

Lake View Office Space For Lease



1,700 SF Turnkey Office Available

- Quiet, Private, Office in the Advanced Health Office Building.
- Located in the Beautiful Corporate Lake Office Park in South Overland Park, Kansas.
- Proximate to: Blue Valley North High School, Rosana Square Shopping Center, Town Center Plaza, Country Club of Leawood, Prairiefire, Lionsgate, Multiple Office Parks, St. Lukes South Hospital, and Menorah Medical Center in addition to Highways 69 and 435.
- Incredible, Unobstructed Lake View with Private Outdoor Break Area.
- Anchored by a busy Chiropractic Office, and Complimented by other health professionals including: counseling, massage, waxing, and physical therapists.

For more information:

Christel Highland
816.410.9584
chighland@blockllc.com

Interior Photos



6701 W 121st Street

Leawood, KS 66209

For Lease

Exterior Photos



Demographic Information

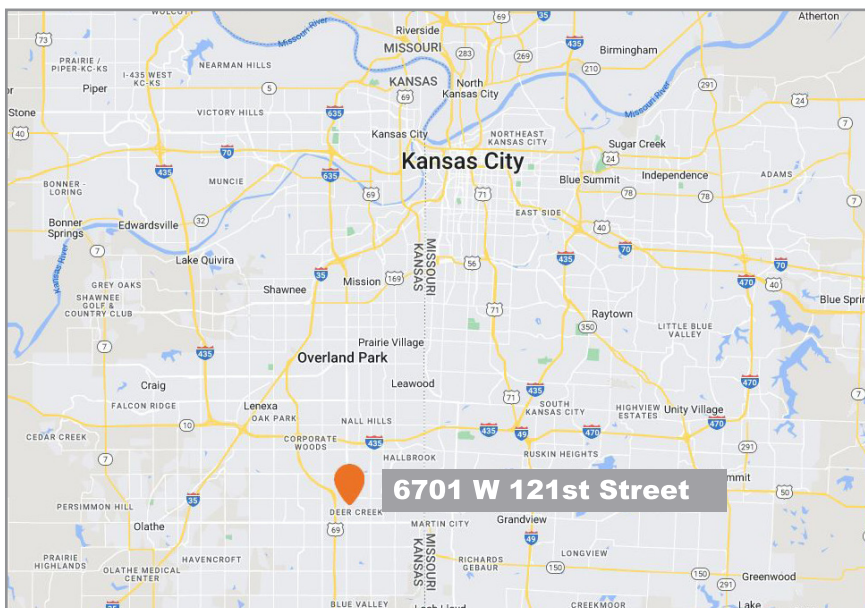
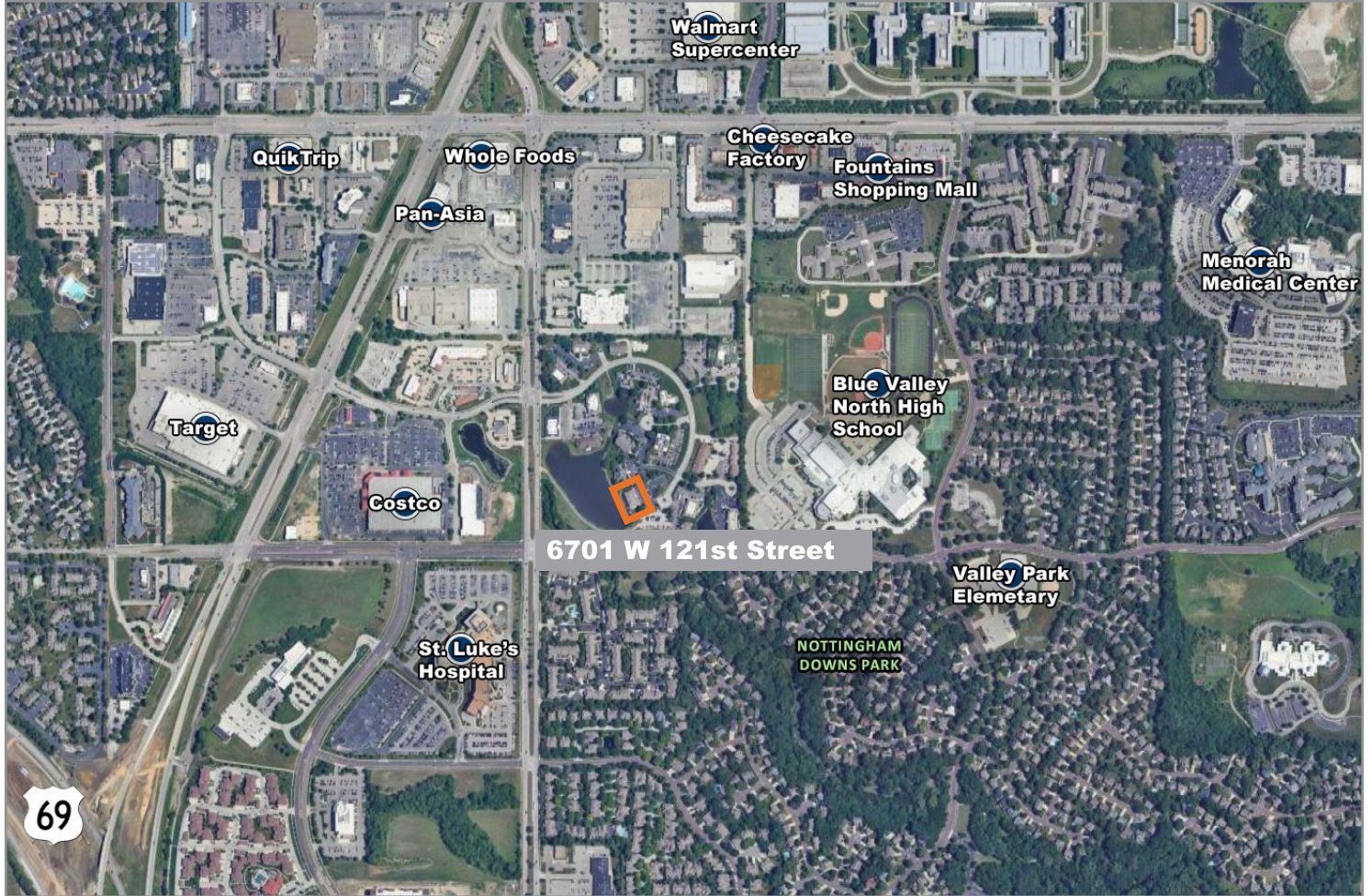
6701 W 121st St Leawood, KS 66209		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population					
2024 Estimated Population	7,906	89,679	238,544	700,984	
2029 Projected Population	8,488	93,952	244,217	711,545	
2020 Census Population	7,469	86,151	235,342	693,386	
2010 Census Population	6,946	78,142	214,523	640,653	
Projected Annual Growth 2024 to 2029	1.5%	1.0%	0.5%	0.3%	
Historical Annual Growth 2010 to 2024	1.0%	1.1%	0.8%	0.7%	
Households					
2024 Estimated Households	4,049	39,883	102,115	295,361	
2029 Projected Households	4,399	42,561	105,798	302,308	
2020 Census Households	3,723	36,538	96,989	283,769	
2010 Census Households	3,257	32,535	87,283	259,998	
Projected Annual Growth 2024 to 2029	1.7%	1.3%	0.7%	0.5%	
Historical Annual Growth 2010 to 2024	1.7%	1.6%	1.2%	1.0%	
Age					
