



FORMER K MART INFILL SITE RESTAURANT / HOTEL / RETAIL

8703 Shawnee Mission Parkway at Antioch Road & I-35, Merriam, KS



MIXED-USE REDEVELOPMENT - PRIME INTERSTATE LOCATION

DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Estimated Population	9,998	116,428	366,119
Avg. Household Income	\$68,387	\$69,907	\$82,966

Radii	1 mile	3 miles	5 miles
Estimated Population	7,404	98,564	235,766
Avg. Household Income	\$71,850	\$74,600	\$94,540

- Newly proposed mixed-use development with excellent visibility and access
- Seeking all pad user, anchor, and junior anchor lease opportunities available for rare infill location
- The existing 108,210 SF building is available for lease (can be demised)
- The site is 11.79 acres surrounded by Kansas City's most affluent communities
- Some of the highest traffic counts in Kansas City at Interstate 35 and Shawnee Mission Parkway with over 186,000 cars per day
- Very rare central location with immediate interstate access: 13 mins. from the World Famous Country Club Plaza, 15 mins. from Union Station and Downtown, 13 mins. to Sheraton Overland Park Convention Center, and 15 mins. to Sprint World Headquarters
- Surrounding co-tenants include Greater Kansas City's only IKEA Superstore with millions of annual visitors, Home Depot, Cinemark, Dick's Sporting Goods, Petsmart, Old Navy, Marshalls, Office Max, Hen House, BMW, and Aristocrat Motors (Jaguar, Land-Rover, Mercedes, Maserati, Infinity, Lexus, Toyota and Porsche). Seaboard Corporation HQ is within in 1 mile of the site and employs over 12,000 people

For More Information Contact:

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Exclusive Agents



CLICK HERE TO VIEW MORE LISTING INFORMATION





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ONE OF MANY POSSIBLE REDEVELOPMENT PLANS



