



Prime Retail Location in Johnson County

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



LEASE RATE: \$35/SF | 1,707 SF TO 9,589 SF

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 High End Tenants to accompany the development
- Anchored by AC Marriott Hotel with 120+ keys
- Surrounding tenants include Whataburger, Chick-fil-A, Park Place Shopping Center
- Developer would be open to providing TI for the right length of term/credit tenant
- 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:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

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Exclusive Agents

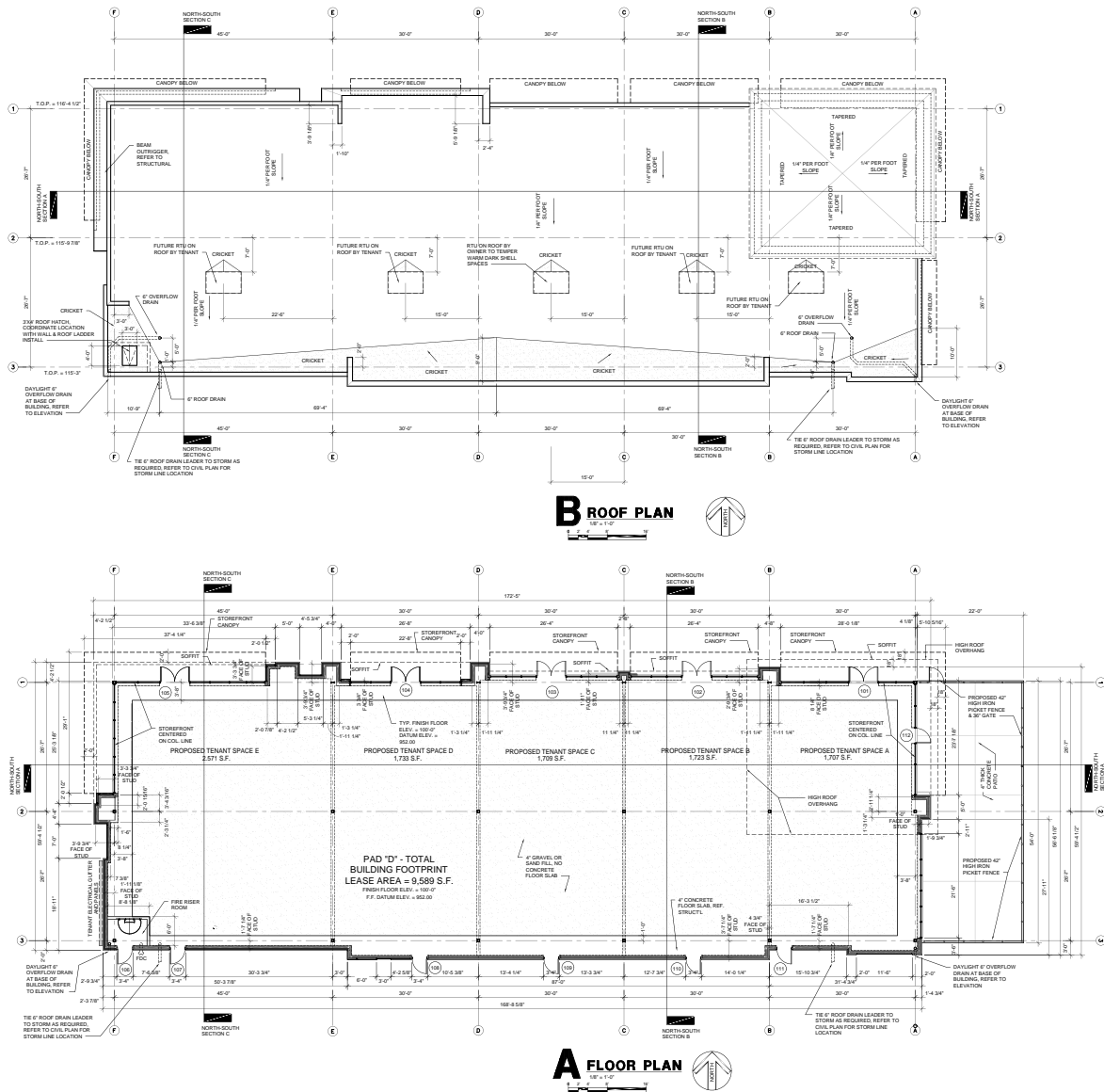
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PROPOSED PLAN



PRINTS ISSUED	
DATE	PURPOSE
11-08-20	FOR PERMIT
11-08-20	FOR REVIEW
11-08-20	FOR REVIEW
11-08-20	FOR REVIEW

PAD D RETAIL BUILDING
OVERLAND PARK, KS

LKArchitecture
Architecture • Engineering • Planning • Interior Design • Landscape Architecture

