

FOR SALE OR LEASE

# Join Floor & Decor

RARE CHANCE TO OWN I-35 PROPERTY

SEC 75TH STREET & I-35, OVERLAND PARK, KANSAS

Colliers  
INTERNATIONAL

44,659 SF BUILDING & NEW PAD SITE



## PROPERTY FEATURES

- 44,659 SF available for sale or lease at the newly created South Building
- South Building will be separately platted
- New roof, parking lot and utility services
- Increased building height for excellent I-35 visibility
- Entire lot will be cross-parked at 4:1,000 ratio
- Pad site also available for sale or build-to-suit
  - Up to 6,500 SF building permitted

JEFF BERG

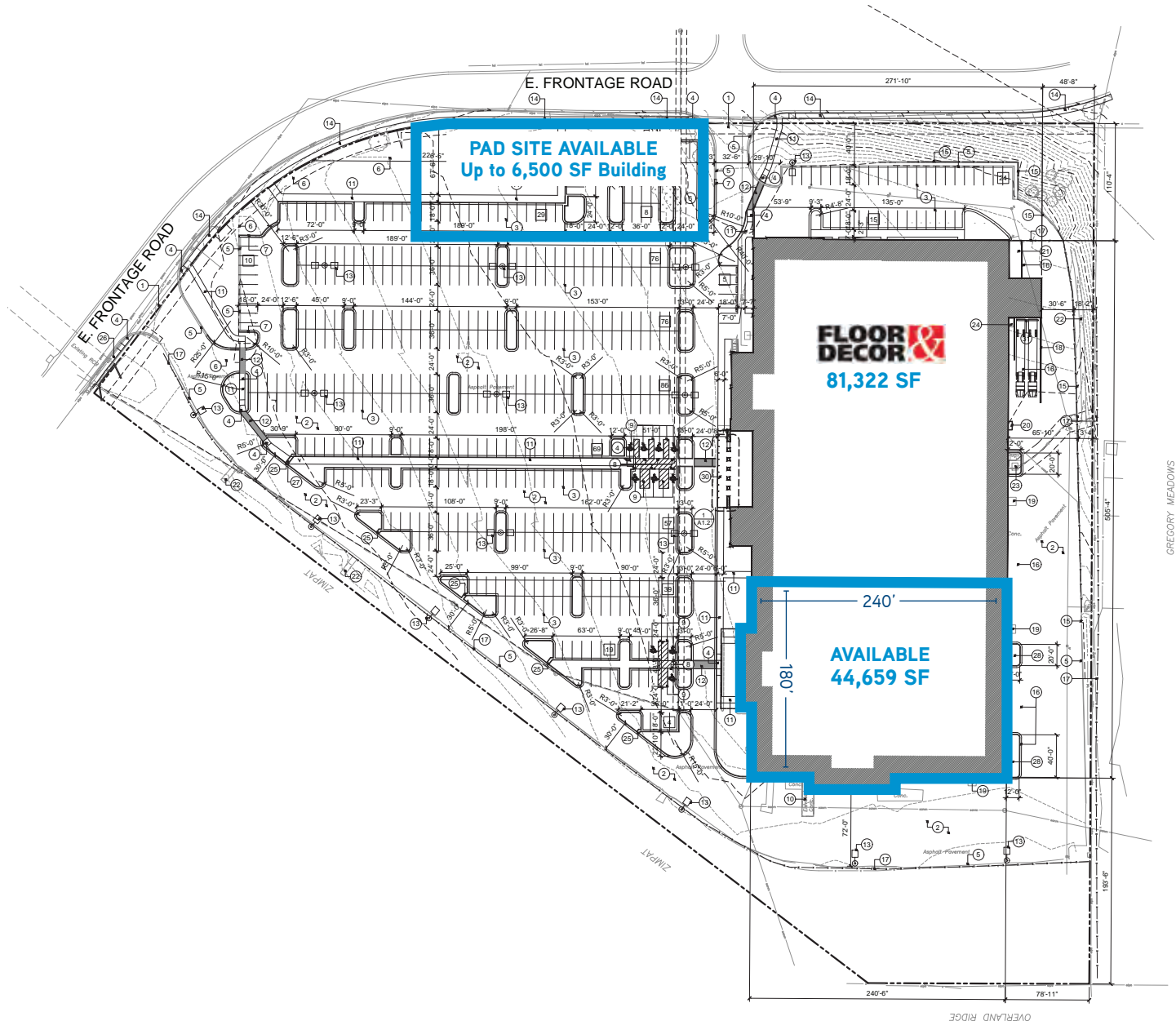
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## NEW BUILDING PHOTOS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Population	13,158	103,367	242,671
Average Household Income	\$59,552	\$73,107	\$89,113
Daytime Population	13,682	110,305	249,997

