



CORBIN PARK RETAIL SPACE

6917 W. 135th Street - Suite B-35 Overland Park, KS



LEASE RATE: \$25/SF GROSS | 1,305 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,760	92,172	193,475
Avg. Household Income	\$164,818	\$190,067	\$177,075

- Corbin Park has an estimated 10 million shoppers annually
- Anchored by Scheels, JC Penny, and Von Maur
- Strong demographics
- Situated at 135th and Metcalf with over 55,000 vpd



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

CAMREN SINCLAIR | 816.412.7352 | csinclair@blockandco.com

Exclusive Agents

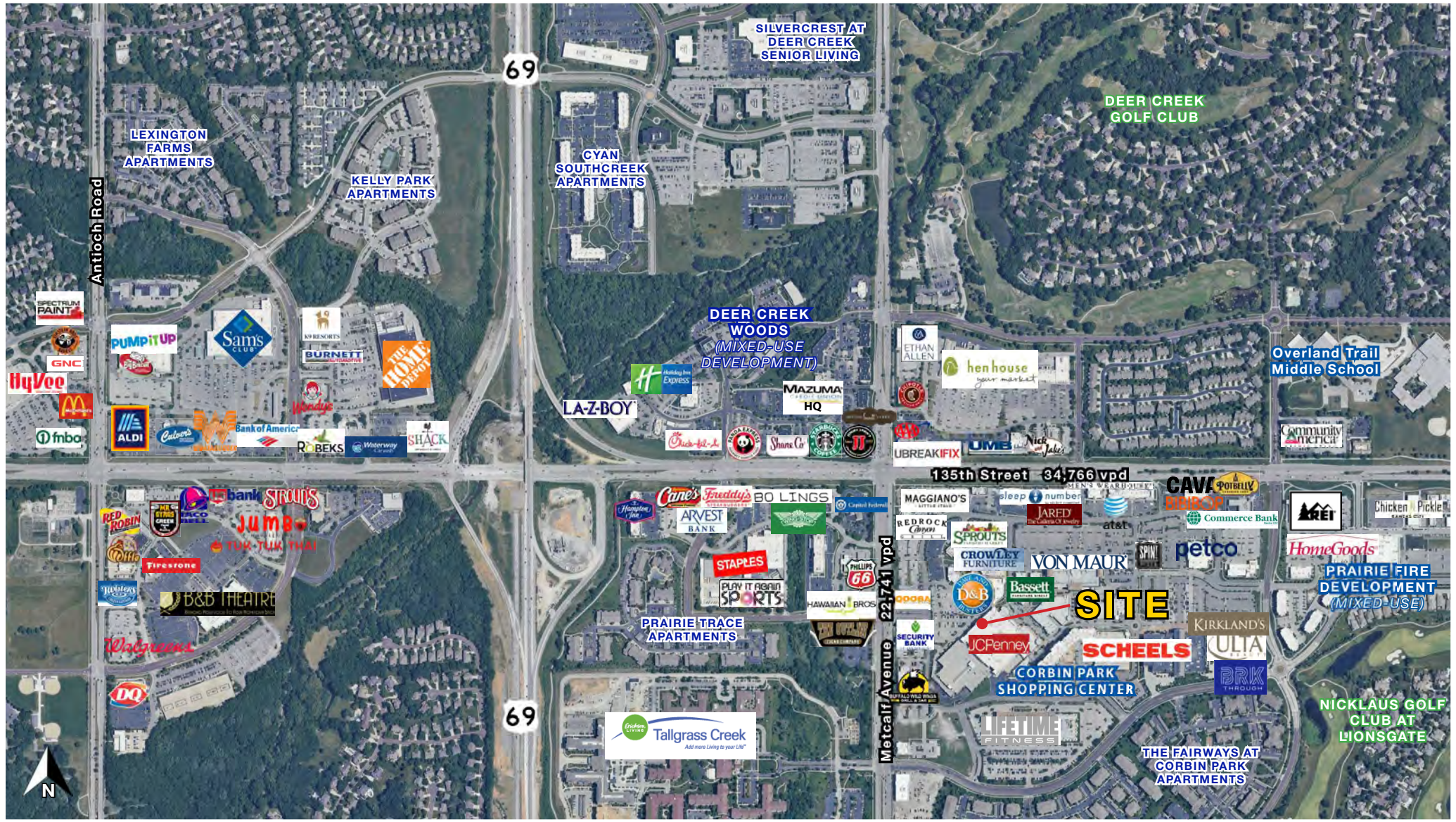
PHOTOS



CORBIN PARK RETAIL SPACE

6917 W. 135th Street - Suite B-35 Overland Park, KS

AERIAL





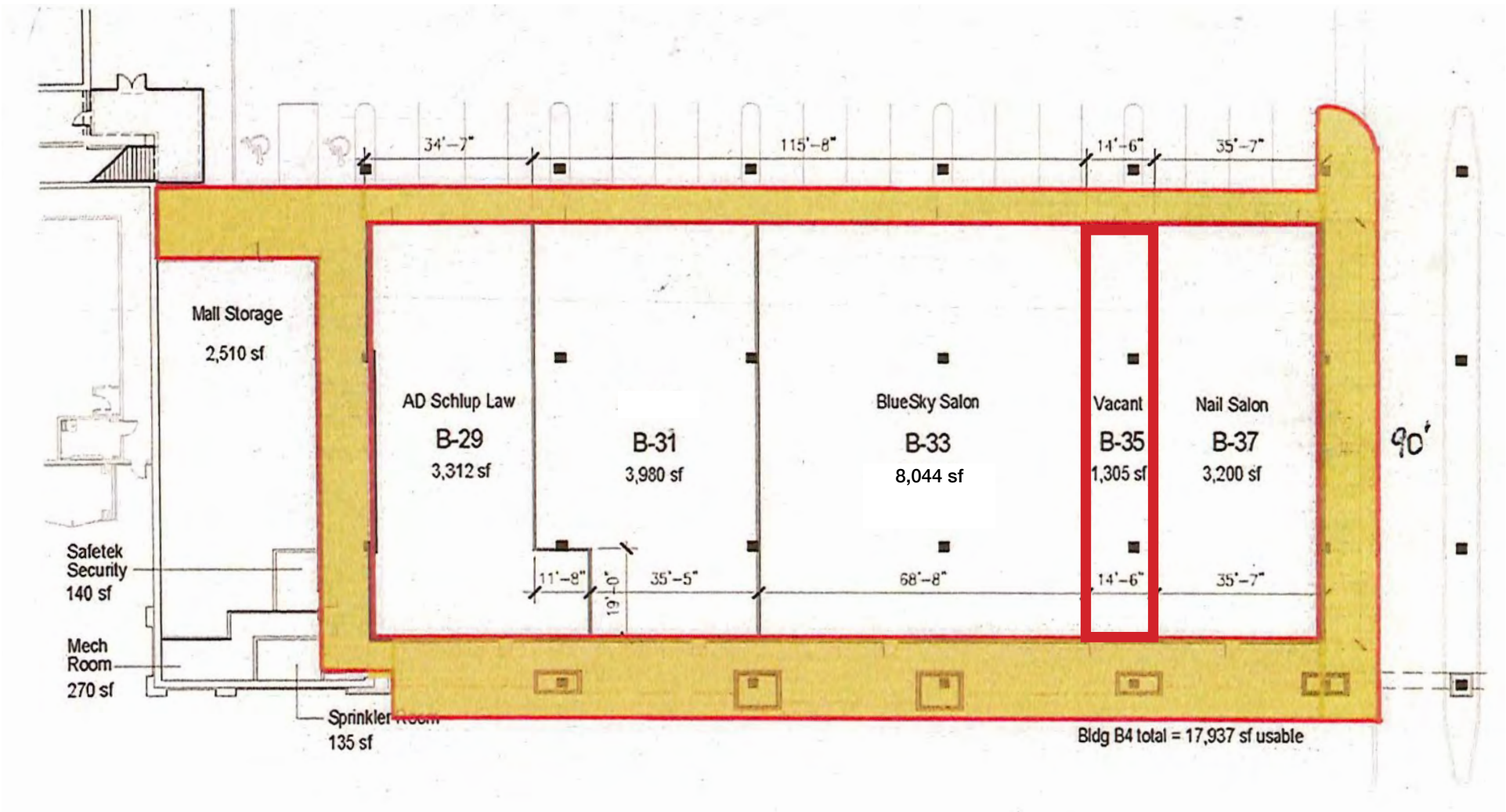
CORBIN PARK RETAIL SPACE