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DRONE PHOTOS

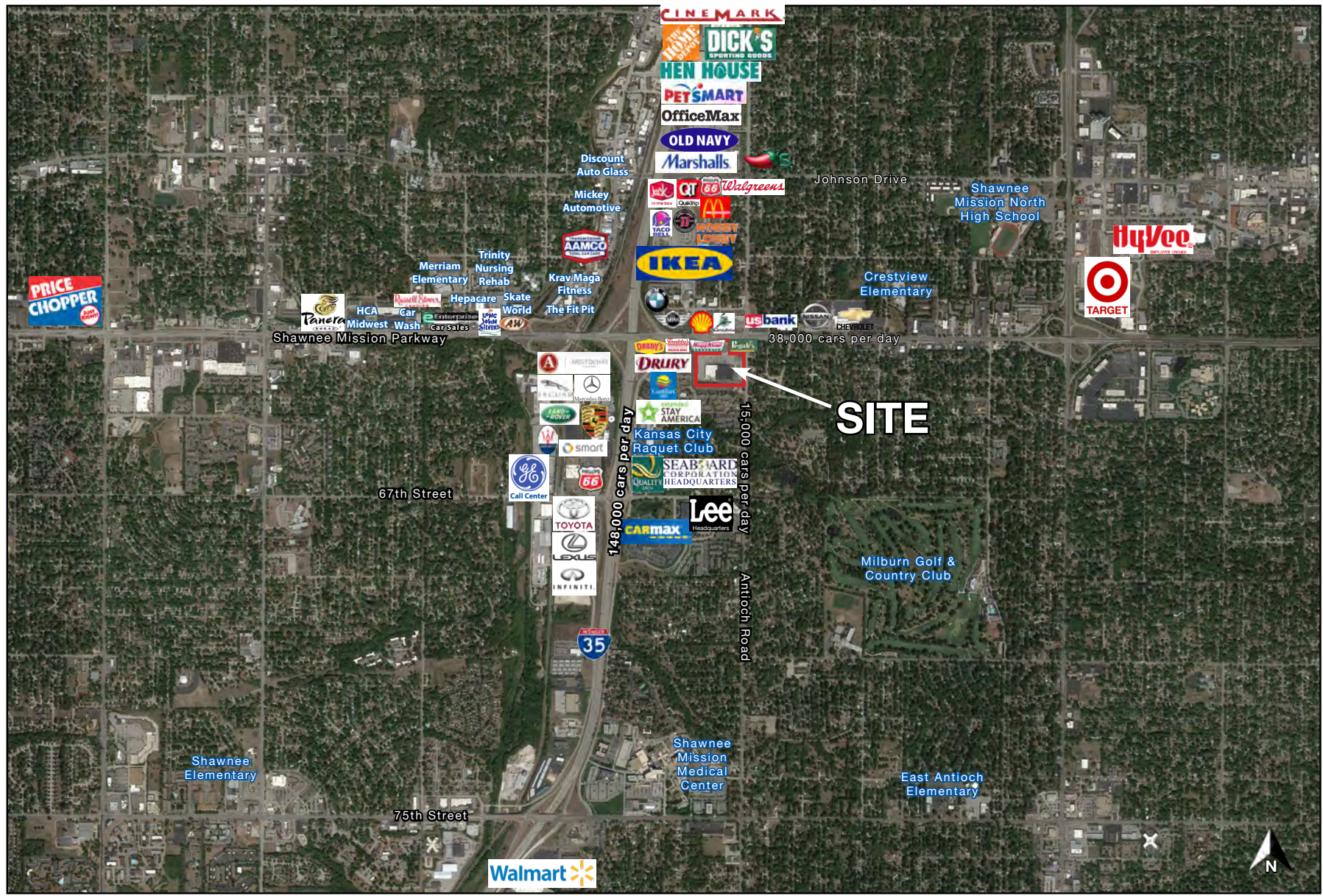




FORMER K MART INFILL SITE RESTAURANT / HOTEL / RETAIL

8703 Shawnee Mission Parkway at Antioch Road & I-35, Merriam, KS

AERIAL





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MERRIAM/OVERLAND PARK, KANSAS FACTS

- Merriam is a vibrant community, nestled just eight miles south of downtown Kansas City and minutes from anywhere in the metro.
- [Best Places to Start a Business in Kansas \(#1\) - Nerdwallet.com](#)
- Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is the second most populous city in the Kansas City metropolitan area.
- The median income for a household in the city is \$71,513, and the median income for a family is \$93,293.
- The average appraised value of an Overland Park home is \$342,337 (2019) and the average sales price is \$365,772 (2018). Overland Park, as a whole, benefits from a high level of owner occupancy as the citywide single-family home ownership rate was 64% in December 2014.
- 99.6% of residents have high school diplomas, 61.4% have a Bachelor's degree or higher, and 24.2% graduate or professional degree.
- The Scheels Overland Park Soccer Complex is the only complex of its kind in the country and helped Overland Park be named the number one soccer city in the nation by Livability.com. The 96-acre complex with 12 lighted regulation-size fields, all with synthetic turf, hosted the 2010 and 2013 US Youth Soccer National Championships and will host the 2019 and 2020 US Youth Soccer National Championships.
- Click Here To View: [Overland Park Economic and Development Profile Report](#)
- [Best Cities to Buy a House in America \(#1\) - Niche.com](#)
- [Top 100 Best Places to Live \(#11\) - Livability.com](#)
- [Best Places to Live \(#15\) - Money.com](#)
- [Best Place to Live in Kansas - Thisinsider.com](#)
- [Hottest Zip Codes in the United States \(#8\) - Realtor.com](#)
- [Most Popular Large Cities to Relocate to \(#6\) - moveBuddha.com](#)
- [Best Cities for Young Families to Buy a Home \(#17 overall, #1 in the Midwest\) - valuepenguin.com](#)
- [Top 25 Cities Where Millennials Are Buying Homes \(#11\) - SmartAsset.com](#)
- [Best Places to Raise a Family \(#1\) - Wallethub.com](#)
- [Best Places to Rent in America \(#7\) - Wallethub.com](#)
- [Best Cities for People With Disabilities \(#1\) - WalletHub.com](#)
- [Best Cities for Hispanic Entrepreneurs \(#24\) - Wallethub.com](#)
- [Best Cities for Wallet Fitness \(#8\) - WalletHub.com](#)
- [Best Places for Staycation \(#4\) - Viewfinder - Expedia](#)
- [Most Undervalued Cities in America \(#11\) - SmartAsset.com](#)
- [Best Cities for Keeping Your New Year's Resolutions \(#13\) - WalletHub.com](#)
- [Happiest Cities \(#15\) - Wallethub.com](#)

