



# Prime Retail Pad Site Opportunity in Johnson County 115th & Nall Avenue (SWC), Overland Park, Kansas



CONCEPTUAL RENDERING

## ASKING: \$150,000-\$180,000 | GROUND LEASE OR BTS

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,970	80,009	231,710
Avg. Household Income	\$130,022	\$171,989	\$150,850

- High income/high traffic area in Overland Park, KS
- Seeking Full Service Restaurants and QSR's
- Anchored by AC Marriott Hotel with 120+ keys
- Surrounding tenants include Whataburger, Chick-fil-A, Park Place Shopping Center
- Owner would be open to Build-to-Suit, Ground lease, or Reverse Build-to-Suit
- Development sits to the east of the Jewish Community Center
- Mario Andretti Go-Cart experience planned to the south
- [Click to view Aspira Hotel & Site Development Drone Video](#)



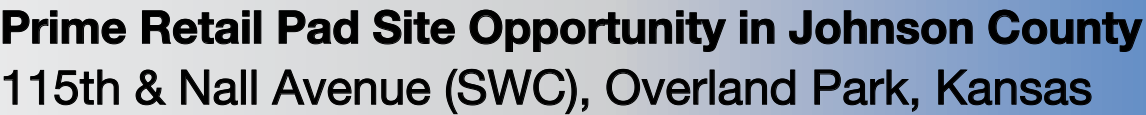
CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*



The site plan for the North Tract is bounded by 115th Street to the north and Nall Avenue to the east. The plan includes the following features and dimensions:

- Hotel:** A 4-story, 125-room building (100,000 SF) located in the upper left portion of the tract.
- Parking:** Multiple parking areas with stalls, including a large central lot and smaller lots along the hotel and future pads. Dimensions for stalls and aisles are provided (e.g., 9.00', 18.00', 20.74').
- Future Pads:** Four designated areas for future development:
  - Future Pad A:** Located north of the hotel.
  - Future Pad B:** Located east of the central parking lot.
  - Future Pad C:** Located south of Future Pad B.
  - Pad D:** A rectangular pad located south of the central parking lot.
- Other Features:**
  - Proposed Pool:** Located north of the hotel.
  - Proposed Waterfall:** Located west of the hotel.
  - Permeable Paving System Fire Lane:** A narrow lane along the western boundary.
  - Concrete Crosswalk (Typ.):** Located near Future Pad B.
  - Fire Lane:** Located between the hotel and the central parking lot.
- Dimensions:** Various dimensions are marked throughout the plan, including lot widths (e.g., 26.00', 14.67', 25.00'), building setbacks (e.g., 79.63', 28.00'), and internal spacing (e.g., 5.00', 8.00', 9.00').

ASPIRIA PAD D 115TH ST AND NALL AVE OVERLAND PARK, KS	Prepared For:  HCW WALL, LLC  2398 CAMELBACK RD, STE 690 PHOENIX, AZ 85016	 ONE INNOVATION CENTERWAY, SUITE 100 OVERLAND PARK, KANSAS 66204 P 913.945.1000 www.phcwall.com	Rev:    Date:    Description:    By:    App:
Design: <u>ERB</u> Checked: <u>ERB</u> Issue Date: 11/12/2024 Project Number: 036960	Drawn: <u>ERB</u> <u>ERB</u> 036960		






# Prime Retail Pad Site Opportunity in Johnson County

## 115th & Nall Avenue (SWC), Overland Park, Kansas

### PLAT MAP



Property

Location

School

Plat

Legal

Utilities

Image

Login

Print All

Map Feature

Field	Value
Tax Property ID	NP02650000 0001
Situs Address	Not Available
Owner 1	HCW NALL LLC
Own Addr Line 1	2398 CAMELBACK RD STE 690
Own Addr Line 2	PHOENIX, AZ 85016
Appraisal Info.	<a href="#">Click Here</a>
Tax Bill Info.	<a href="#">Click Here</a>
Acres	9.64 (419,809.59 ft <sup>2</sup> )
Year Built	0
Class	<a href="#">V</a>
LBCS Function	9950 - Commercial highest and best use <a href="#">more &gt;&gt;</a>
Neighborhood Code	427.F
KS Uniform Parcel #	0460741704006001000
Quick Ref (APR)	<a href="#">R875290</a>
Taxing Unit	0665UW
Zoning	<a href="#">MXD</a>

Notice: This is a new property (as of 01/30/2023) and does not have a tax bill for the current tax cycle (2022).





