

6001 W 135th St, Overland Park, KS



Prairiefire Junior Box

Rare Sublease Opportunity

AVAILABILITY



Sublease Opportunity

Available space: 42,989 SF

Master lease expires: 5/31/2039

Space condition: Gray shell

Building Details

Total building area: 42,989 SF

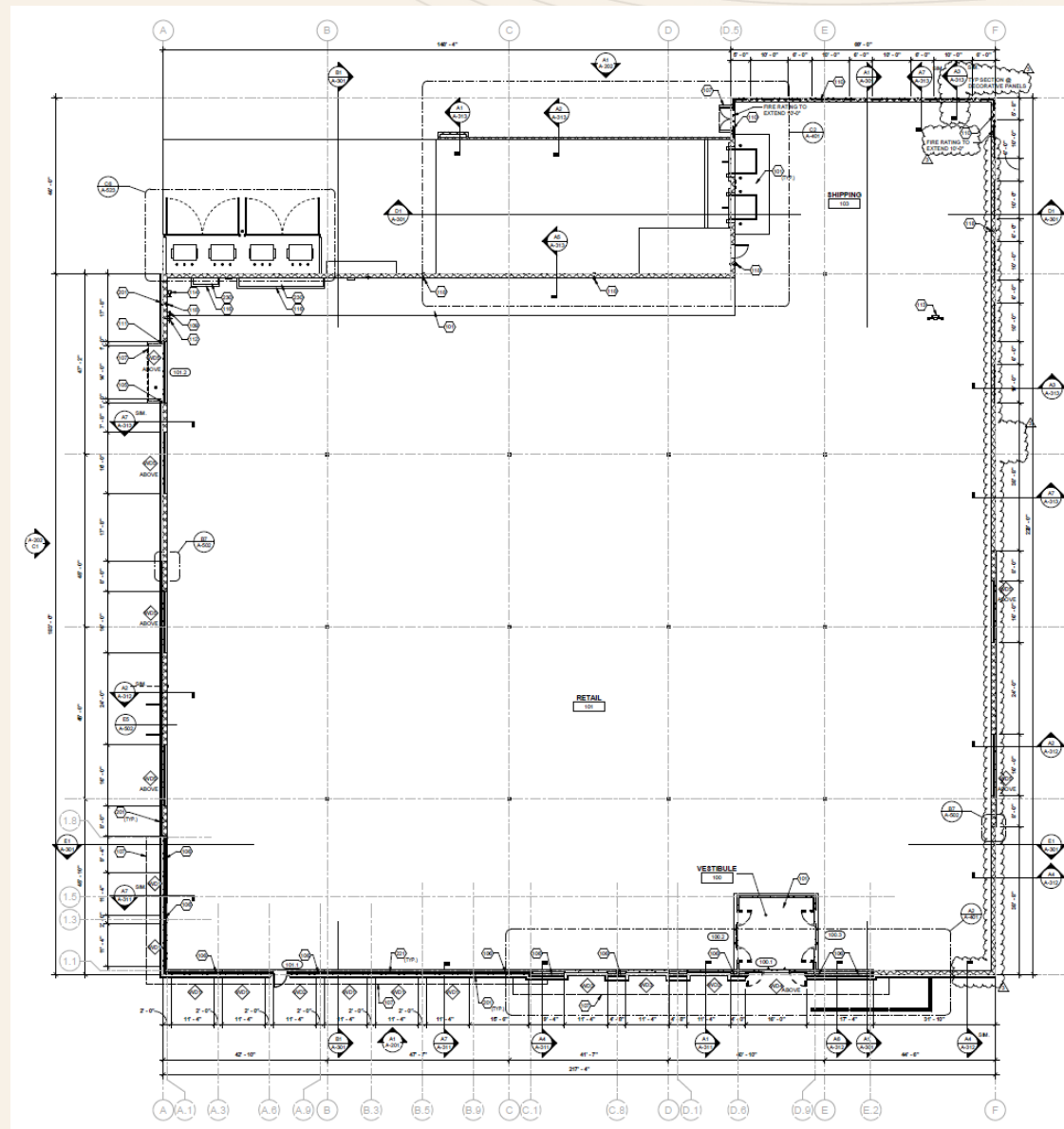
Asset type: Freestanding junior box

Prairiefire: Strong tenant mix including REI, HomeGoods, Chicken N Pickle, AMC, Dutch Bros, and more

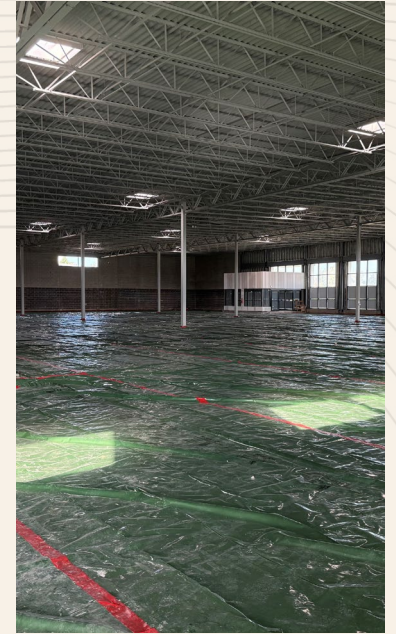
Traffic counts: 38,380 CPD along 135th St / 20,080 CPD along Nall Ave

