

Excellent Service Oriented Retail Location on College Blvd



Retail Space Available

- 1,345 SF space available
- Great College Blvd. location with excellent visibility
- Tenants include Jimmy John's, Lamars Donuts, Executive Hills Dentistry, Tortilla Ranch, Glam Room Salon, and Pride Cleaners
- Across from Corporate Woods Office Park with five million SF of office space in a one mile radius
- 108,500 daytime employees within a three-mile radius
- 77,500 cars-per-day at the intersection of College Blvd. and Antioch Rd.

For more information:

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Demographics

8601 College Blvd Overland Park, KS 66210	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	9,941	98,362	257,936	731,450
2030 Projected Population	9,496	97,208	256,937	733,051
2020 Census Population	9,808	94,029	251,936	715,921
2010 Census Population	9,776	89,859	234,113	659,485
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-	-
Historical Annual Growth 2010 to 2025	0.1%	0.6%	0.7%	0.7%
2025 Median Age	36.7	40.8	40.5	38.3
Households				
2025 Estimated Households	4,636	44,603	113,433	307,745
2030 Projected Households	4,505	45,130	115,419	313,721
2020 Census Households	4,578	42,041	107,356	294,509
2010 Census Households	4,480	39,221	98,401	269,612
Projected Annual Growth 2025 to 2030	-0.6%	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.9%	1.0%	0.9%
Race and Ethnicity				
2025 Estimated White	73.8%	78.2%	77.8%	72.5%
2025 Estimated Black or African American	6.0%	5.5%	6.1%	11.8%
2025 Estimated Asian or Pacific Islander	10.3%	7.6%	7.3%	5.4%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.4%
2025 Estimated Other Races	9.6%	8.3%	8.6%	10.0%
2025 Estimated Hispanic	9.7%	8.6%	8.9%	10.5%
Income				
2025 Estimated Average Household Income	\$103,983	\$130,331	\$144,044	\$136,548
2025 Estimated Median Household Income	\$82,878	\$106,583	\$111,553	\$106,459
2025 Estimated Per Capita Income	\$48,492	\$59,275	\$63,463	\$57,558
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.1%	1.3%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.4%	1.8%	2.7%
2025 Estimated High School Graduate	11.5%	12.2%	12.1%	15.9%
2025 Estimated Some College	20.7%	17.1%	16.9%	18.2%
2025 Estimated Associates Degree Only	6.0%	6.5%	6.6%	7.0%
2025 Estimated Bachelors Degree Only	36.7%	37.8%	36.6%	32.6%
2025 Estimated Graduate Degree	23.4%	23.9%	24.6%	21.6%
Business				
2025 Estimated Total Businesses	1,435	6,765	13,963	31,539
2025 Estimated Total Employees	30,384	124,970	213,332	411,465
2025 Estimated Employee Population per Business	21.2	18.5	15.3	13.0
2025 Estimated Residential Population per Business	6.9	14.5	18.5	23.2