JOHNSON COUNTY, KANSAS FACTS

- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, Johnson County residents are more educated and more likely to own their own home than elsewhere in Kansas
- The unemployment rate in Johnson County has dropped steadily since early 2011, with a current rate of 2.8%, as compared to the state average of 3.4% and the national average of 4.0%
- 95.6% of residents have high school diplomas, 51.1% have a Bachelor's degree or higher, and 17.9% graduate or professional degree.
- [25 Best Counties in the Country to Live in \(Johnson County, #23\) - USA TODAY](#)



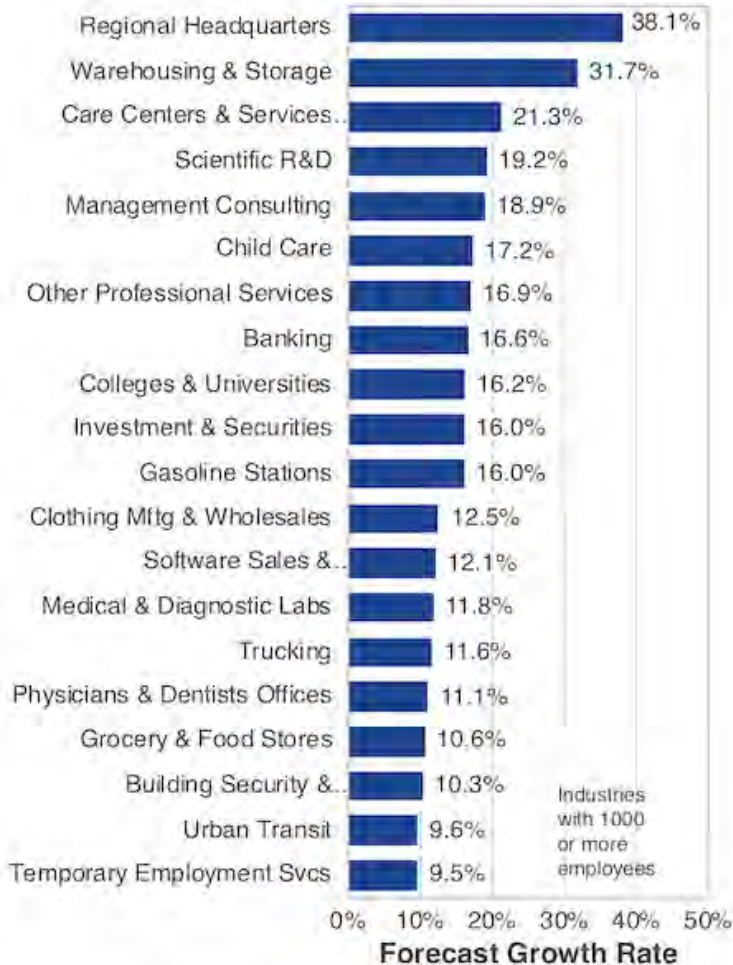
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FASTEST GROWING INDUSTRIES

