

7325 West 161st Street

Overland Park, Kansas 66085

For Sale/Lease



Industrial/Flex Space Available

- 12,284 SF Industrial/Flex Property on 1.35± Acre Lot
- Excellent Owner-User Opportunity
- Multi-tenant layout for up to four tenants, currently divided as two similar size tenants spaces
- Owner currently occupies 50% of the building and would consider a leaseback with new owner

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael Block, CPM

816.412.5871

mblock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Building Size:	12,284 SF
Land Area:	1.35 acres
Year Built:	1998
Ceiling Height:	16'
Loading:	4 Drive-Ins
Column Spacing:	20' N-S x 40' E-W
Parking:	Striped for 39 cars in front of building, and room for ±15 cars in the back
Electric Service:	Two separate services of 400 AMP 3 Phase
Gas:	Two separate services
Zoning:	PEC-3J Planned Research Development and Light Industrial District
Property Taxes (2022):	\$36,823.99 (\$3.00 PSF)

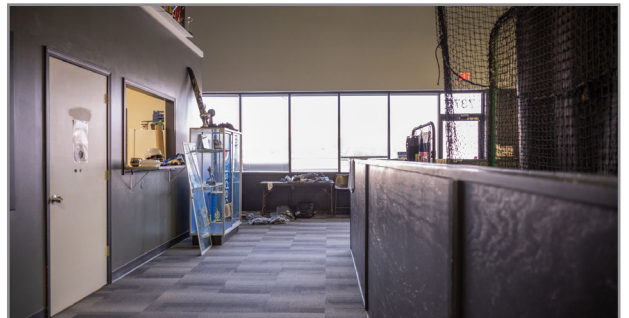
For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Michael Block, CPM
816.412.5871
mblock@blockllc.com

7325 West 161st Street
Overland Park, Kansas 66085

For Sale/Lease



4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Demographics

7325 W 161st St Stilwell, KS 66085	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2022 Estimated Population	7,090	52,974	121,789	454,791
2027 Projected Population	7,183	55,452	126,559	471,311
2020 Census Population	7,064	52,637	119,475	449,183
2010 Census Population	5,151	40,720	97,065	408,393
Projected Annual Growth 2022 to 2027	0.3%	0.9%	0.8%	0.7%
Historical Annual Growth 2010 to 2022	3.1%	2.5%	2.1%	0.9%
2022 Median Age	39.2	36.6	38.4	38.8
Households				
2022 Estimated Households	2,661	18,199	43,871	180,698
2027 Projected Households	2,755	19,419	46,547	190,221
2020 Census Households	2,631	17,949	42,735	177,292
2010 Census Households	1,881	13,744	34,202	159,626
Projected Annual Growth 2022 to 2027	0.7%	1.3%	1.2%	1.1%
Historical Annual Growth 2010 to 2022	3.5%	2.7%	2.4%	1.1%
Race and Ethnicity				
2022 Estimated White	76.0%	75.3%	78.3%	76.0%
2022 Estimated Black or African American	4.0%	3.7%	3.6%	8.8%
2022 Estimated Asian or Pacific Islander	13.3%	15.2%	12.4%	6.3%
2022 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%	0.3%
2022 Estimated Other Races	6.4%	5.6%	5.5%	8.6%
2022 Estimated Hispanic	5.8%	4.6%	4.6%	8.2%
Income				
2022 Estimated Average Household Income	\$117,508	\$177,239	\$172,924	\$120,772
2022 Estimated Median Household Income	\$128,201	\$158,033	\$141,474	\$99,412
2022 Estimated Per Capita Income	\$44,106	\$60,902	\$62,317	\$48,074
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.6%	0.7%	1.7%
2022 Estimated Some High School (Grade Level 9 to 11)	0.4%	0.7%	0.7%	2.3%
2022 Estimated High School Graduate	13.7%	8.5%	8.1%	16.0%
2022 Estimated Some College	18.5%	12.4%	12.9%	17.9%
2022 Estimated Associates Degree Only	8.9%	6.5%	6.0%	7.1%
2022 Estimated Bachelors Degree Only	36.0%	40.1%	42.0%	33.6%
2022 Estimated Graduate Degree	22.2%	31.1%	29.5%	21.3%
Business				
2022 Estimated Total Businesses	309	1,403	3,749	19,444
2022 Estimated Total Employees	2,974	10,806	46,492	325,136
2022 Estimated Employee Population per Business	9.6	7.7	12.4	16.7
2022 Estimated Residential Population per Business	23.0	37.7	32.5	23.4