6917 W. 135th Street - Suite B-35 Overland Park, KS

SITE PLAN

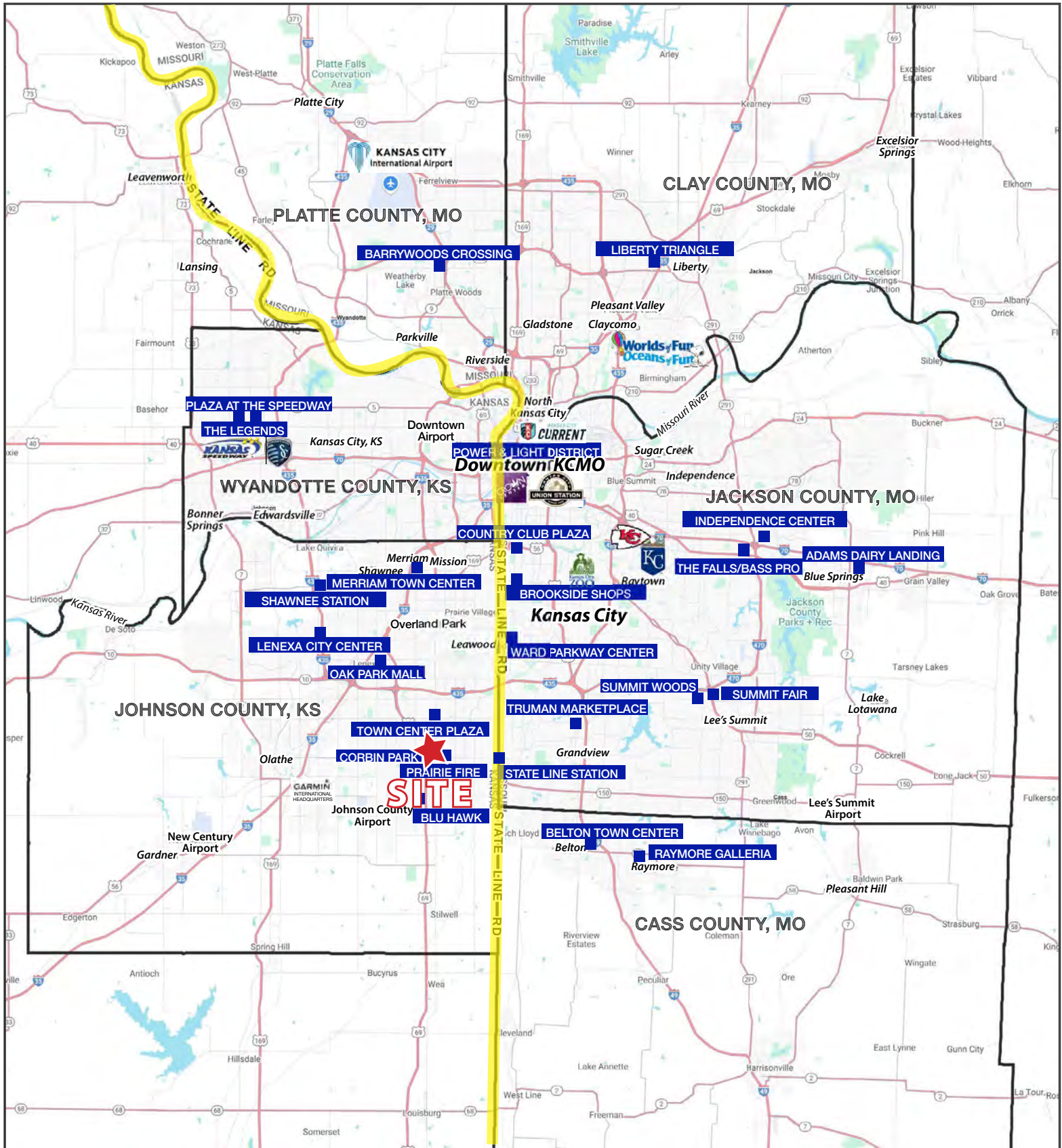


SITE PLAN



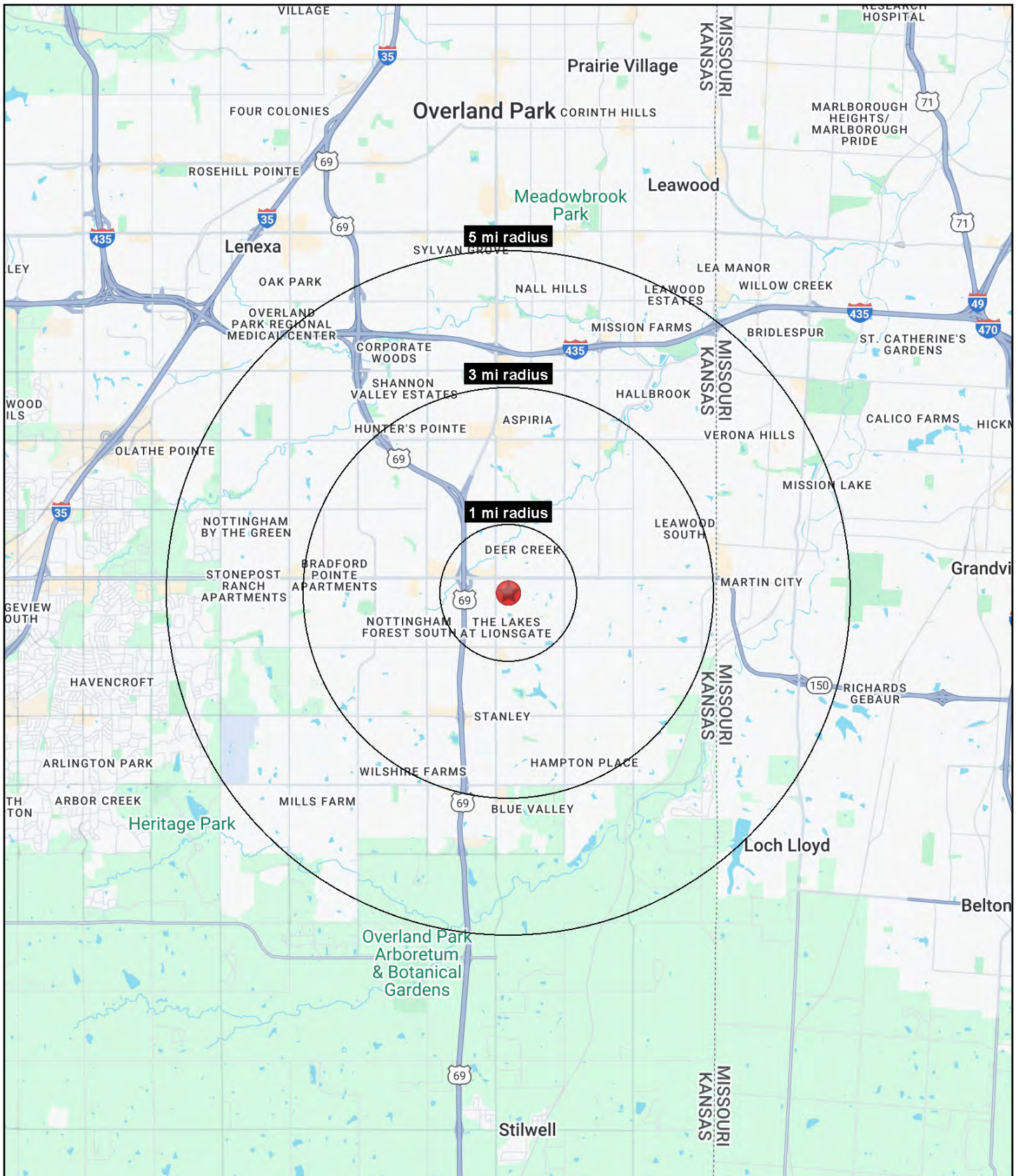
CORBIN PARK RETAIL SPACE

6917 W. 135th Street - Suite B-35 Overland Park, KS



CORBIN PARK RETAIL SPACE

6917 W. 135th Street - Suite B-35 Overland Park, KS





CORBIN PARK RETAIL SPACE

6917 W. 135th Street - Suite B-35 Overland Park, KS

6917 W. 135th Street Overland Park, KS 66223	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,760	92,172	193,475
2030 Projected Population	13,482	92,768	194,475
2020 Census Population	11,284	90,306	189,043
2010 Census Population	8,287	81,332	163,674
Projected Annual Growth 2025 to 2030	1.1%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	3.6%	0.9%	1.2%
