

Corporate Lakes



2.05 Acres Available

6800-6810 W. 121st Street | Overland Park, KS

CBRE

Property Description

- + 2 Parcels totaling 2.05 acres
- + Located in Corporate Lakes in Overland Park, Kansas
- + Zoned CP-O
- + Development opportunity up to 22,000 SF office
- + Great opportunity for office or medical office
- + Close proximity to retail and medical
- + Competitively priced at \$506,000 (\$5.60 SF)

Overland Park Demographics

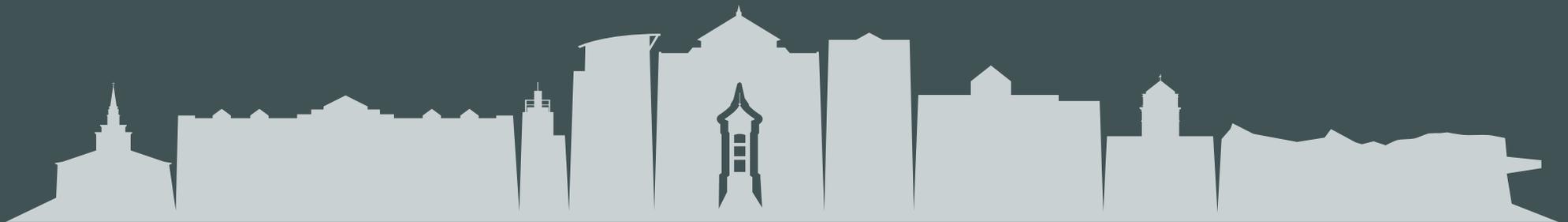
	City of Overland Park	Johnson County	KC Metro Area
Population			
2023 Estimated Population	205,422	627,429	2,238,618
2028 Projected Population	209,559	643,009	2,273,691
Population Growth 2010-2023	18.0%	15.3%	11.4%
Population Growth 2023-2028	2.0%	2.5%	1.6%
Income			
2023 Estimated Median HH Income	\$93,408	\$96,187	\$76,890
2028 Projected Median HH Income	\$102,913	\$105,181	\$85,591
2023 Estimated Average HH Income	\$134,883	\$134,064	\$106,269
2023 Estimated Per Capita Income	\$55,952	\$52,939	\$42,409
Housing			
2023 Estimated Median Housing Value	\$365,209	\$360,847	\$268,319
2023 Estimated Average Housing Value	\$410,587	\$412,424	\$309,420
Education Attainment (Population 25+)			
Bachelor's Degree			
Graduate or Professionals Degree	25.5%	22.9%	14.8%
Total Bachelor Degree or Above	63.8%	58.5%	40.1%

