



EXPEDITION 309

DEVELOPMENT
CONSTRUCTION
LEASING

WOLF CREEK RETAIL | FOR LEASE

HIGH VISIBILITY RETAIL OPPORTUNITY • OVERLAND PARK, KANSAS



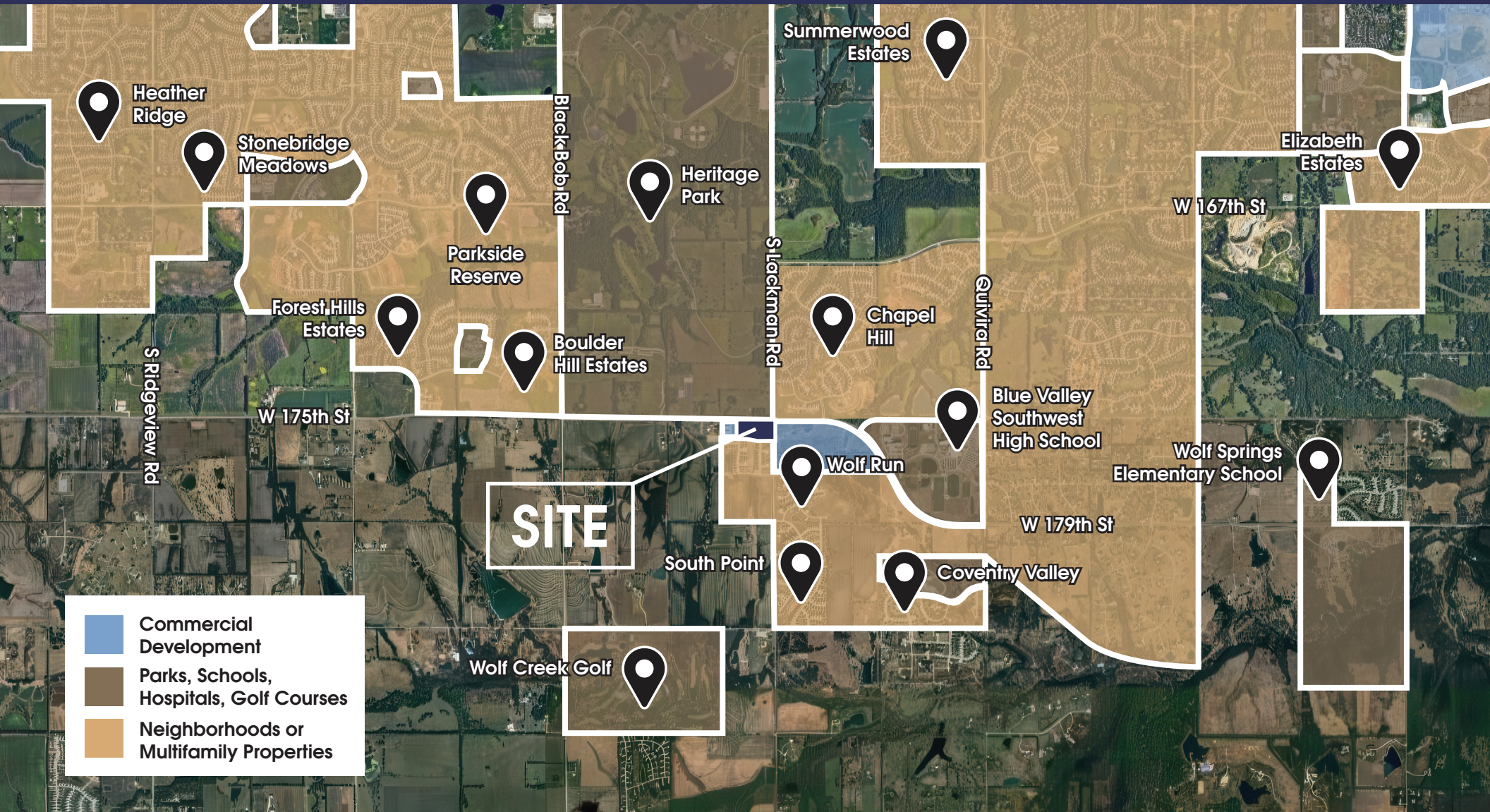
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MARKET OVERVIEW