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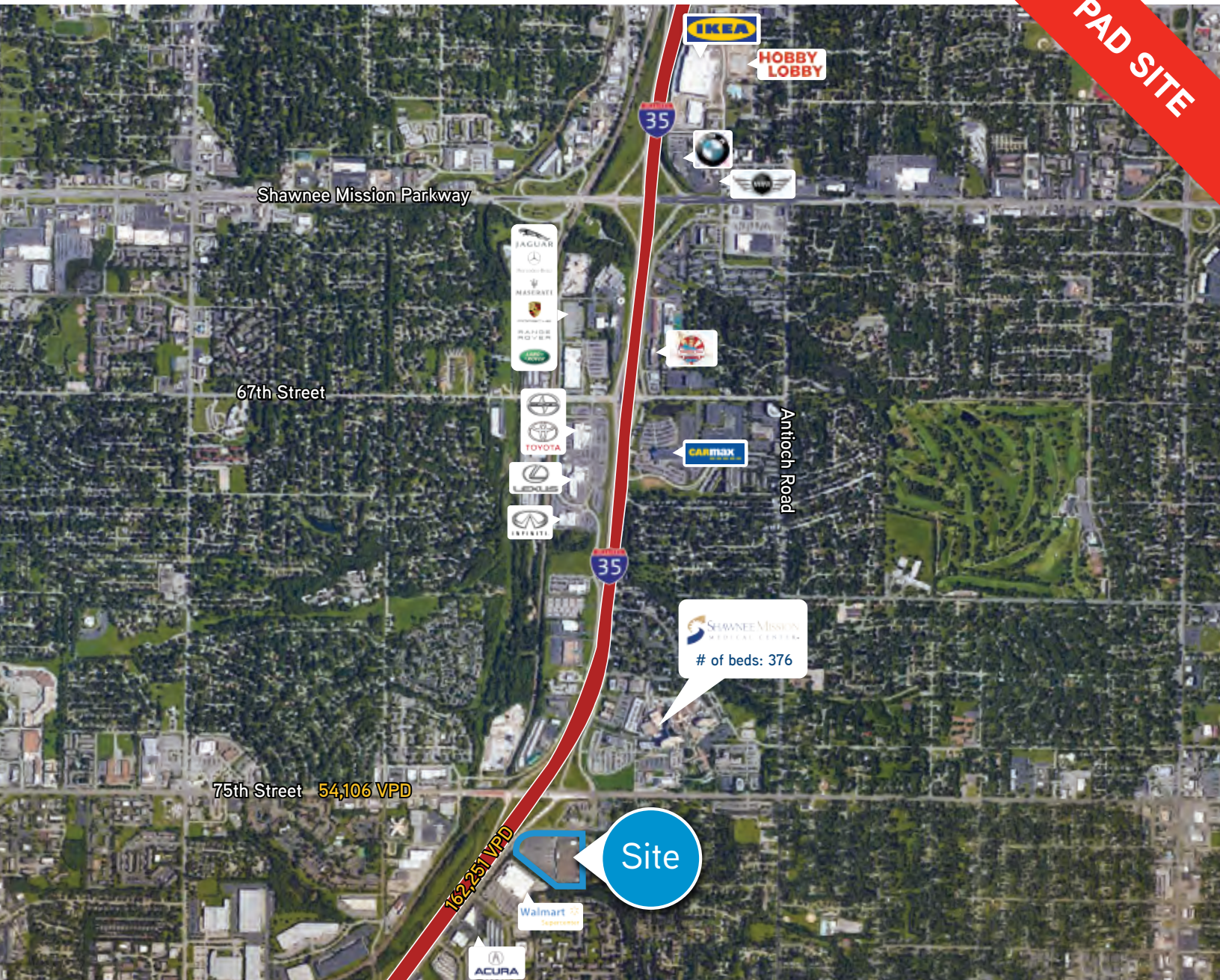
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