



PROPERTY PROFILE



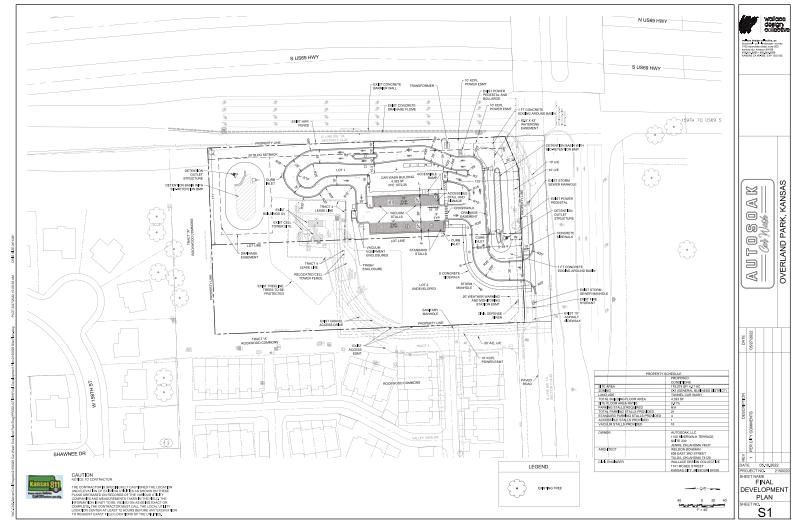
8000 W 159th St Overland Park KS

Matt Merrick
Retail Real Estate Agent

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BROKERAGE & DEVELOPMENT





PROPERTY SUMMARY

8000 W 159TH ST
OVERLAND PARK KS

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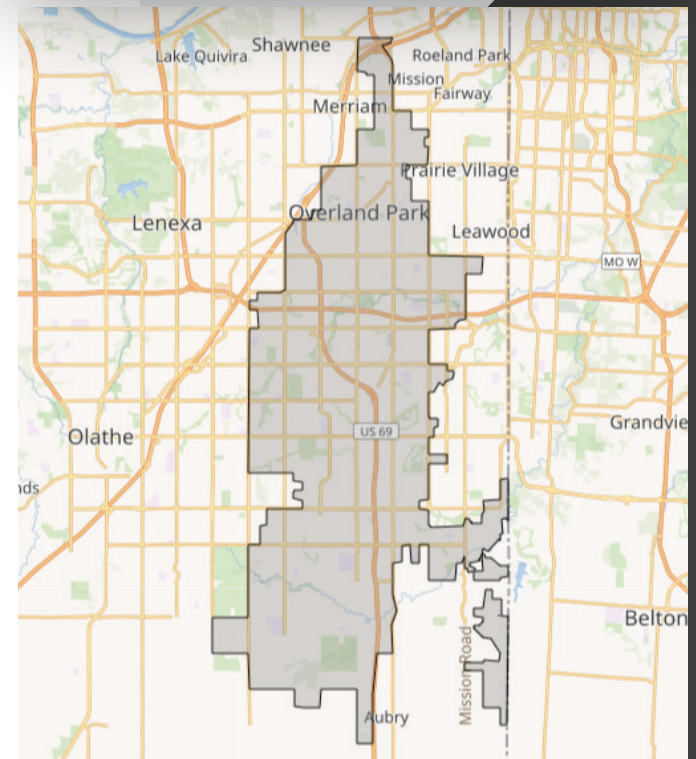
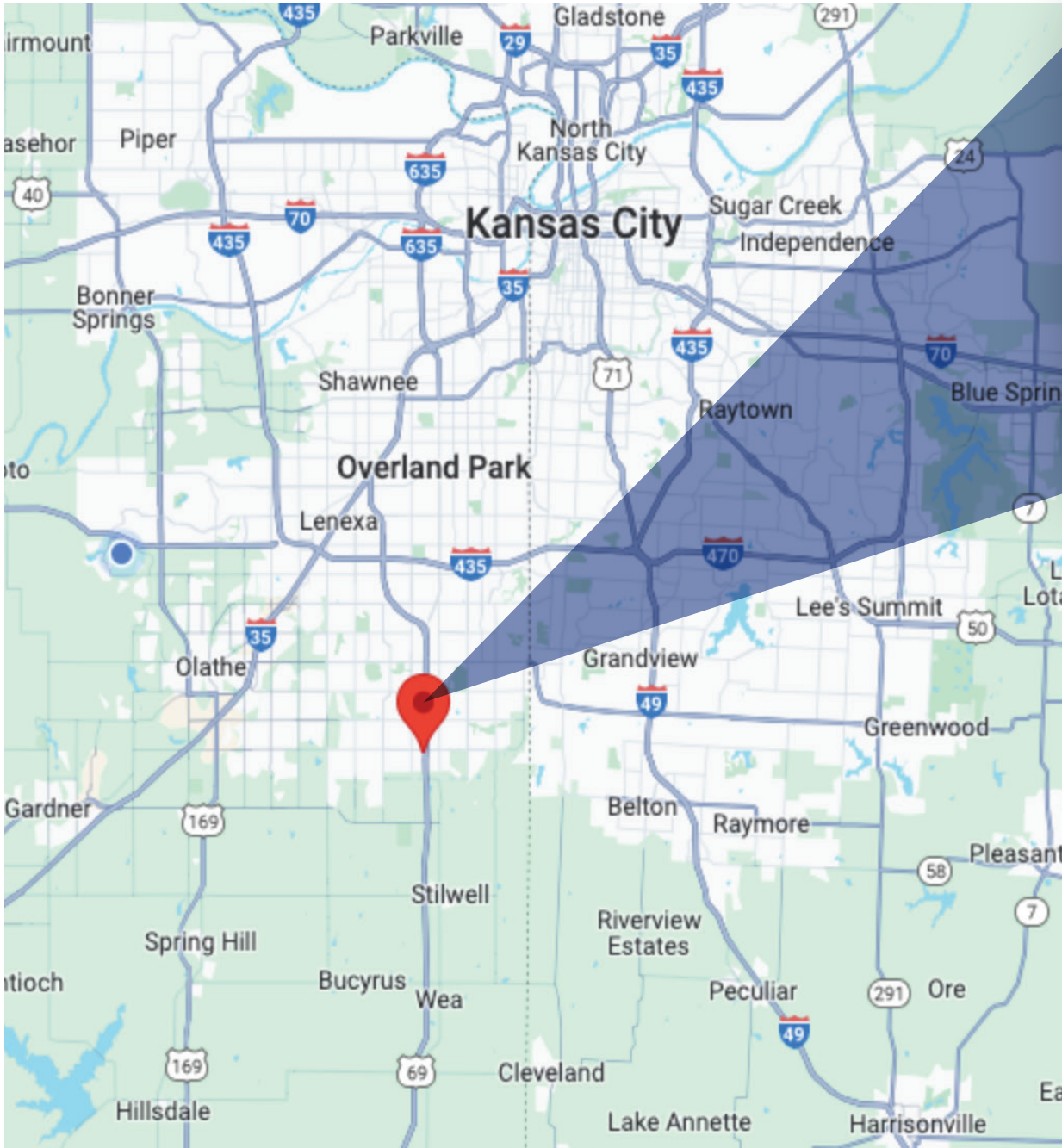
Property:
8000 W 159th St Overland Park, KS

Price: \$3.8 Million
Price Per SF : \$21.80

HIGHLIGHTS:

- **4 Acres +/- Will Sub Divide**
- **Zoning CP2**
- **Joint Access with Auto Soak Car Wash**
- **City Excise Tax Already Paid**
- **28,000 + Cars Per Day Along 159th**
- **80,000 Cars Per Day Along 69 Highway**
- **Going Home Side of Traffic Flow**
- **Directly Across from BluHawk Shopping Center**

FOR SALE





Overland Park, KS

Overland Park, Kansas, a suburb in the Kansas City metropolitan area, is celebrated for continuous growth and development, especially in the South Johnson County region. The city is renowned for its family-friendly environment, excellent schools, and thriving business community. It draws residents and businesses with its robust economy, accessibility to amenities, and high quality of life.

New residential neighborhoods, commercial spaces, and infrastructure improvements have emerged in South Johnson County. The city's demographics feature a mix of affluent and diverse communities, making Overland Park one of Kansas's largest cities known for high-income levels and educational achievements.

With the cost of living generally aligning with the national average, the region's success spans finance, technology, healthcare, and retail industries, with corporate offices, local businesses, and retail establishments contributing to its economic vibrancy. Overland Park's pro-business environment is pivotal in fostering growth and attracting businesses of various sizes.

Population

Total : 197,238
Density: 2,600/sq mi

Household Income

MEDIAN	AVERAGE
\$92,769	\$92,769

Top Employers

1. T-Mobile
2. Shawnee Mission School District
3. Blue Valley School District
4. Black & Veatch Engineering Consultants
5. Johnson County Community College