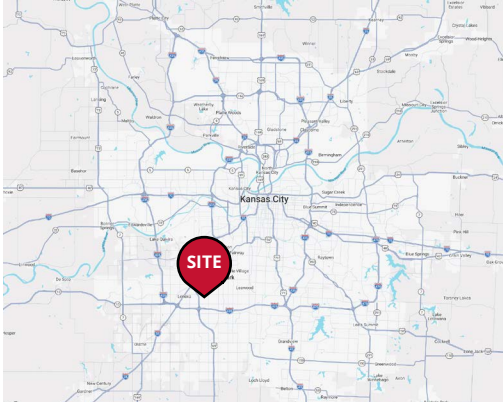


PACE

PROPERTIES



2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

11,923 | 99,266 | 257,174



Daytime Population

20,074 | 136,967 | 288,329



Median Household Income

\$103,151 | \$98,831 | \$110,608



RETAIL FOR LEASE

Wycliff Shopping Center

10310 - 10450 Mastin Street | Overland Park, Kansas 66212

1,238 - 4,257 SF | Lease Rate: \$16.00 - \$20.00/SF, NNN

PROPERTY DETAILS

Center upgrades coming 2027

Quick access to Highway 69 and I-435

Ample on-site parking providing convenience for customers

Strong tenant mix

Exceptional traffic exposure with over 99,000 residents within a 3-mile radius

103rd St - 11,922 VPD | Highway 69 - 99,755 VPD

Nicole Daugherty

816.762.3136

ndaugherty@paceproperties.com

Adam Walz

816.762.3138

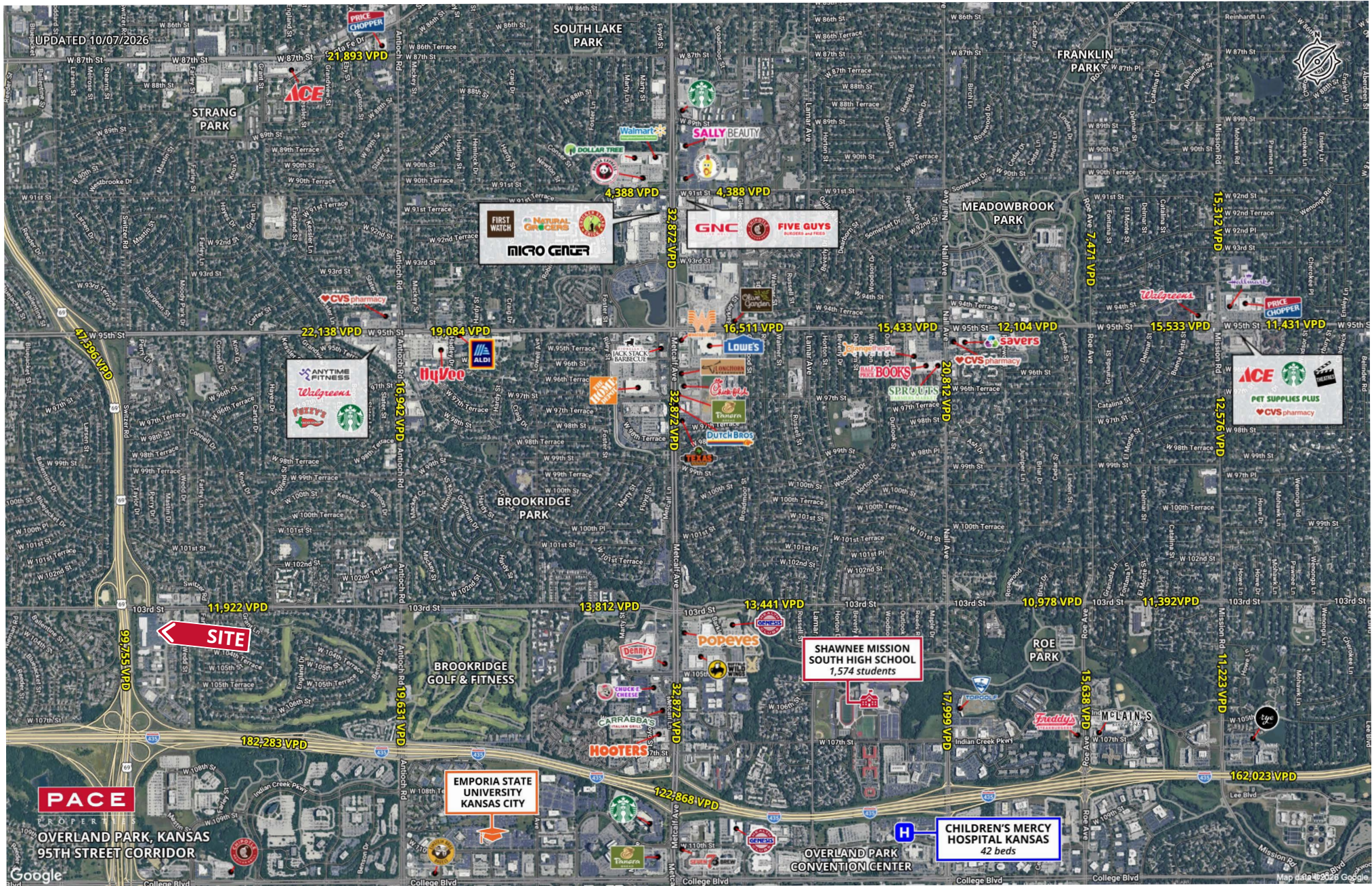