2024 Est. Population Under 10 Years	12.2%	12.0%	12.0%	12.5%	
2024 Est. Population 10 to 19 Years	12.0%	12.5%	13.0%	12.6%	
2024 Est. Population 20 to 29 Years	10.6%	13.2%	12.2%	13.2%	
2024 Est. Population 30 to 44 Years	15.9%	18.7%	19.1%	21.0%	
2024 Est. Population 45 to 59 Years	14.2%	17.1%	18.0%	17.6%	
2024 Est. Population 60 to 74 Years	20.0%	17.6%	17.2%	16.2%	
2024 Est. Population 75 Years or Over	15.0%	8.9%	8.5%	7.0%	
2024 Est. Median Age	45.2	40.4	39.9	37.9	
Marital Status & Gender					
2024 Est. Male Population	47.2%	49.1%	49.0%	49.2%	
2024 Est. Female Population	52.8%	50.9%	51.0%	50.8%	
2024 Est. Never Married	29.2%	26.3%	27.0%	30.7%	
2024 Est. Now Married	48.6%	57.0%	56.2%	51.6%	
2024 Est. Separated or Divorced	13.5%	11.9%	11.9%	13.2%	
2024 Est. Widowed	8.7%	4.9%	4.9%	4.5%	
Income					
2024 Est. HH Income \$200,000 or More	21.1%	23.1%	22.1%	16.6%	
2024 Est. HH Income \$150,000 to \$199,999	8.4%	12.7%	12.0%	11.1%	
2024 Est. HH Income \$100,000 to \$149,999	17.2%	19.4%	19.5%	18.8%	
2024 Est. HH Income \$75,000 to \$99,999	13.8%	13.0%	12.6%	13.0%	
2024 Est. HH Income \$50,000 to \$74,999	18.6%	13.0%	14.0%	15.2%	
2024 Est. HH Income \$35,000 to \$49,999	6.6%	5.7%	6.6%	8.5%	
2024 Est. HH Income \$25,000 to \$34,999	6.4%	5.3%	5.0%	6.0%	
2024 Est. HH Income \$15,000 to \$24,999	2.6%	3.2%	3.5%	4.7%	
2024 Est. HH Income Under \$15,000	5.3%	4.7%	4.6%	6.1%	
2024 Est. Average Household Income	\$137,245	\$167,222	\$161,751	\$137,107	
2024 Est. Median Household Income	\$96,952	\$123,915	\$121,447	\$105,630	
2024 Est. Per Capita Income	\$70,687	\$74,497	\$69,340	\$57,862	
2024 Est. Total Businesses	885	5,821	11,160	28,408	
2024 Est. Total Employees	15,037	102,657	165,937	383,863	

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For more information:

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