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Executive Hills Shops

8601-8617 College Boulevard, Overland Park, Kansas

For Lease

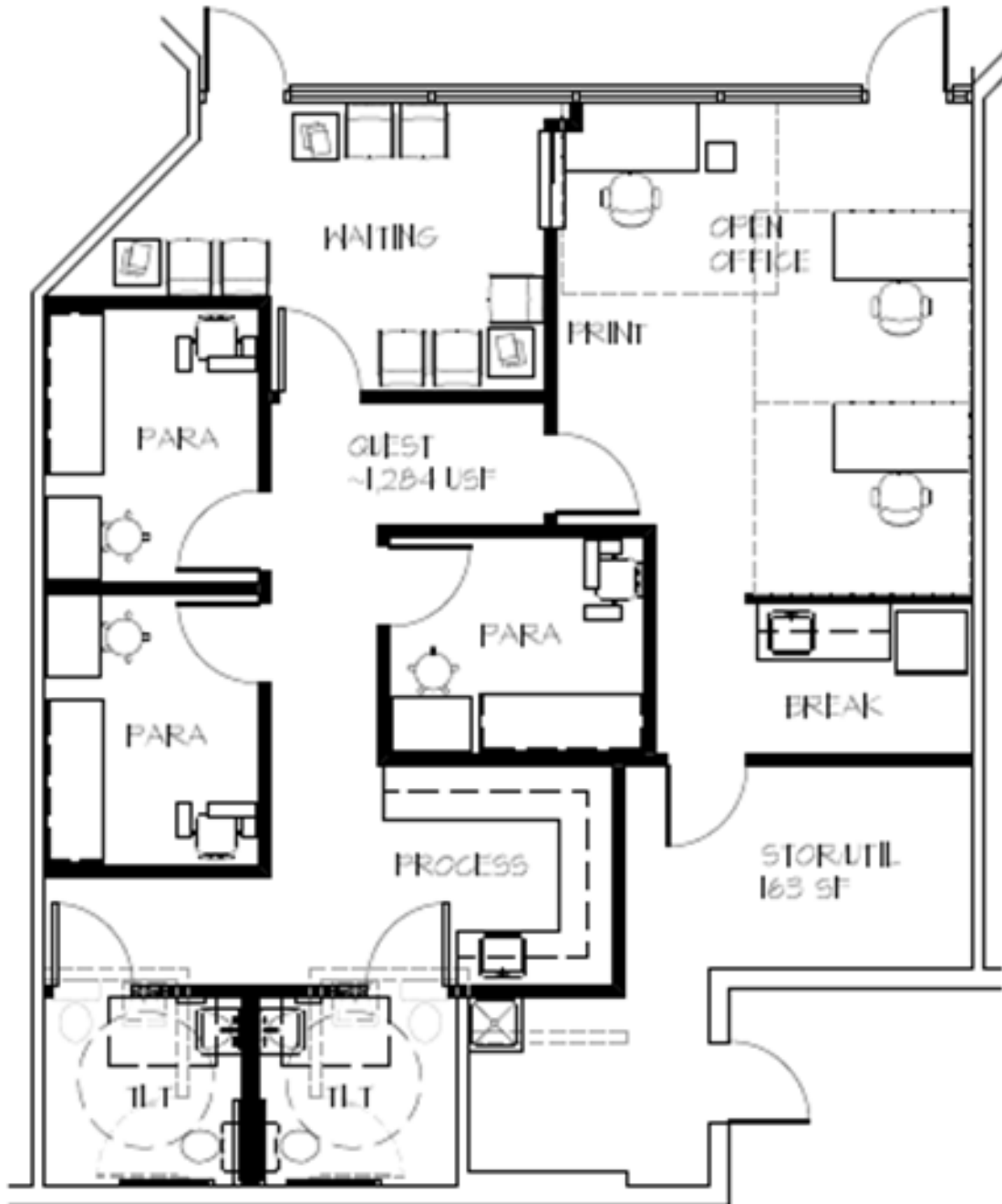
Property Photos



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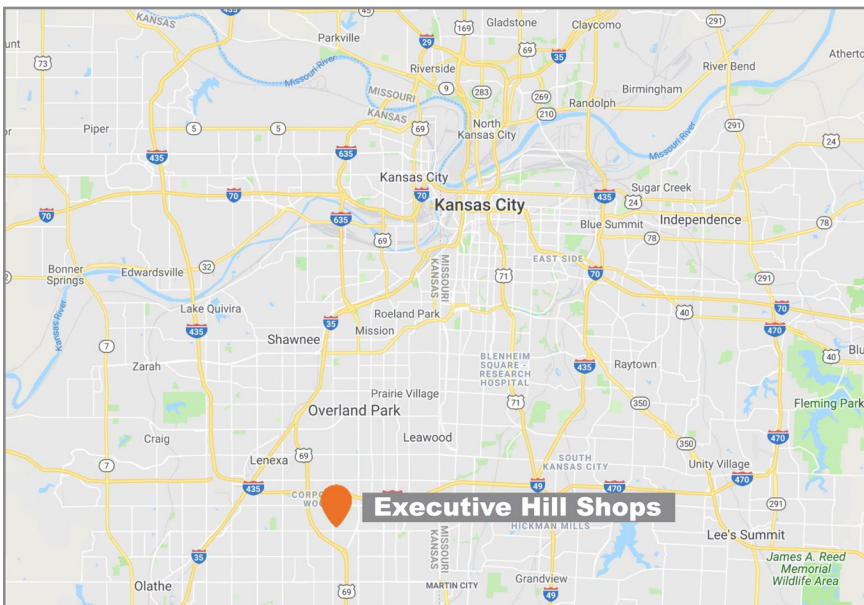
Floor Plan



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