Top 20 Highest % Growth Industries

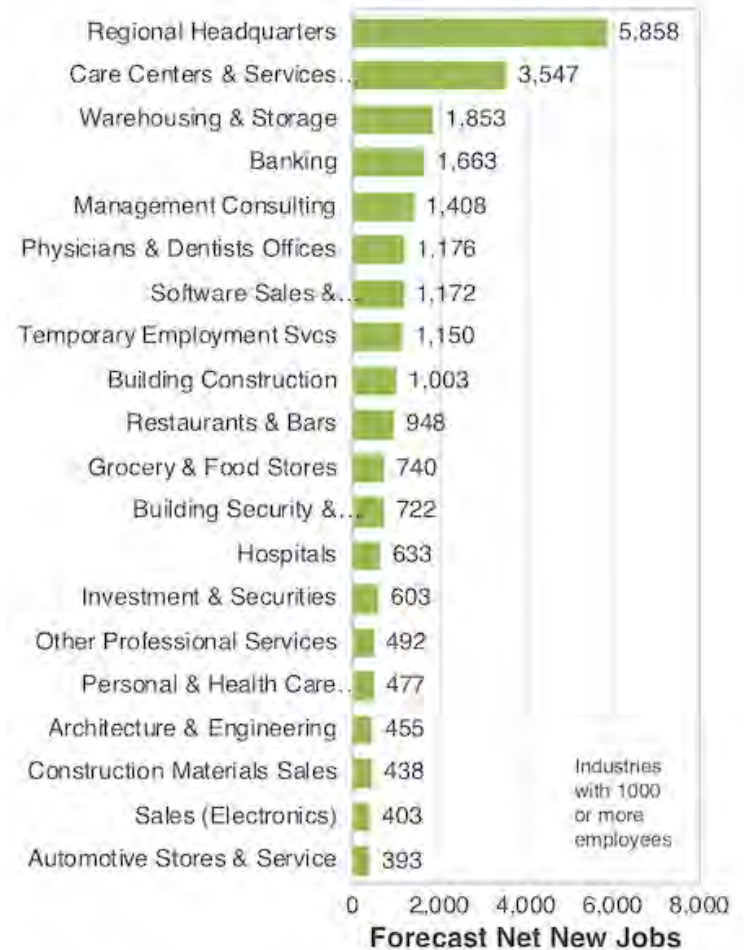
Johnson County KS, Forecast 2017-2022



Source: Avalanche Consulting calculations on data from EMSI

Top 20 Industries Creating Most New Jobs

Johnson County KS, Forecast 2017-2022



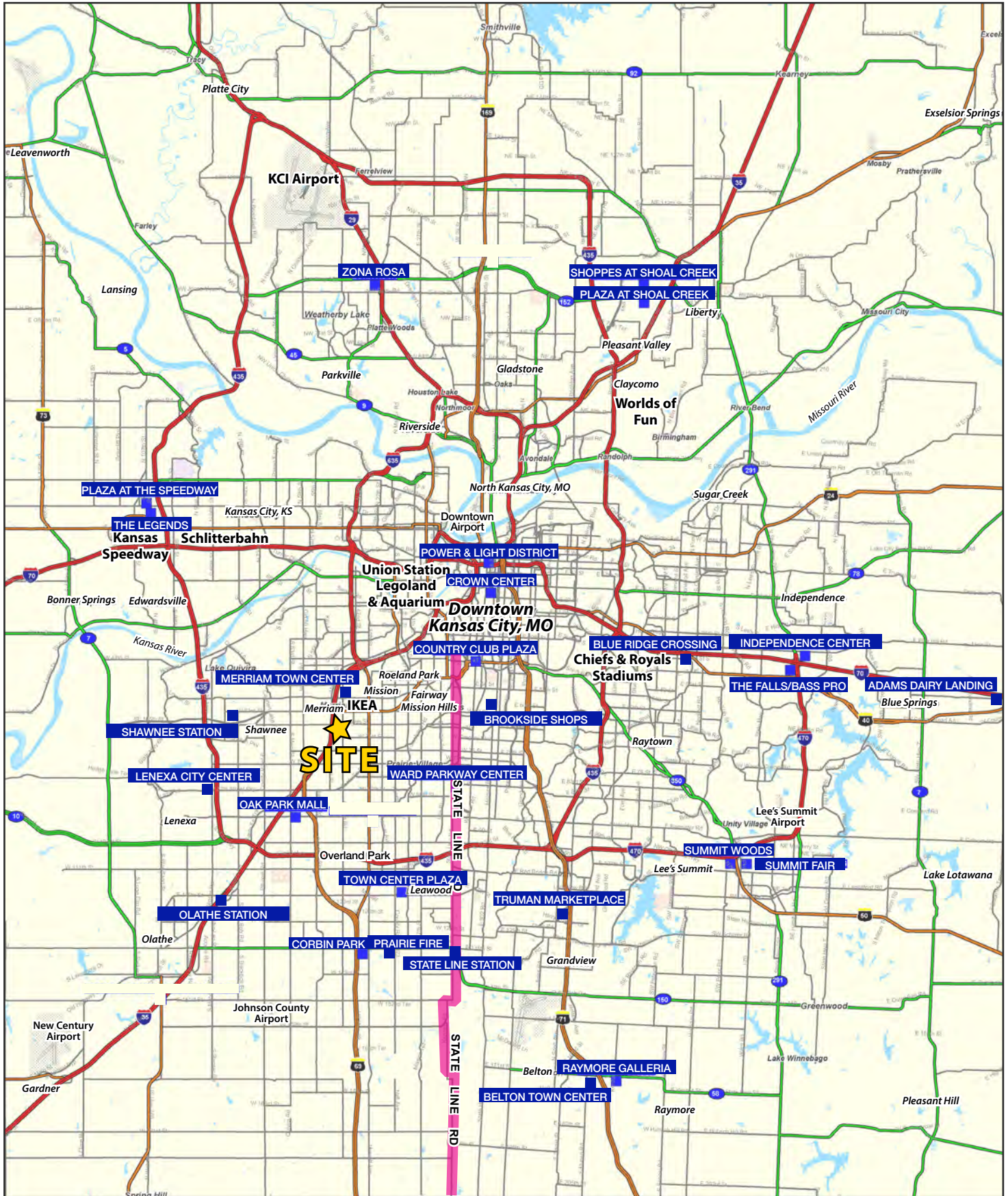
Source: Avalanche Consulting calculations on data from EMSI