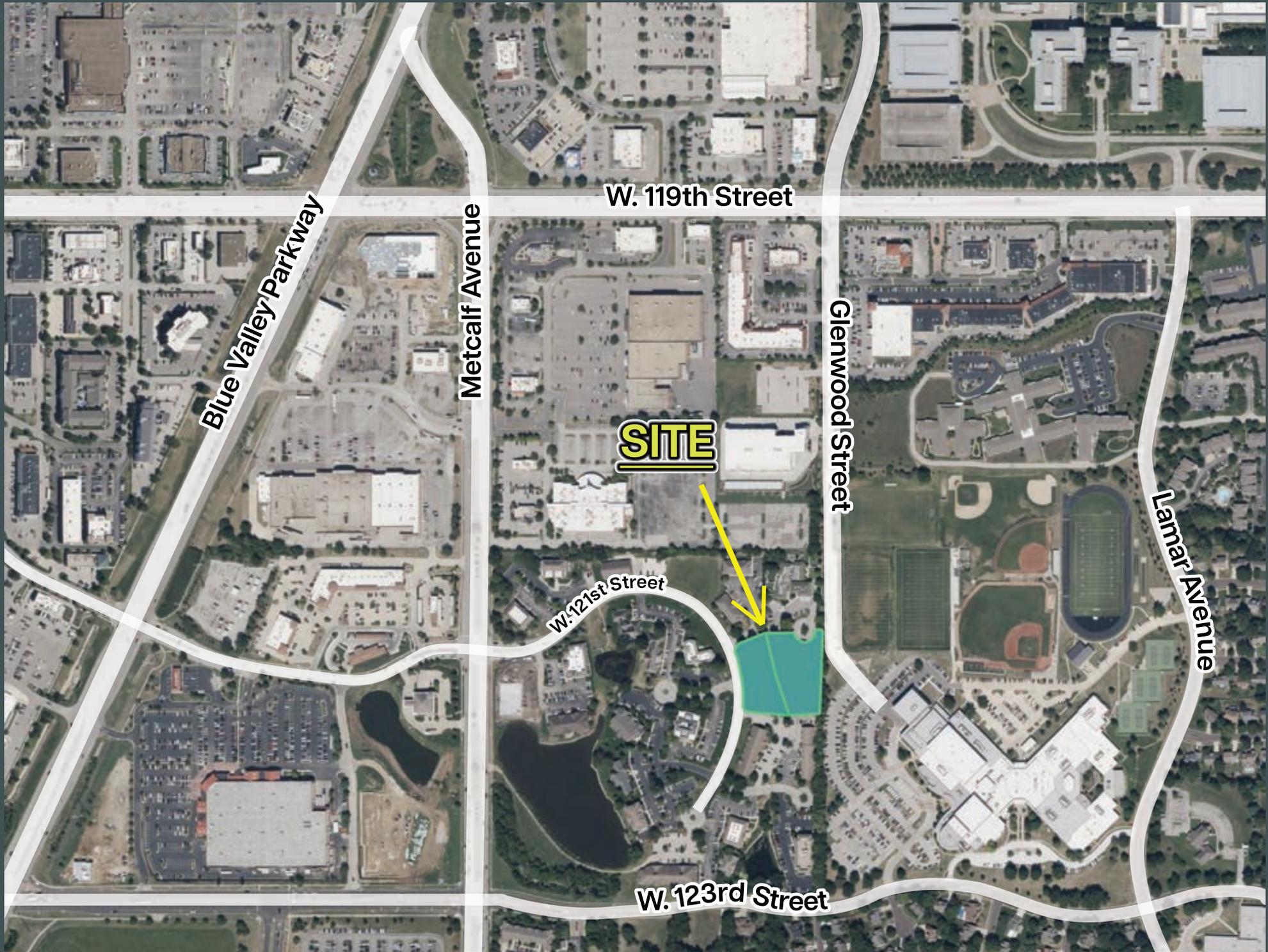
Overland Park Summary & Largest Employers

- + Overland Park is a nationally recognized community located in the heart of Johnson County, Kansas.
- + Overland Park is home to a rapidly growing population, estimated at 205,422 residents in 2023, reflecting a growth rate of 18.0% since 2010. As a result, it is the second-most populous city in Kansas and the largest suburb in the Kansas City metropolitan area.
- + Educated workforce and business-friendly climate builds economic strength. Overland Park is the ideal city for businesses looking to tap into a well-trained workforce.
- + The healthcare industry employs 9.9% of the population in Overland Park.
- + Overland Park is the second “smartest” city in the country, according to a study that examined cities with the highest percentage of residents age 25 and over with four-year college degrees.

Company	Industry	# of Employees
HCA Midwest Health	Health Care	10,076
T-Mobile	Telecommunications	6,000
United Health Group	Health Care	2,800
Shawnee Mission School District	Education	1,970
Black & Veatch	Engineering	2,288
Blue Valley School District	Education	1,970
SelectQuote Inc.	Insurance Brokerage	1,300
Shamrock Trading Corp	Transportation & Logistics	1,000
Johnson County Community College	Education	907
US Bank	Bank/Finance	900
Netsmart Technologies	Information Technology	838
City of Overland Park	Government	730
Intouch Solutions	Pharmaceuticals	646
SPX Cooling Technologies	HVAC Manufacturer	490
Macquarie Asset Management	Asset Management	477
Trevi Pay	B2B Credit Solutions Provider	449
Saint Luke’s South Hospital	Health Care	420
IQVIA	Information Technology	420
KeyBank	Financial Services	360
Creative Planning Inc.	Wealth Management	371
Ferrellgas Partners LP	Propane Distributor	332
WellSky	Health Care Software Solutions	323
Compass Minerals International	Life Sciences	300