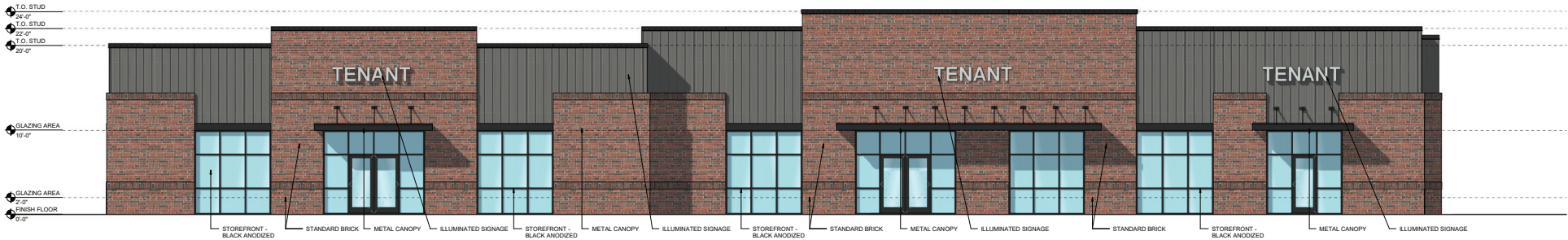
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ELEVATION & OVERVIEW



SUMMARY	
LEASE RATE	Call for Pricing
BUILDING SIZE	±9,400 SF (Available - 3,734 SF)
COMPLETION DATE	Q1 2027
DRIVE-THRU OPPORUNITY	YES

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Avg Household Income	\$195,720	\$152,486	\$126,685
Avg Growth 2010-2022	8.6%	2.1%	1.4%
Median Age	37.2	37.1	38.1

PROPERTY OVERVIEW

- 9,400 SF multi-tenant retail strip located at the signalized intersection of 175th Street & Pflumm Road in South Overland Park
- Directly across from Blue Valley Southwest High School and Aubry Bend Middle School, serving nearly 2,000 students combined
- Minutes from the 1,238-acre Heritage Park — a major regional destination with athletic fields, trails, a golf course, and weekend tournaments that drive steady visibility and traffic
- Positioned within one of Johnson County’s fastest-growing residential corridors, surrounded by high-end single-family and multifamily developments
- Excellent access and visibility along 175th Street, with strong daytime traffic and high-income surrounding households
- Affluent demographics with average household incomes exceeding \$190,000 within a 3-mile radius

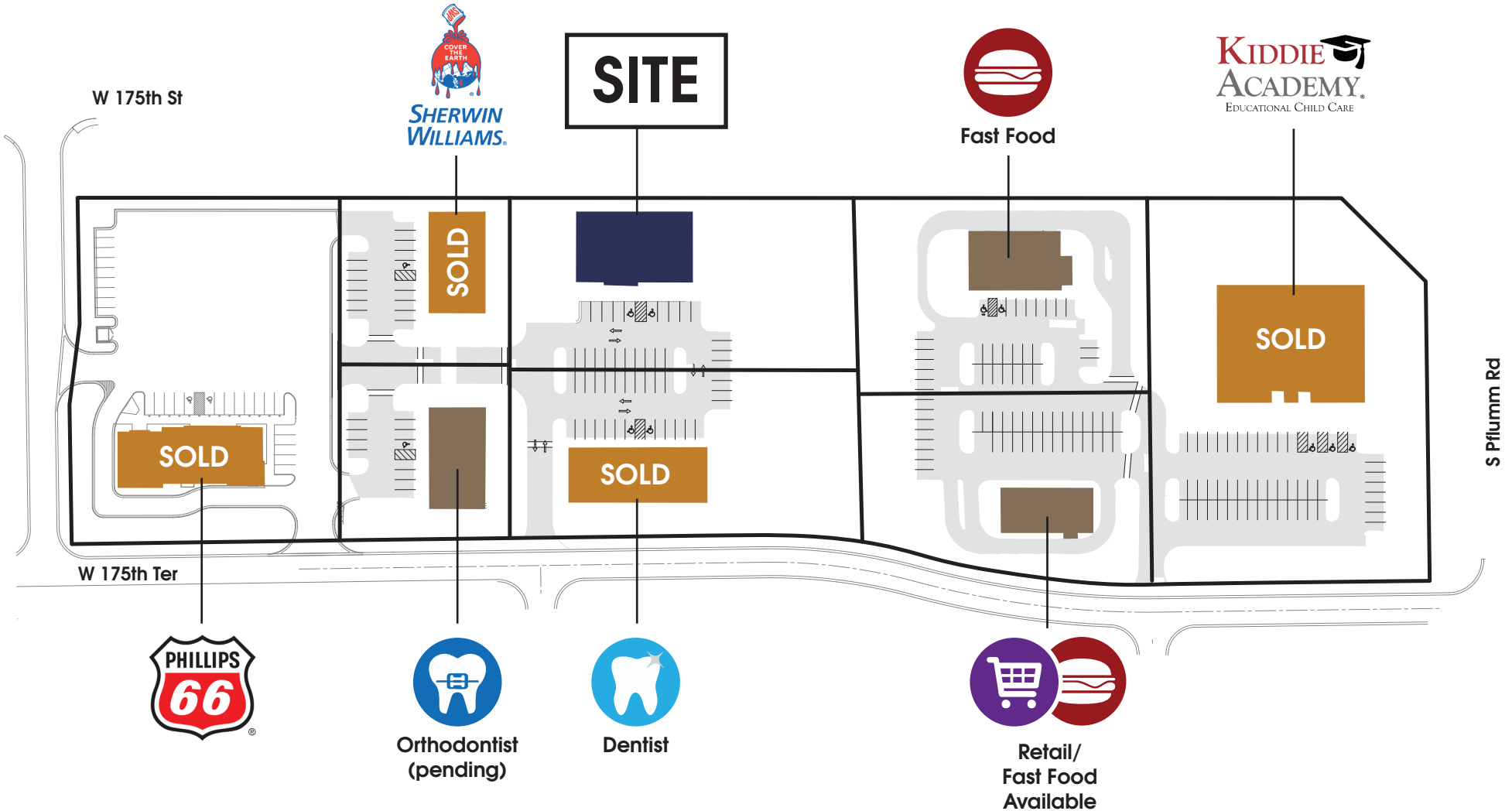
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SITE PLAN