FLOOR PLAN & SPACE CONDITION

42,989 SF



SPACE PHOTOS



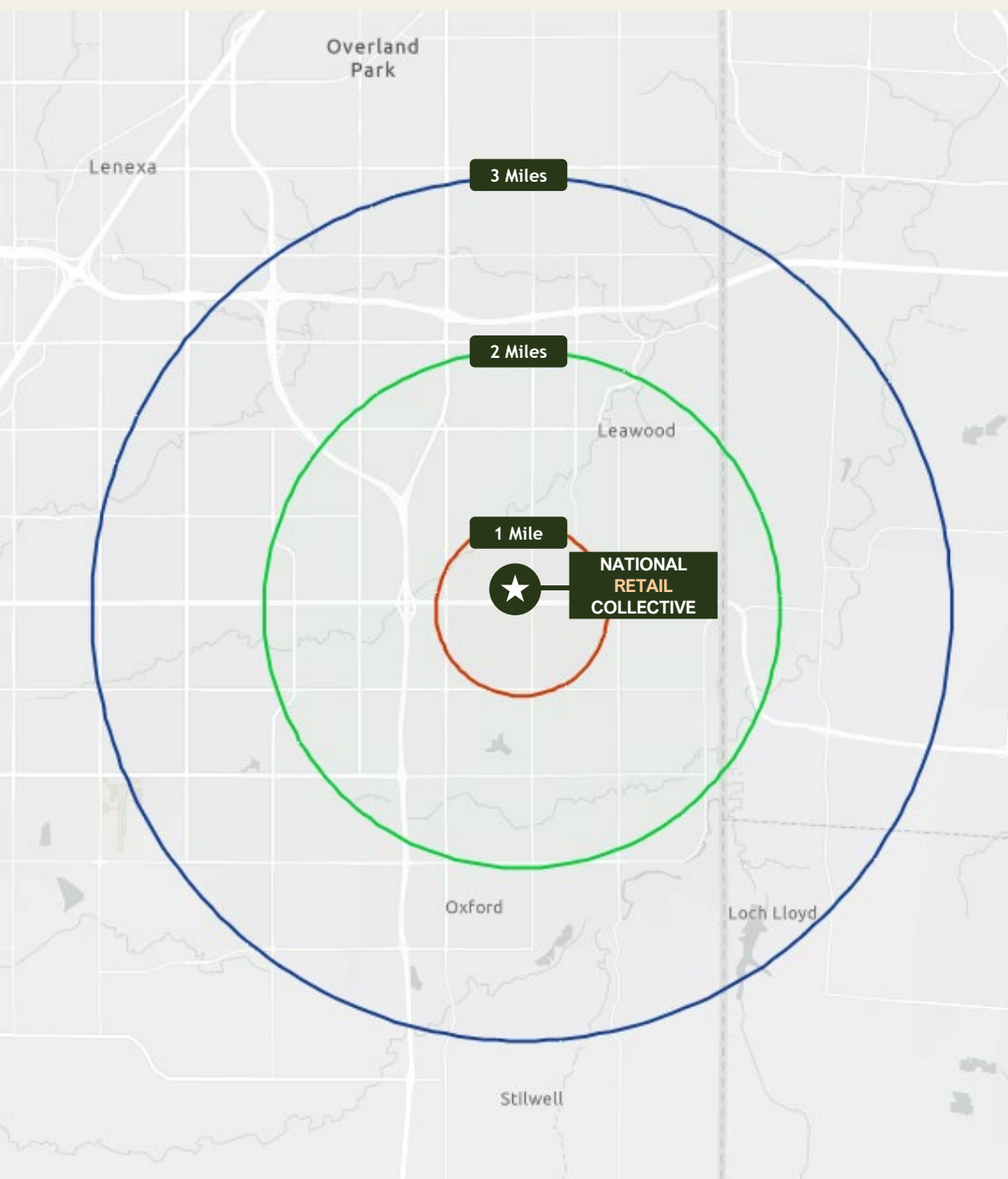
BUILDING PHOTOS





AREA AMENITIES

MARKET COVERAGE



Demographics

	2026	1 Mile	3 Miles	5 Miles
Total Population		10,170	86,117	183,824
Projected Population (2031)		10,466	88,599	188,174
Total Daytime Population		11,895	107,493	223,213
Median HH Income		\$142,820	\$149,406	\$133,670
Median Age		36.2	42.2	41.7

Annual Avg. Consumer Spending

 Apparel & Services	← miles →	1	\$4,447.06
		3	\$4,203.48
		5	\$3,886.83
 Food at Home	← miles →	1	\$12,945.26
		3	\$12,543.39
		5	\$11,655.75
 Food Away from Home	← miles →	1	\$7,848.67
		3	\$7,399.07
		5	\$6,812.25
 Personal Care	← miles →	1	\$1,980.08
		3	\$1,902.42
		5	\$1,768.13

NATIONAL RETAIL COLLECTIVE



For More Information, Contact:

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