awalz@paceproperties.com

PACEPROPERTIES.COM | 816.866.9898

4400 College Boulevard Suite 180 | Overland Park, KS 66211

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

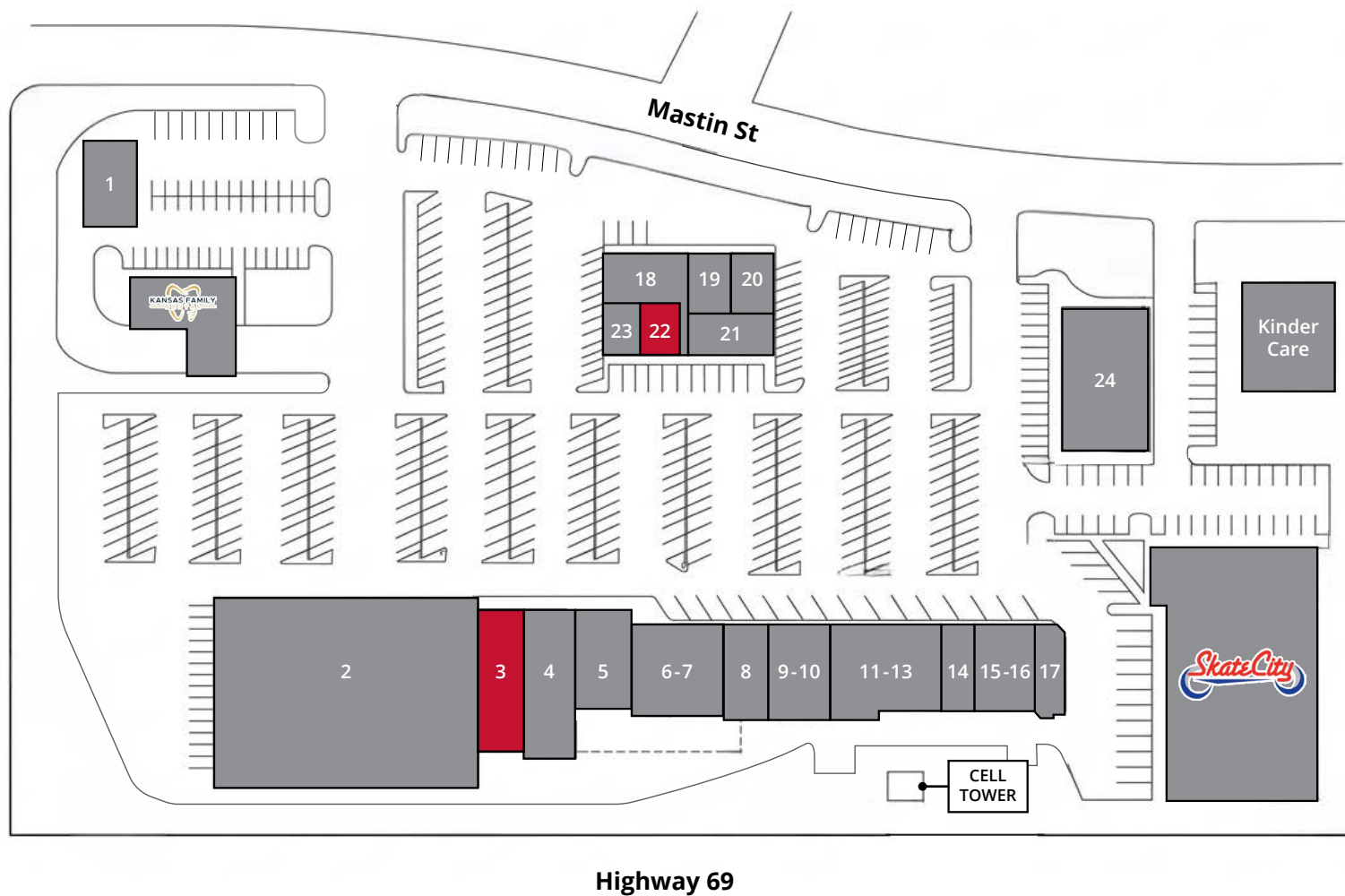
Trade Area Aerial



Zoomed Aerial



Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
1	Security Bank of Kansas City	Owner Occupied	9 - 10	Moxie Art Studio	2,400	20	1981 K's Chicken	1,500
2	Stockyards Brewing Co.	25,500	11 - 13	Miller Marley	5,550	21	Identity Chiropractic	1,940
3	AVAILABLE	4,257	14	Hanover Bikes	2,100	22	AVAILABLE	1,238
4	Pound 4 Pound EBA	3,868	15 - 16	Martial Arts	2,100	23	Sol's Jewelry	1,238
5	Brew Haha Coffeeshouse	3,580	17	Hanover Bikes	1,050	24	Miller Marley	7,920
6 - 7	Body Gym Shop	2,838	18	Mr. P'z Bar & Grill	2,475			
8	CORE Strategies PT	2,400	19	Identity Chiropractic	1,512			