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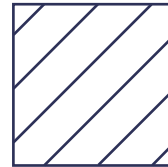


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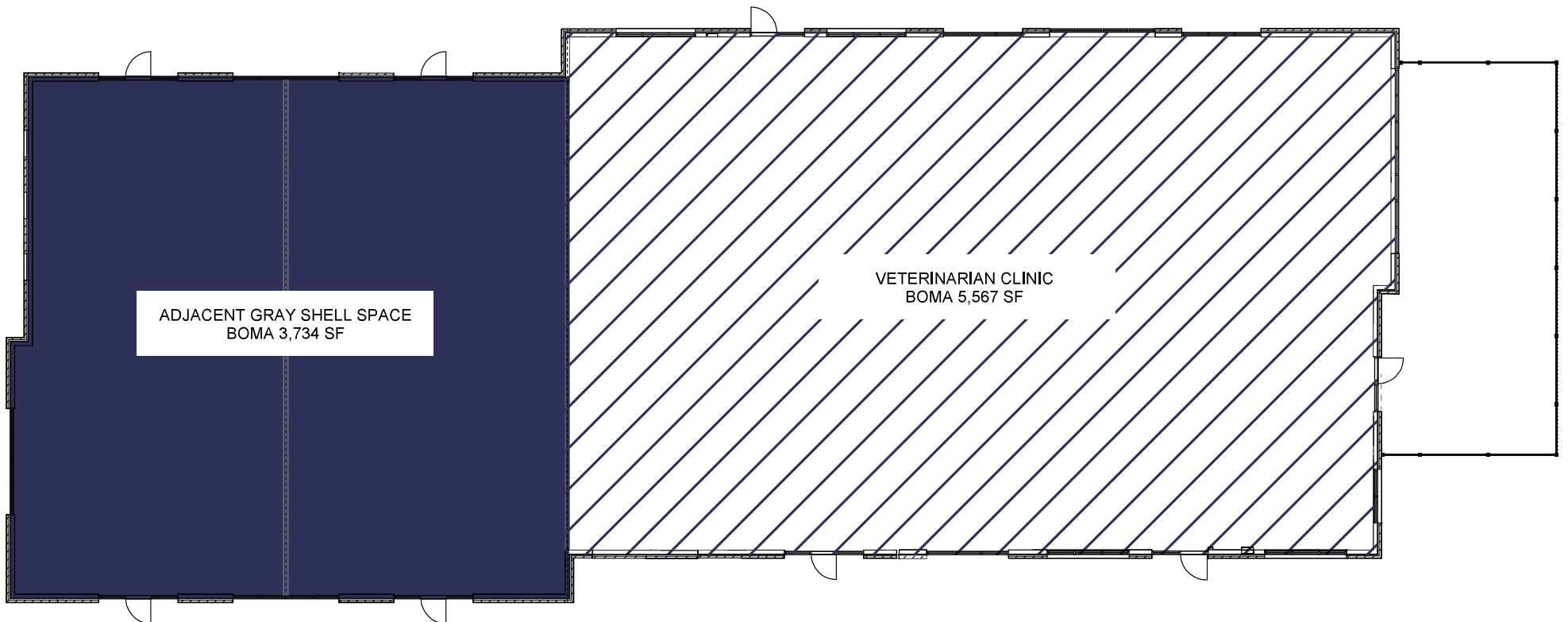
FLOORPLAN



AVAILABLE



VETERINARIAN CLINIC



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