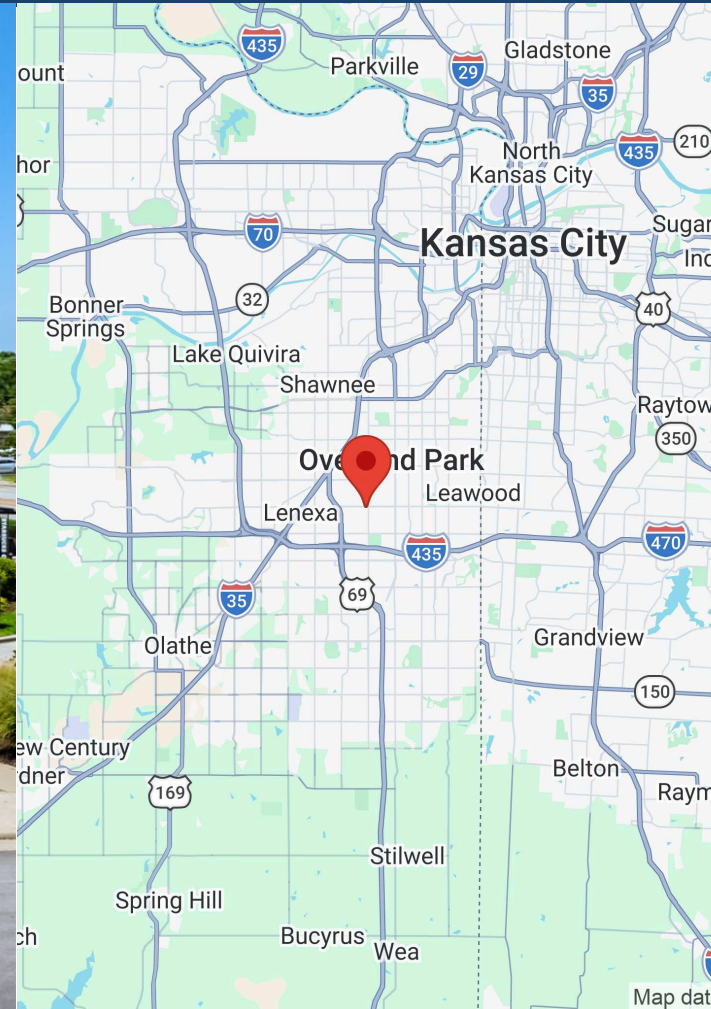


# CHEROKEE SOUTH

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



**OWNED GLA**  
93,707 SF

**TRAFFIC COUNTS**  
VPD : 43000

**DEMOGRAPHICS**  
Population  
Avg Income

	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: Walgreens, Paul Mitchell School, Johnny's Tavern, Pure Hockey, Anytime Fitness



**ZIFF  
REAL ESTATE  
PARTNERS**

FOR LEASING INFORMATION

Alec Boyle  
843.724.3473  
aboyle@ziffcre.com  
www.ziffcre.com

# CHEROKEE SOUTH

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

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
NAP 1	WALGREENS	14,820 SF
NAP 2	STARBUCKS	1,985 SF
NAP 3	JIMMY JOHN'S	1,429 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.



**ZIFF  
REAL ESTATE  
PARTNERS**

FOR LEASING INFORMATION  
Alec Boyle  
843.724.3473  
aboyle@ziffcre.com  
www.ziffcre.com