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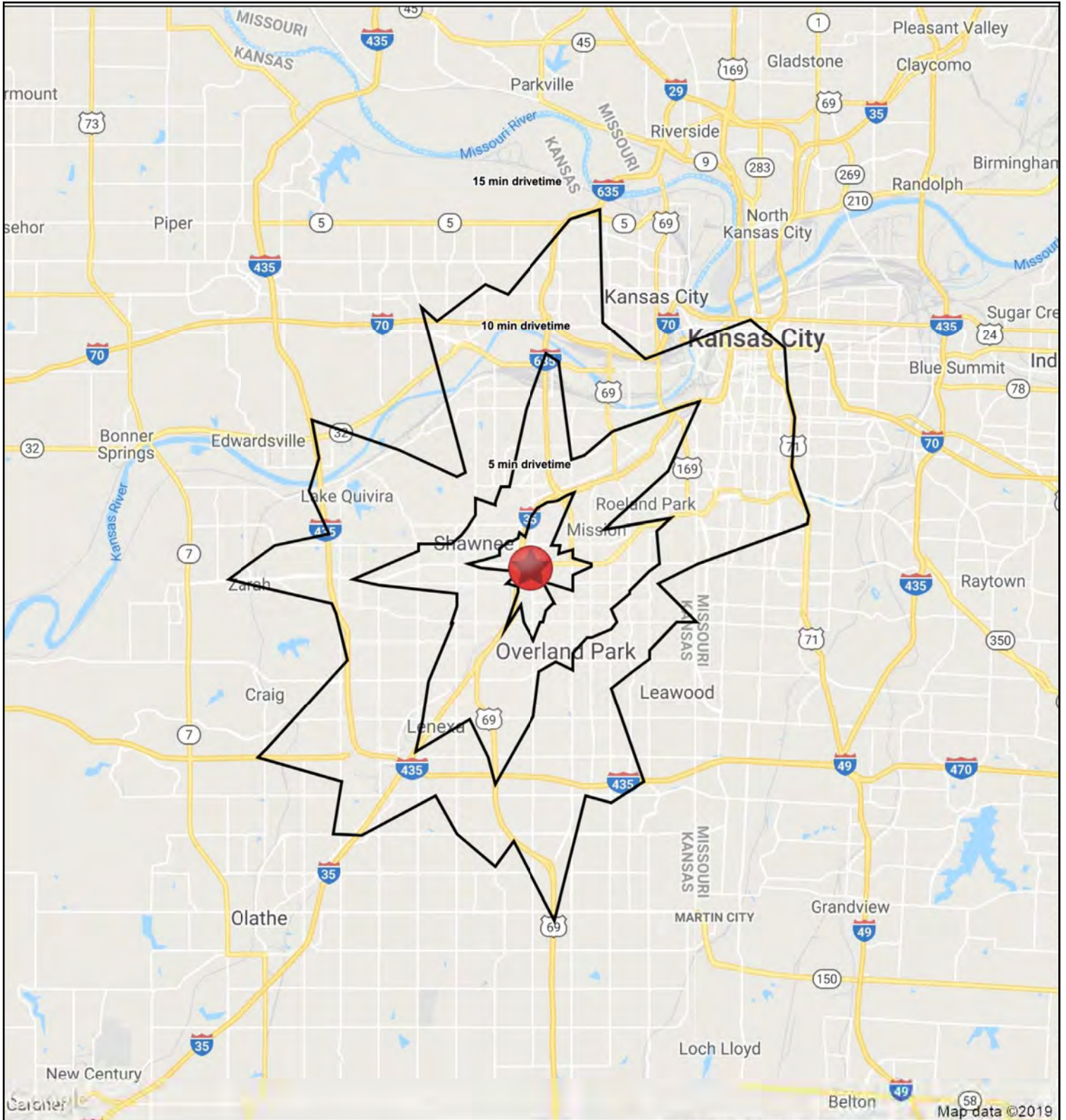




