

Oak Park Mall Pad Building Redevelopment

95th & Nieman Road (SWC), Overland Park, Kansas



Existing Building Redevelopment | 3 Pads Available

EXISTING BUILDING TO BE REDEVELOPED



- Three pad sites available for build-to-suit
- Existing 30,000+/- SF Bank Midwest pad building of Oak Park to be redeveloped
- Easy access off 69 Highway & I-35
- Intersection carries over 30,000 cars per day
- Oak Park Mall is Kansas City's #1 mall
- 3.18 acre total lot size with 184 total parking stalls
- 2020 occupancy



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

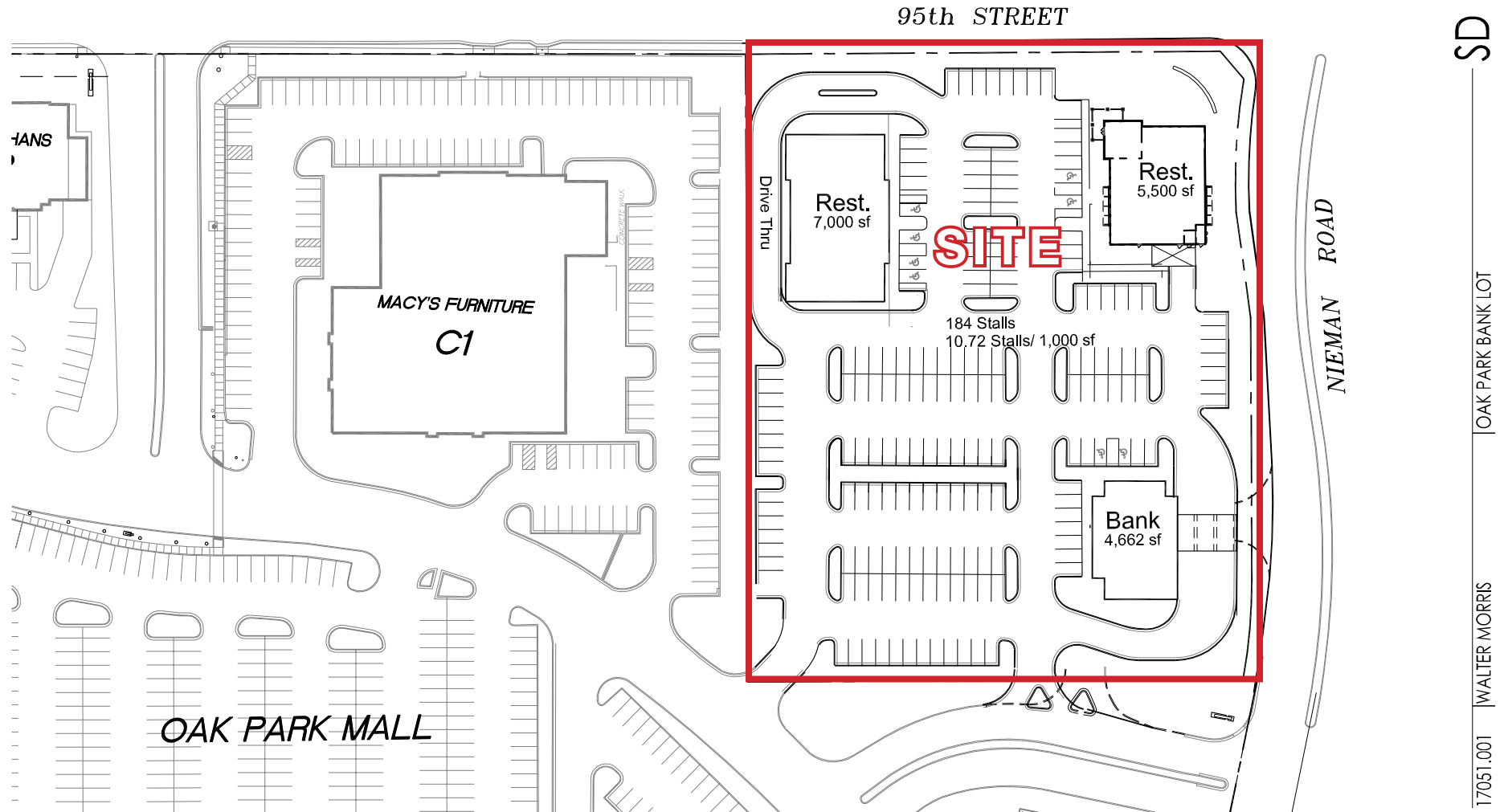


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**3 PAD SITES
AVAILABLE FOR
BUILD-TO-SUIT**

PROPOSED REDEVELOPMENT PLAN



10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

SITE PLAN

SCALE: 1" = 60'