Source: Overland Park Chamber of Commerce 2022





Blue Valley Parkway

Metcalf Avenue

W. 119th Street

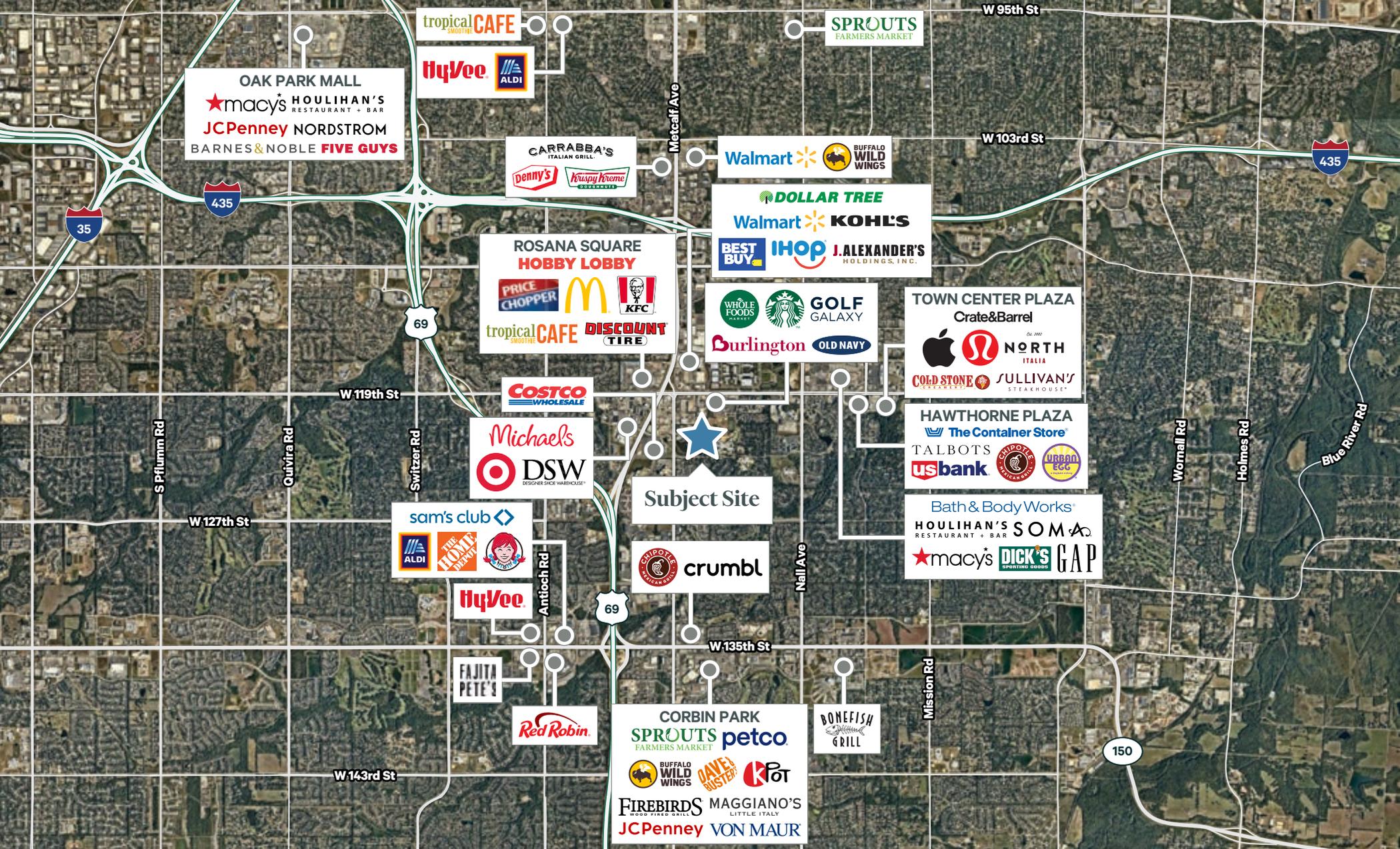
SITE

W. 121st Street

W. 123rd Street

Glenwood Street

Lamar Avenue



Mark Geraghty

Vice President
 +1 816 968 5875
 mark.geraghty@cbre.com

Travis Gage

Vice President
 +1 816 968 5805
 travis.gage@cbre.com

Joe Giwa

Associate
 +1 816 968 5812
 joe.giwa@cbre.com