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5-10-15 MINUTE DRIVE TIME MAP





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5-10-15 MINUTE DRIVE TIME DEMOS

RS1

8703 Shawnee Mission Parkway		5 min drivetime	10 min drivetime	15 min drivetime
Mission, KS 66202				
POPULATION	2019 Estimated Population	9,998	116,428	366,119
	2024 Projected Population	10,582	121,918	383,962
	2010 Census Population	9,620	112,548	345,890
	2000 Census Population	9,851	114,306	353,665
	Projected Annual Growth 2019 to 2024	1.2%	0.9%	1.0%
	Historical Annual Growth 2000 to 2019	-	-	0.2%
	2019 Median Age	37.7	36.7	37.5
HOUSEHOLDS	2019 Estimated Households	4,725	52,941	168,303
	2024 Projected Households	5,038	55,799	176,479
	2010 Census Households	4,411	49,565	151,759
	2000 Census Households	4,415	50,109	152,039
	Projected Annual Growth 2019 to 2024	1.3%	1.1%	1.0%
	Historical Annual Growth 2000 to 2019	0.4%	0.3%	0.6%
RACE AND ETHNICITY	2019 Estimated White	82.9%	76.5%	73.5%
	2019 Estimated Black or African American	5.4%	8.3%	12.0%
	2019 Estimated Asian or Pacific Islander	3.3%	3.9%	4.6%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2019 Estimated Other Races	8.0%	10.8%	9.5%
	2019 Estimated Hispanic	12.1%	16.7%	14.4%
INCOME	2019 Estimated Average Household Income	\$68,387	\$69,907	\$82,966
	2019 Estimated Median Household Income	\$58,265	\$60,053	\$68,180
	2019 Estimated Per Capita Income	\$32,447	\$31,861	\$38,264
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.9%	3.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.3%	4.8%
	2019 Estimated High School Graduate	24.5%	21.3%	18.7%
	2019 Estimated Some College	21.6%	22.2%	19.3%
	2019 Estimated Associates Degree Only	8.8%	8.9%	7.4%
	2019 Estimated Bachelors Degree Only	24.5%	24.7%	28.4%
	2019 Estimated Graduate Degree	12.6%	13.7%	17.9%
BUSINESS	2019 Estimated Total Businesses	1,008	6,697	26,464
	2019 Estimated Total Employees	16,968	84,393	411,758
	2019 Estimated Employee Population per Business	16.8	12.6	15.6
	2019 Estimated Residential Population per Business	9.9	17.4	13.8

