CHEROKEE SOUTH

8771 WEST 95TH STREET // OVERLAND PARK, KS 66212



OWNED GLA
93,707 SF

TRAFFIC COUNTS
VPD : 43000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,746	105,635	260,179
Avg Income	$114,569	$109,198	$128,506

Cherokee South is a 93,707sf neighborhood retail center located at the signalized corner of Antioch Road and 95th Street (43K VPD) in Overland Park, Kansas, one of the most affluent and supply-constrained submarkets of the Kansas City MSA.

Major Tenants: Paul Mitchell School, Johnny's Tavern, Pure Hockey, Anytime Fitness, Valley View Dance Studio

ZRP

ZIFF REAL ESTATE PARTNERS

FOR LEASING INFORMATION
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Available | Coming Available | Occupied | Non-Controlled



SUITE#	Tenant Name	GLA(SF)
ML-5	AVAILABLE	1,200 SF
ML-6	AVAILABLE	1,223 SF

SUITE#	Tenant Name	GLA(SF)
A-1	HAPPY PAWZ	3,283 SF
A-4	CHEROKEE ANIMAL	4,245 SF
ANC2	JOHNNY'S TAVERN	7,019 SF
B-2	BROOKRIDGE DENTISTRY	3,592 SF
B-3	MR. WINGZ	1,704 SF
B-5	CHINA ROSE CHINESE RESTAURANT	1,646 SF
B-6/7	ATHLETICO PHYSICAL THERAPY	2,690 SF
B-8	BELTONE HEARING	1,410 SF
B-9	KC DIGITAL WATCH	1,262 SF
C-1/2	LITTLE CAESARS	2,173 SF
C-11	SPINEALIGN	648 SF
C-12/13	EUROPEAN MARKET & CAFE	2,480 SF
C-14	TIGER-ROCK MARTIAL ARTS	2,440 SF
C-17	PAINTING WITH A TWIST	1,900 SF
C-19	ANYTIME FITNESS	6,052 SF
C-20/21	NOYCE FAMILY EYE CARE	4,000 SF
C-22	LONGBOARDS WRAPS & BOWLS	2,000 SF
C-3	GREAT CLIPS	1,235 SF
C-4/5/6	FUZZY'S TACO SHOP	3,143 SF
C-7	SUGARING NYC	1,700 SF
C-8	GOLF-TEC	2,946 SF
C-9/10	H&R BLOCK	2,550 SF
D-1/4	PURE HOCKEY	6,475 SF
D-5	SWEET D NAILS	1,444 SF
D-6	TROPICAL SMOOTHIE CAFE	1,689 SF
ML-1	KS INT'L. DRIVER'S ED.	1,123 SF
ML-2	DR. HOLLY XU DENTISTRY	976 SF
ML-3/4	VALLEY VIEW DANCE STUDIO	5,959 SF
MU-1	PAUL MITCHELL SCHOOL	13,500 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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