

7601 W. 119th Street

Overland Park, KS

For Lease



Property Info

- 7,522± SF freestanding auto repair building with a 1,500± SF basement on 1.55 acres
- Built in 1999 with brick with block back-up
- 10 Bays
- Zoning: CP-2
- Located just off of 119th Street near the major intersection at Metcalf Avenue and Blue Valley Parkway in Overland Park
- Approximately 59 parking spaces
- Panel available on monument sign, located along 119th Street
- Excellent co-tenancy with Target, the fifth highest with 1.5M visits per year, and Costco, with 2.33M visits per year, according to Placer.
- Other strong tenants in the immediate area include Total Wine & Spirits, Michaels, DSW, Goldfish Swim School

**VARNUM
ARMSTRONG
DEETER**

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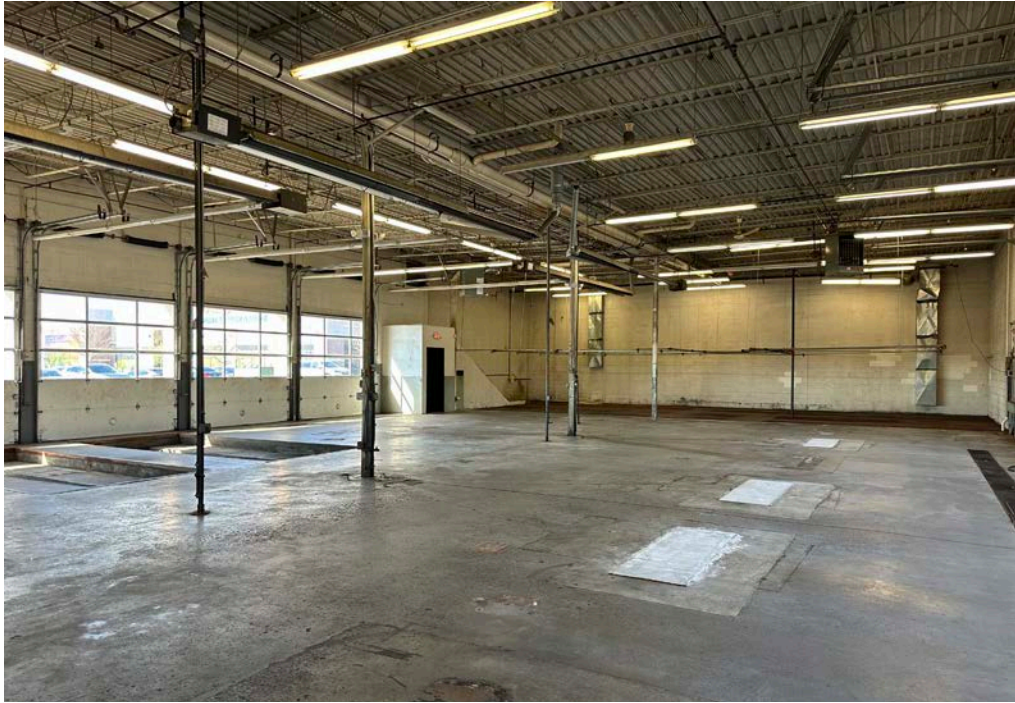
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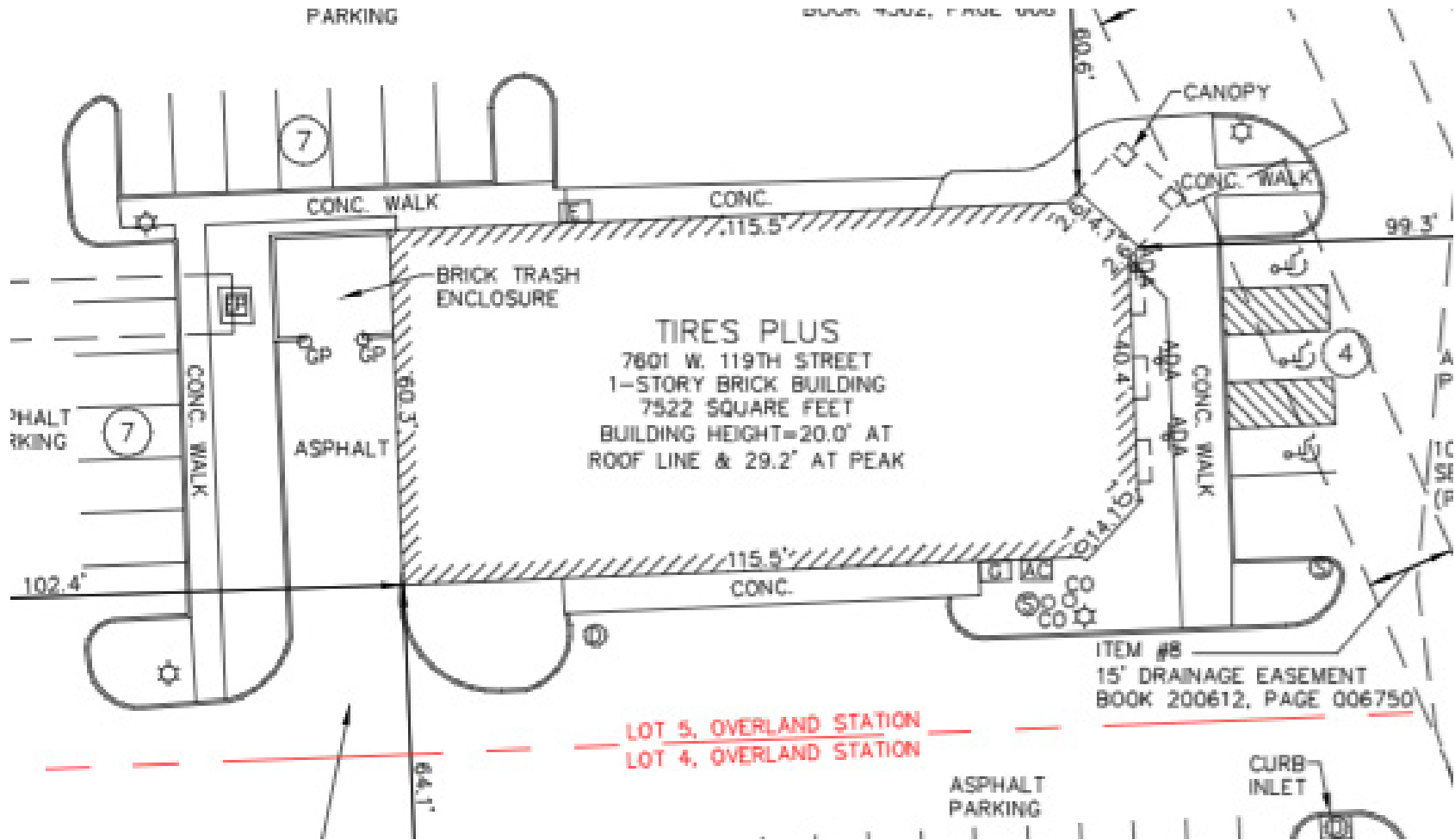
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1,500± SF basement storage/warehouse area



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2023 Demographics	1 Mile	3 Miles	5 Miles
Population Density	10,596	89,945	237,610
Households	4,979	38,912	97,648
Average Household Income	\$110,487	\$128,071	\$126,729