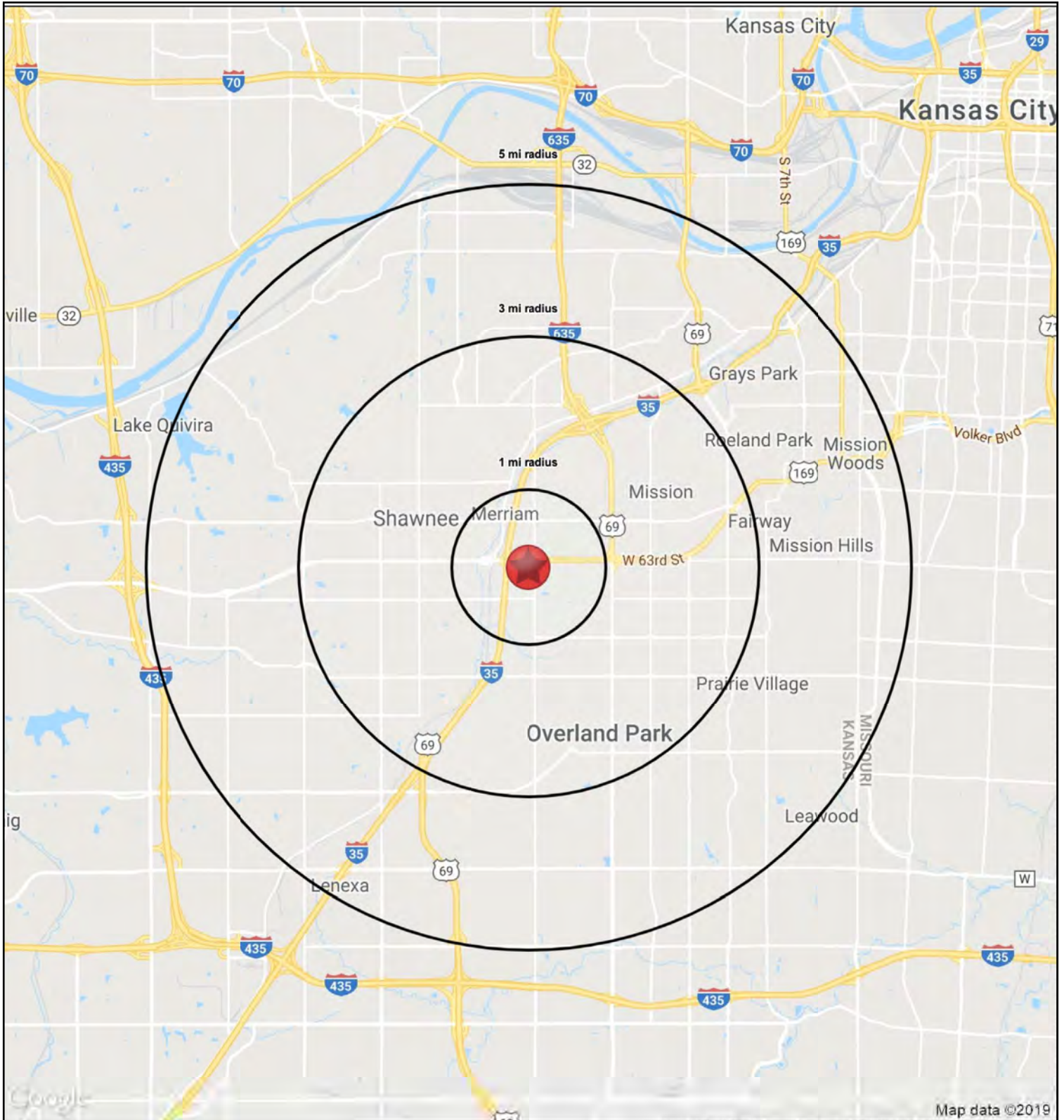




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1-3-5 MILE RADIUS RING MAP





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1-3-5 MILE RADIUS RING DEMOS

RS1

8703 Shawnee Mission Parkway		1 mi radius	3 mi radius	5 mi radius
Mission, KS 66202				
POPULATION	2019 Estimated Population	7,404	98,564	235,766
	2024 Projected Population	7,834	103,631	246,173
	2010 Census Population	7,246	95,472	228,331
	2000 Census Population	7,346	97,945	232,789
	Projected Annual Growth 2019 to 2024	1.2%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	-	-	-
	2019 Median Age	38.7	37.7	39.5
HOUSEHOLDS	2019 Estimated Households	3,538	45,232	104,654
	2024 Projected Households	3,767	47,907	109,865
	2010 Census Households	3,356	42,438	97,967
	2000 Census Households	3,323	43,139	98,372
	Projected Annual Growth 2019 to 2024	1.3%	1.2%	1.0%
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.3%
RACE AND ETHNICITY	2019 Estimated White	83.5%	80.5%	81.0%
	2019 Estimated Black or African American	5.1%	6.6%	6.4%
	2019 Estimated Asian or Pacific Islander	2.9%	3.6%	3.7%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2019 Estimated Other Races	8.2%	8.8%	8.4%
	2019 Estimated Hispanic	12.1%	13.7%	13.2%
INCOME	2019 Estimated Average Household Income	\$71,850	\$74,600	\$94,540
	2019 Estimated Median Household Income	\$60,891	\$64,534	\$75,879
	2019 Estimated Per Capita Income	\$34,489	\$34,310	\$42,018
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.3%	2.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.2%	4.0%
	2019 Estimated High School Graduate	25.1%	20.4%	18.0%
	2019 Estimated Some College	21.8%	21.9%	19.7%
	2019 Estimated Associates Degree Only	9.7%	8.7%	7.6%
	2019 Estimated Bachelors Degree Only	25.0%	26.8%	29.6%
	2019 Estimated Graduate Degree	12.7%	14.7%	18.4%
BUSINESS	2019 Estimated Total Businesses	556	5,256	10,820
	2019 Estimated Total Employees	7,771	66,677	126,492
	2019 Estimated Employee Population per Business	14.0	12.7	11.7
	2019 Estimated Residential Population per Business	13.3	18.8	21.8