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RS1

7325 West 161st Street

Overland Park, Kansas 66085

For Sale/Lease



Suite 7325

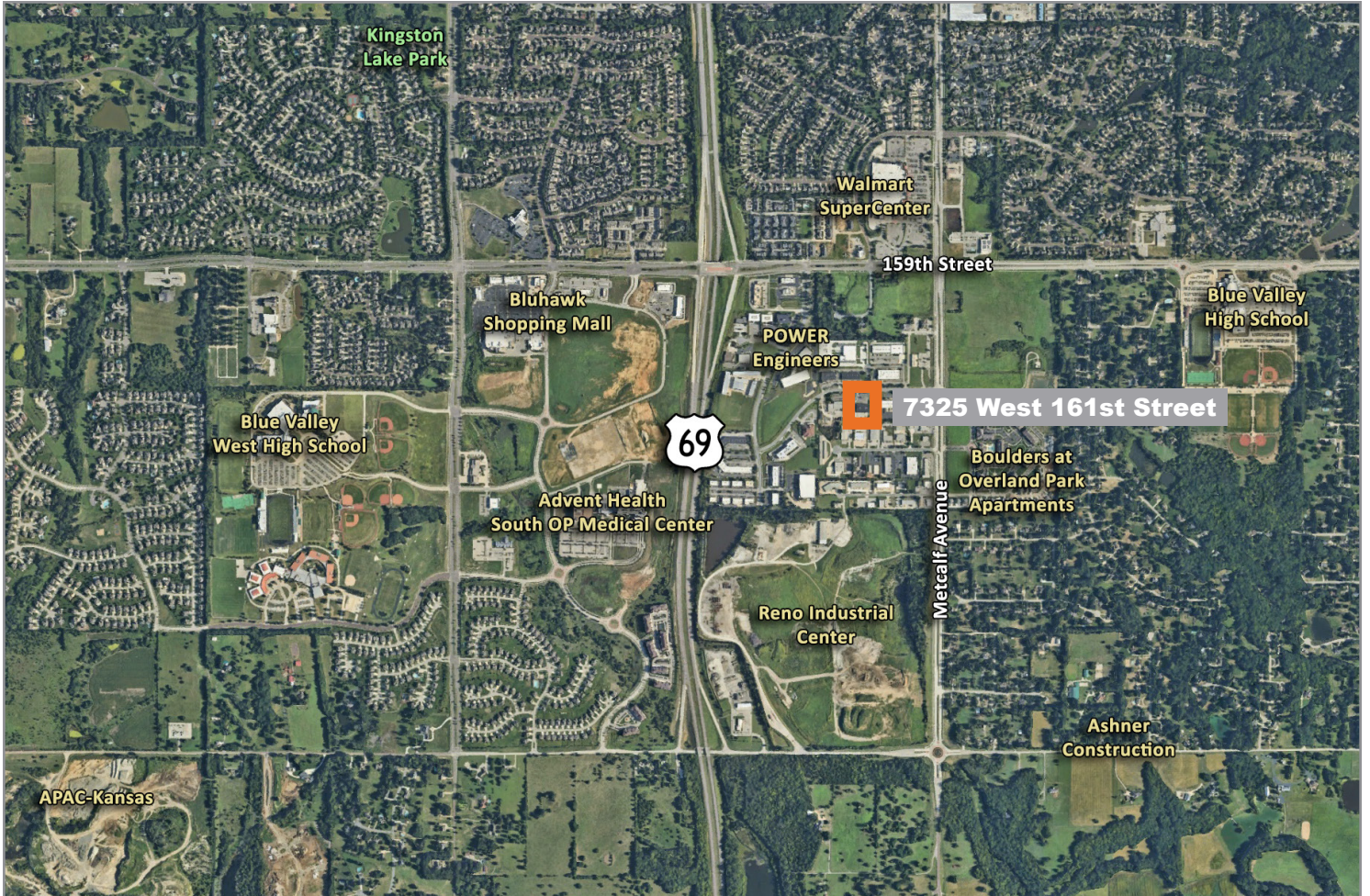
Suite 7327



7325 West 161st Street

Overland Park, Kansas 66085

For Sale/Lease



For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael Block, CPM

816.412.5871

mblock@blockllc.com