2025 Median Age	38.5	41.3	41.0
Households			
2025 Estimated Households	6,144	36,899	78,516
2030 Projected Households	6,635	38,057	80,538
2020 Census Households	4,960	34,470	73,793
2010 Census Households	3,467	30,427	63,523
Projected Annual Growth 2025 to 2030	1.6%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	5.1%	1.4%	1.6%
Race and Ethnicity			
2025 Estimated White	66.7%	76.2%	77.8%
2025 Estimated Black or African American	5.3%	4.2%	5.1%
2025 Estimated Asian or Pacific Islander	21.2%	13.2%	10.3%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.6%	6.2%	6.6%
2025 Estimated Hispanic	7.2%	6.3%	6.6%
Income			
2025 Estimated Average Household Income	\$164,818	\$190,067	\$177,075
2025 Estimated Median Household Income	\$105,968	\$138,765	\$132,286
2025 Estimated Per Capita Income	\$79,368	\$76,158	\$71,948
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.8%	0.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	0.8%	1.1%
2025 Estimated High School Graduate	8.7%	9.1%	10.0%
2025 Estimated Some College	12.0%	13.9%	15.1%
2025 Estimated Associates Degree Only	4.0%	5.3%	5.6%
2025 Estimated Bachelors Degree Only	37.7%	39.0%	39.4%
2025 Estimated Graduate Degree	35.6%	31.1%	28.1%
Business			
2025 Estimated Total Businesses	597	3,985	9,146
2025 Estimated Total Employees	6,288	45,771	136,091
2025 Estimated Employee Population per Business	10.5	11.5	14.9
2025 Estimated Residential Population per Business	21.4	23.1	21.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1