



## 41,000 Cars per Day

- 2,600 SF restaurant ready space with outdoor patio
- 1,950 SF in line space coming available
- Strong sales, demographics, traffic counts, and daytime population.
- Across from the Aspiria Campus, and Blue Valley North High School with more than 1,500 students.
- Anchored by PGA Superstore, Cheesecake Factory and Ace Hardware; other tenants include Starbucks, AT&T, New Balance, Calico Corners, Sherwin Williams and many others.

## For more information:

Kim Bartalos, CLS  
816.412.8466  
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# The Fountains Shopping Center

6301-6685 West 119th Street, Overland Park, KS

# For Lease



For more information: Kim Bartalos, CLS | 816.412.8466 | [kbartalos@blockllc.com](mailto:kbartalos@blockllc.com)

4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

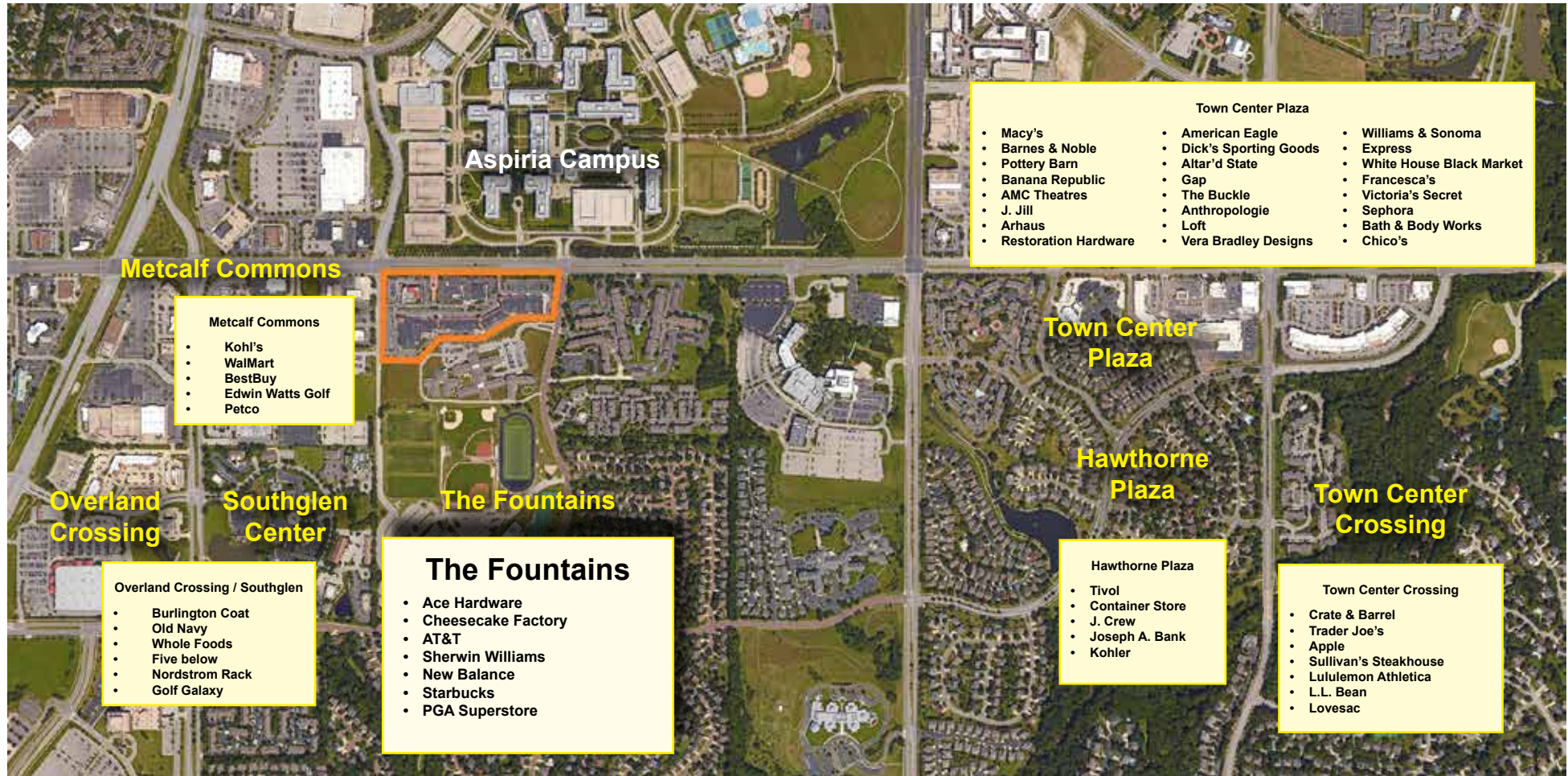
**LORMAX STERN**

**BLOCK**  
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*The Fountains*  
SHOPPING CENTER

119TH STREET & GLENWOOD  
OVERLAND PARK, KANSAS

Ste.	Tenant	SF
A1	The Cheesecake Factory	12,602
B2	Starbucks	2,819
B2	AT&T	4,129
C1	Lenscrafters	5,000
C2	Yoga Six	2,035
C3	Spicy One	2,965
C4	Super Vape	715
D1	PGA Superstore	29,728
E1	Calico Corners	5,000
E3	New Balance	2,980
E4	Precision Pilates	1,950
F1	AVAILABLE	2,600
F2	Spice N Rice	1,300
F3	Spice N Rice	1,950
F4	Inspired Play Cafe	2,000
F5	Simplicity	2,000

Ste.	Tenant	SF
F6	Scenthound	1,287
F7	Omaha Steaks	1,512
F8	COMING AVAILABLE	1,950
F9	Any Lab Test Now	1,340
F10	MK Space Suites	2,560
G1-4	Medical Space	7,800
G5	Walgreen's Pharmacy	1,950
G6	Nail Time	1,933
H1	Home Medical Supplies	4,000
H2	Veterinary Emergency Group	6,000
H3	The Designery	1,806
I1	Ace Hardware	14,291
J1	Sherwin Williams	5,126
<b>TOTAL</b>		<b>131,300</b>

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## Demographics

6301 W 119th St Overland Park, KS 66209	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	7,635	86,650	242,194	728,922