**PROGRESS
PRINT**

NOT FOR CONSTRUCTION
DATE **Dec 30, 2024**

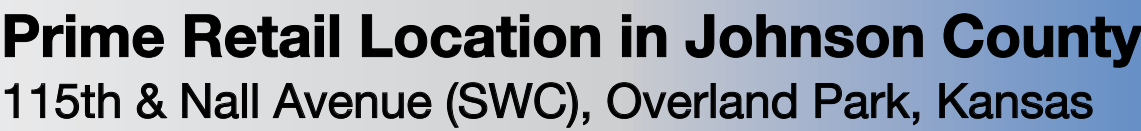
LK Architecture, Inc. ©
245 Professional Building, Suite 200
1118 28th Street, Overland Park, KS 66204
CONTACT: 781.239.0000

PROJECT NUMBER:
23291.01

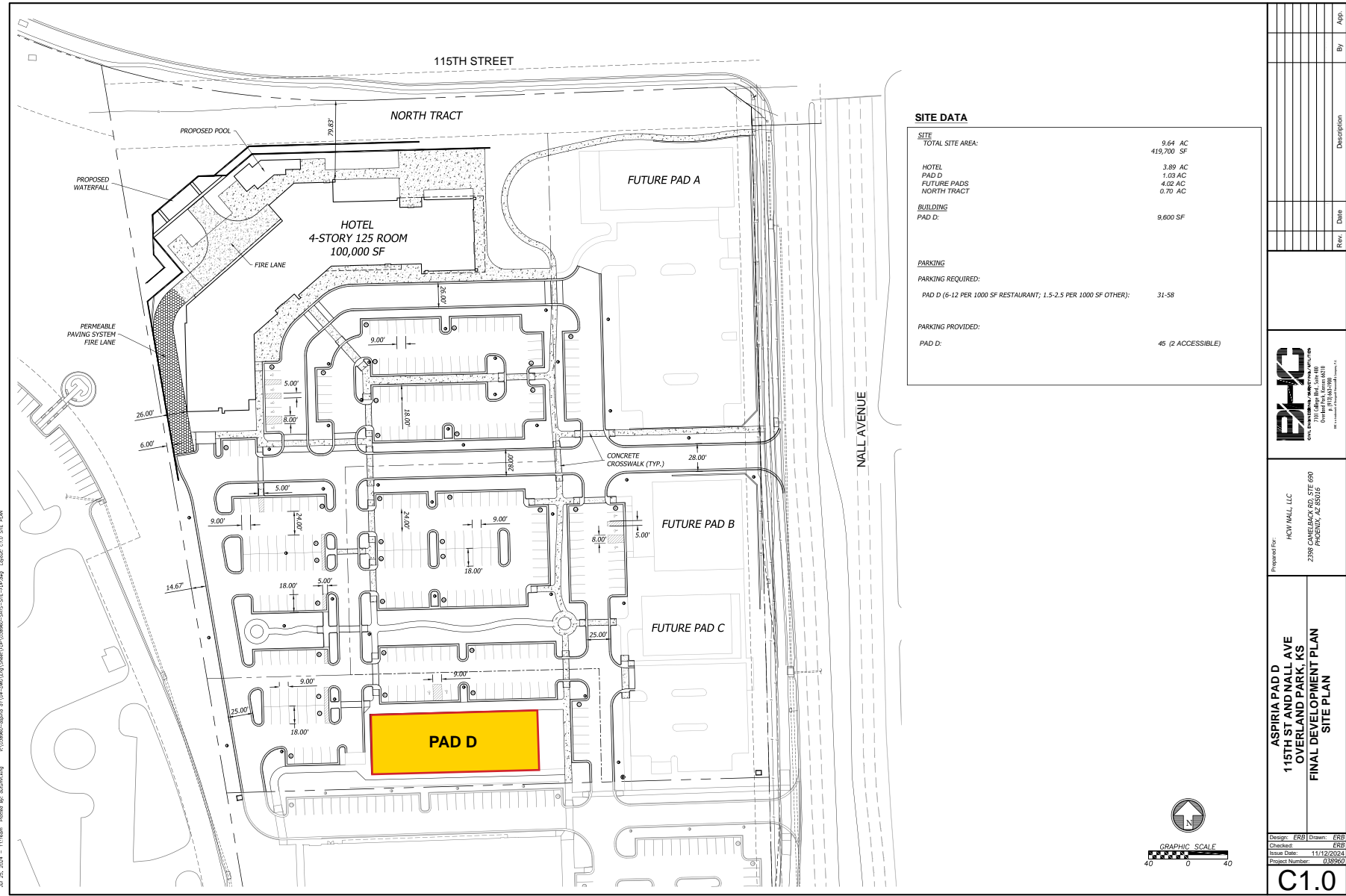
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FLOOR & ROOF PLAN
SHEET NUMBER:
A1.0