### BIRDSEYE AERIALS





# Prime Retail Pad Site Opportunity in Johnson County

## 115th & Nall Avenue (SWC), Overland Park, Kansas

### BIRDSEYE AERIALS







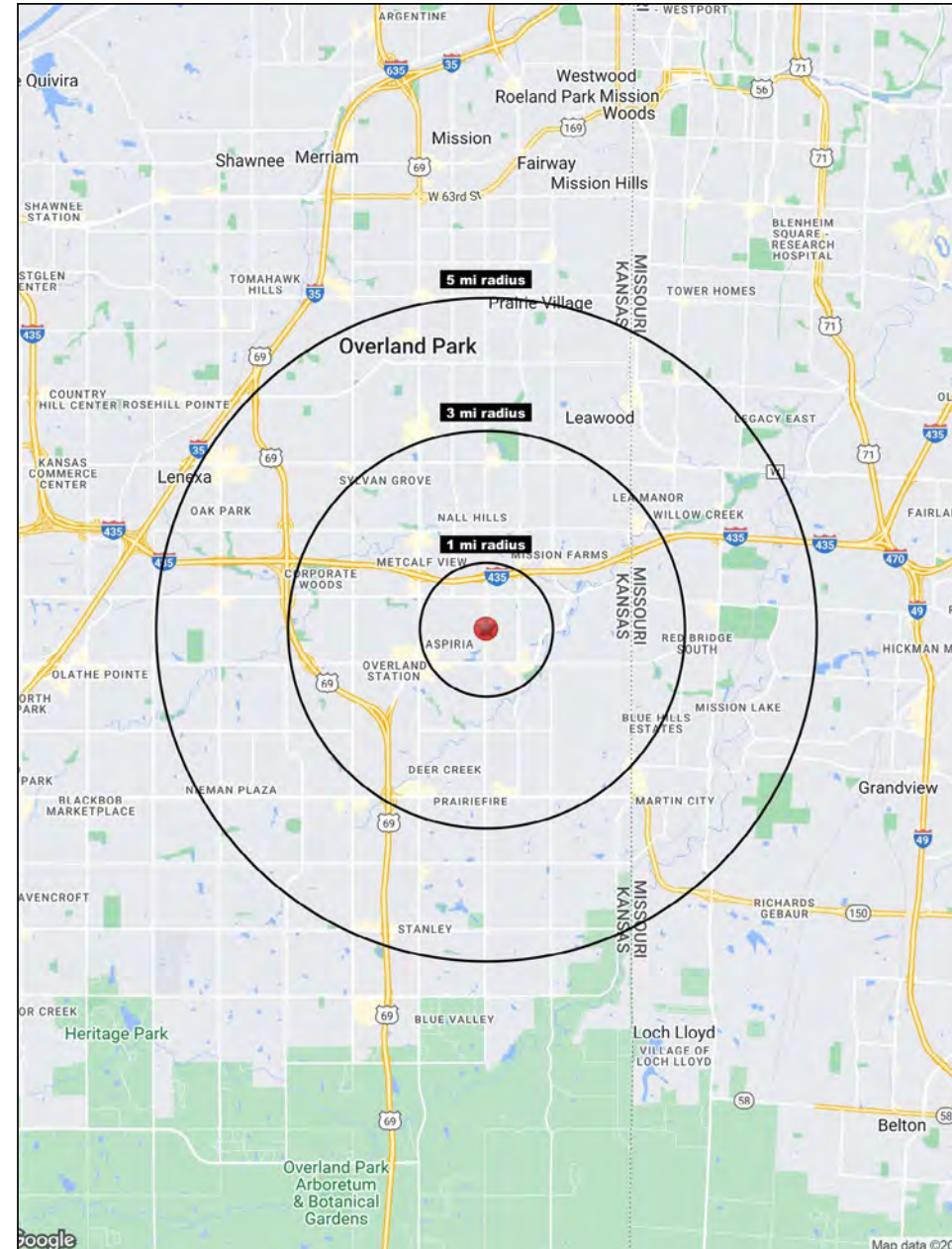
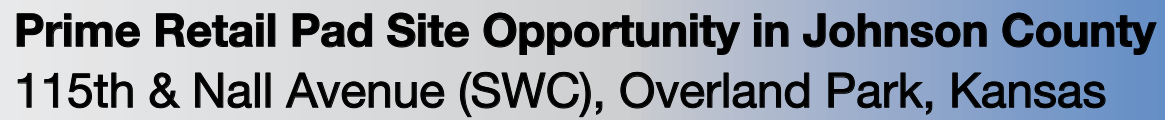
# Prime Retail Pad Site Opportunity in Johnson County

## 115th & Nall Avenue (SWC), Overland Park, Kansas

### PLAT MAP









# Prime Retail Pad Site Opportunity in Johnson County

## 115th & Nall Avenue (SWC), Overland Park, Kansas

115th & Nall Avenue (SWC) Overland Park, Kansas	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	5,970	80,009	231,710
2028 Projected Population	6,024	81,075	239,045
2020 Census Population	6,181	78,072	227,680
2010 Census Population	4,870	73,326	213,319
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	1.7%	0.7%	0.7%
2023 Median Age	55.4	46.1	42.3
<b>Households</b>			
2023 Estimated Households	2,987	35,513	100,723
2028 Projected Households	3,085	36,726	105,801
2020 Census Households	3,072	34,386	97,918
2010 Census Households	2,200	31,700	90,381
Projected Annual Growth 2023 to 2028	0.7%	0.7%	1.0%
Historical Annual Growth 2010 to 2023	2.8%	0.9%	0.9%
<b>Race and Ethnicity</b>			
2023 Estimated White	82.8%	82.0%	78.6%
2023 Estimated Black or African American	5.1%	4.4%	6.8%
2023 Estimated Asian or Pacific Islander	7.4%	7.6%	7.2%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	4.6%	5.8%	7.1%
2023 Estimated Hispanic	4.3%	5.3%	6.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$130,022	\$171,989	\$150,850
2023 Estimated Median Household Income	\$113,904	\$120,669	\$111,898
2023 Estimated Per Capita Income	\$65,763	\$76,479	\$65,681
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.9%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.1%	1.7%
2023 Estimated High School Graduate	10.8%	9.0%	11.8%
2023 Estimated Some College	14.7%	16.5%	17.6%
2023 Estimated Associates Degree Only	4.4%	5.3%	6.1%
2023 Estimated Bachelors Degree Only	38.1%	37.2%	36.2%
2023 Estimated Graduate Degree	30.6%	30.1%	25.6%
<b>Business</b>			
2023 Estimated Total Businesses	1,386	6,310	11,837
2023 Estimated Total Employees	36,051	111,862	175,107
2023 Estimated Employee Population per Business	26.0	17.7	14.8
2023 Estimated Residential Population per Business	4.3	12.7	19.6

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