2030 Projected Population	8,148	88,100	242,719	731,932
2020 Census Population	6,778	82,653	237,183	714,577
2010 Census Population	6,066	75,244	218,103	661,602
Projected Annual Growth 2025 to 2030	1.3%	0.3%	-	-
Historical Annual Growth 2010 to 2025	1.7%	1.0%	0.7%	0.7%
2025 Median Age	48.5	42.0	40.9	38.1
<b>Households</b>				
2025 Estimated Households	3,798	38,789	103,725	306,857
2030 Projected Households	4,173	40,443	106,013	312,942
2020 Census Households	3,160	35,697	98,575	294,273
2010 Census Households	2,689	31,872	89,425	270,158
Projected Annual Growth 2025 to 2030	2.0%	0.9%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	2.8%	1.4%	1.1%	0.9%
<b>Race and Ethnicity</b>				
2025 Estimated White	81.9%	79.3%	78.4%	72.4%
2025 Estimated Black or African American	4.3%	4.5%	6.4%	13.0%
2025 Estimated Asian or Pacific Islander	8.4%	9.5%	7.6%	4.9%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.3%
2025 Estimated Other Races	5.2%	6.5%	7.3%	9.3%
2025 Estimated Hispanic	5.3%	6.5%	7.4%	9.5%
<b>Income</b>				
2025 Estimated Average Household Income	\$147,565	\$162,050	\$153,272	\$132,814
2025 Estimated Median Household Income	\$106,802	\$119,553	\$116,862	\$103,381
2025 Estimated Per Capita Income	\$74,016	\$72,680	\$65,746	\$56,008
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.8%	1.1%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	1.2%	1.5%	2.8%
2025 Estimated High School Graduate	10.1%	9.5%	11.5%	16.5%
2025 Estimated Some College	13.4%	15.0%	16.5%	18.7%
2025 Estimated Associates Degree Only	5.0%	5.1%	6.3%	7.1%
2025 Estimated Bachelors Degree Only	40.3%	39.0%	37.3%	32.0%
2025 Estimated Graduate Degree	27.9%	29.4%	25.8%	21.0%
<b>Business</b>				
2025 Estimated Total Businesses	1,119	6,215	12,351	31,034
2025 Estimated Total Employees	21,871	105,469	177,068	402,551
2025 Estimated Employee Population per Business	19.5	17.0	14.3	13.0
2025 Estimated Residential Population per Business	6.8	13.9	19.6	23.5

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