PROPOSED PLAN





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BIRDSEYE AERIALS



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BIRDSEYE AERIALS



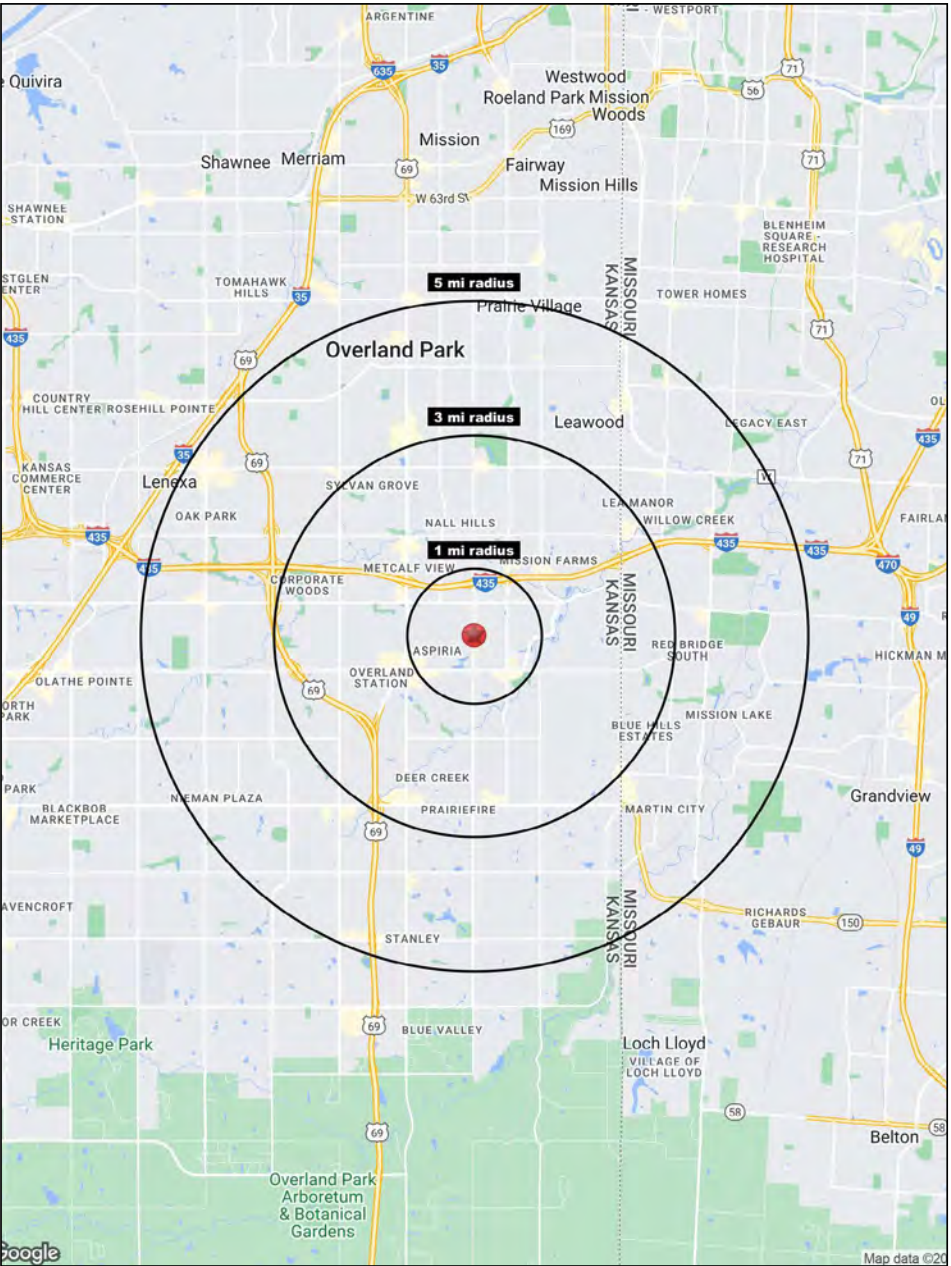
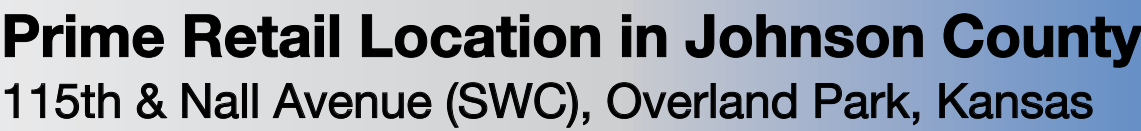


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PLAT MAP







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

115th & Nall Avenue (SWC) Overland Park, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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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