

For lease

Bluhawk
7951 W 160th St
Overland Park, KS 66223

www.bluhawk.com

Property highlights:

- 277-acre master-planned development in affluent Overland Park featuring 410,000 SF AdventHealth Sports Park, 160,000 SF Phase 2 retail opening Spring 2027, and 270,000 SF existing retail (95% leased)
- AdventHealth Sports Park hosts 80+ tournaments (national & regional) and large-scale events annually, generating \$24 million in annual economic impact with 4.3 million+ annual visits (20% year-over-year increase)
- Anchored by Consentino's Market, TJ Maxx, Sierra Trading Post, and Ulta Beauty; Phase 2 adds elevated retail, dining, services and entertainment
- 20-minute trade area: \$103,280 median household income with 2.4% projected income growth through 2030
- AdventHealth Sports Park Phase 1 (255,000 SF) opened October 2024; Phase 2 will add 155,000 SF in Fall 2027, adding a second full-size ice rink and Mammoth Fieldhouse, a premium multi-sport and social entertainment venue



Property Size:

Site: 277 Acres

Total GLA: 837,000 SF

Key Tenants:

 BARNES & NOBLE

 TJ-maxx

 ULTA
BEAUTY

 CONSENTINO'S
Market
LIVE FOODS

 J. CREW
FACTORY

Holly Rome

EVP, Retail Leasing

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Bluhawk

Demographics

Area Profile	5-mile radius
Est. Population	146,699
Est. Households	54,024
Avg. Household Income	\$189,845
Median Age	40

Source: Esri, 2026

