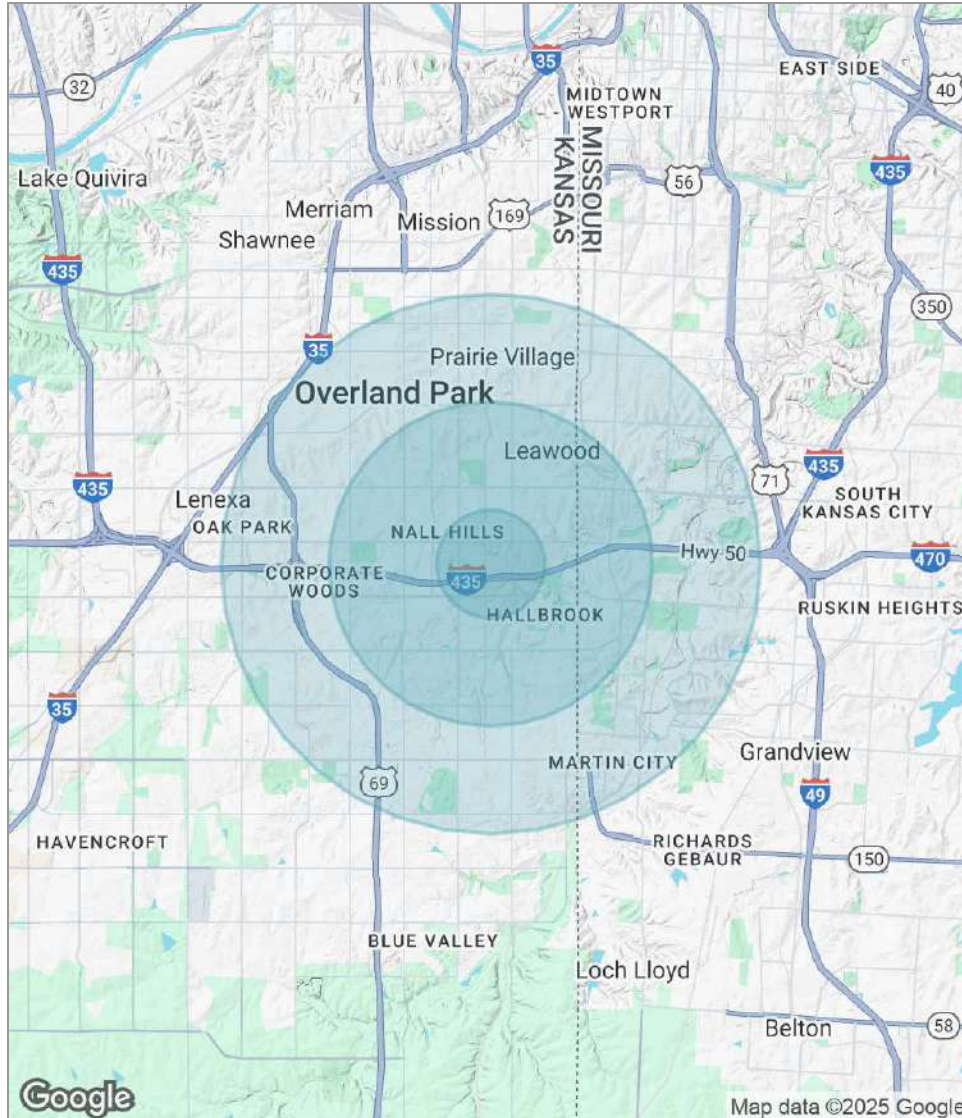


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,799	67,694	220,585
Median age	47.0	47.0	41.6
Median age (Male)	46.1	45.5	40.3
Median age (Female)	48.4	48.3	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,000	30,207	99,675
# of persons per HH	2.3	2.2	2.2
Average HH income	\$118,485	\$110,257	\$92,024
Average house value	\$330,067	\$324,787	\$278,683

* Demographic data derived from 2020 ACS - US Census

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