OAK PARK BANK LOT |

WALTER MORRIS |

11-20-18





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AERIAL



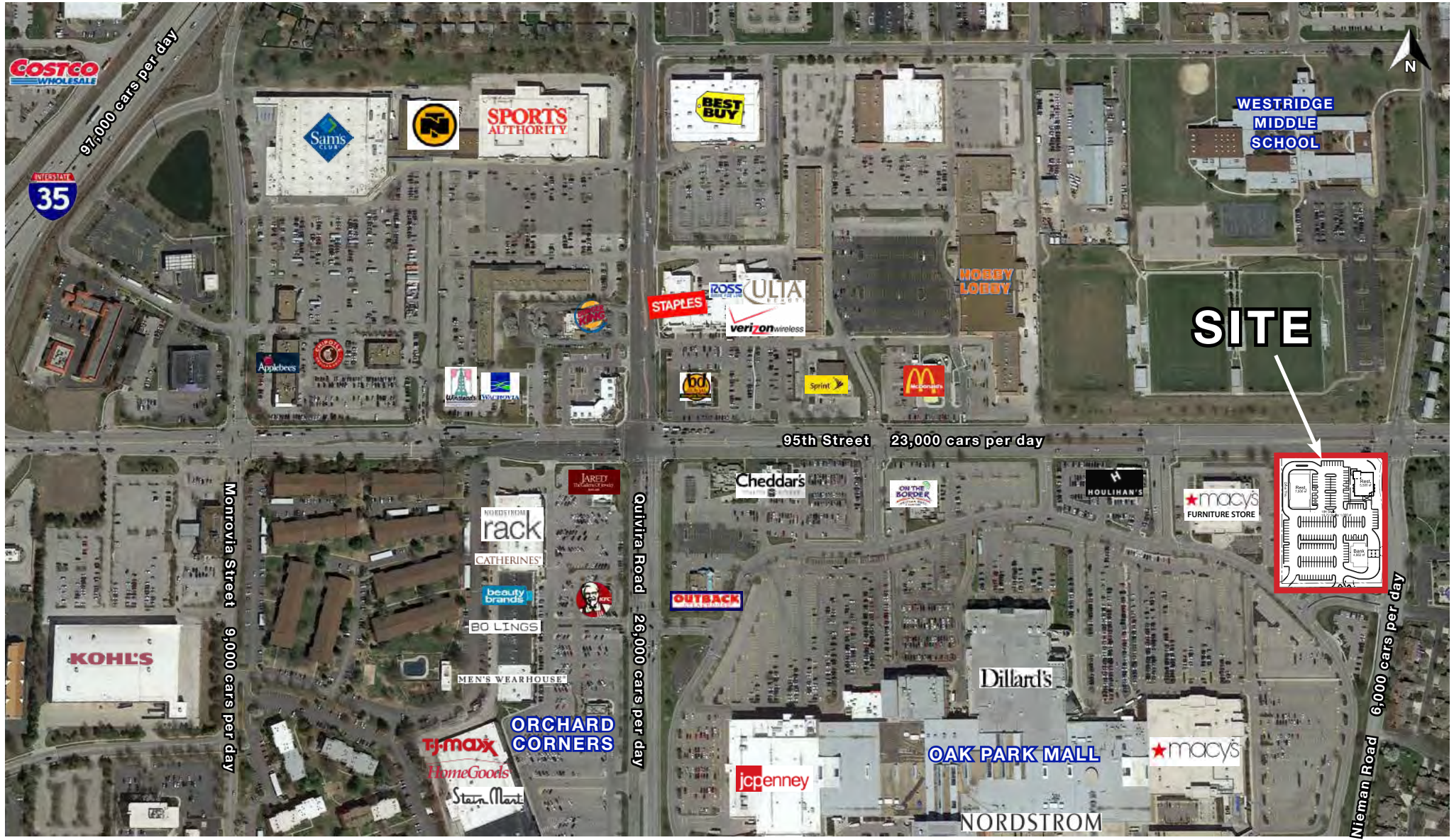


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11111 W. 95th Street

Overland Park, KS 66214

1 mi radius

3 mi radius

5 mi radius

POPULATION	2018 Estimated Population	11,578	100,649	240,352
	2023 Projected Population	12,129	106,090	253,211
	2010 Census Population	11,273	96,230	225,713
	2000 Census Population	11,555	98,120	220,686
	Projected Annual Growth 2018 to 2023	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2018	-	0.1%	0.5%
	2018 Median Age	40.5	39.9	40
HOUSEHOLDS	2018 Estimated Households	4,823	45,391	106,418
	2023 Projected Households	5,086	48,046	112,513
	2010 Census Households	4,577	42,149	96,749
	2000 Census Households	4,595	41,399	90,398
	Projected Annual Growth 2018 to 2023	1.1%	1.2%	1.1%
	Historical Annual Growth 2000 to 2018	0.3%	0.5%	1.0%
RACE AND ETHNICITY	2018 Estimated White	79.1%	79.6%	82.0%
	2018 Estimated Black or African American	7.3%	7.5%	6.2%
	2018 Estimated Asian or Pacific Islander	3.8%	4.7%	5.4%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2018 Estimated Other Races	9.4%	7.8%	6.0%
	2018 Estimated Hispanic	13.7%	11.3%	8.6%
INCOME	2018 Estimated Average Household Income	\$82,685	\$86,142	\$98,462
	2018 Estimated Median Household Income	\$71,954	\$70,759	\$79,891
	2018 Estimated Per Capita Income	\$34,578	\$38,908	\$43,669
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.2%	1.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.0%	2.5%
	2018 Estimated High School Graduate	14.4%	14.9%	14.5%
	2018 Estimated Some College	23.8%	21.3%	19.0%
	2018 Estimated Associates Degree Only	9.6%	9.0%	8.2%
	2018 Estimated Bachelors Degree Only	26.5%	31.1%	33.3%
	2018 Estimated Graduate Degree	19.6%	18.4%	20.6%
BUSINESS	2018 Estimated Total Businesses	837	6,850	15,302
	2018 Estimated Total Employees	12,804	92,382	230,025
	2018 Estimated Employee Population per Business	15.3	13.5	15.0
	2018 Estimated Residential Population per Business	13.8	14.7	15.7