

# RANCHMART SOUTH

SOUTHEAST CORNER OF 95<sup>TH</sup> & MISSION ROAD, OVERLAND PARK, KS



- Join Starbucks, CVS and Dewey's Pizza
- Established centrally located, affluent neighborhood

- Ranchmart South - Overland Park, KS:  
5,000 SF Available Ground Level  
Up to 25,000 SF Available Terrace Level

**For more info contact:**

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**CADENCE**  
COMMERCIAL REAL ESTATE

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Ranch Mart South Site Plan- Ground Level



## VACANCIES

3825 West 95th Street - 5,000 SF

# RANCHMART SOUTH

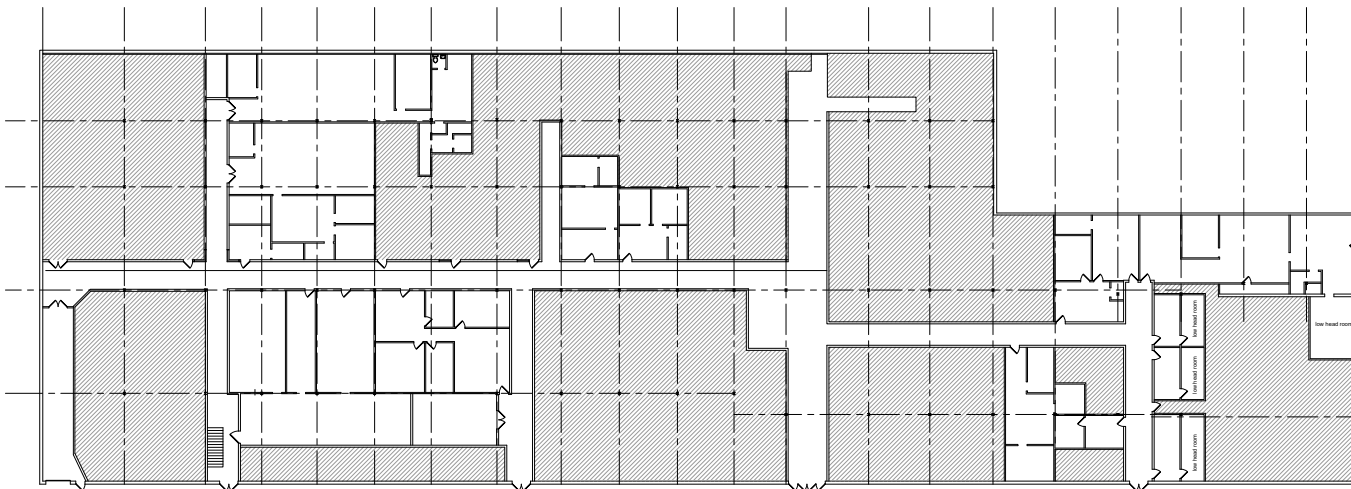
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## Ranch Mart South Site Plan- Terrace Levels



Terrace Level

Up to 30,000 SF available

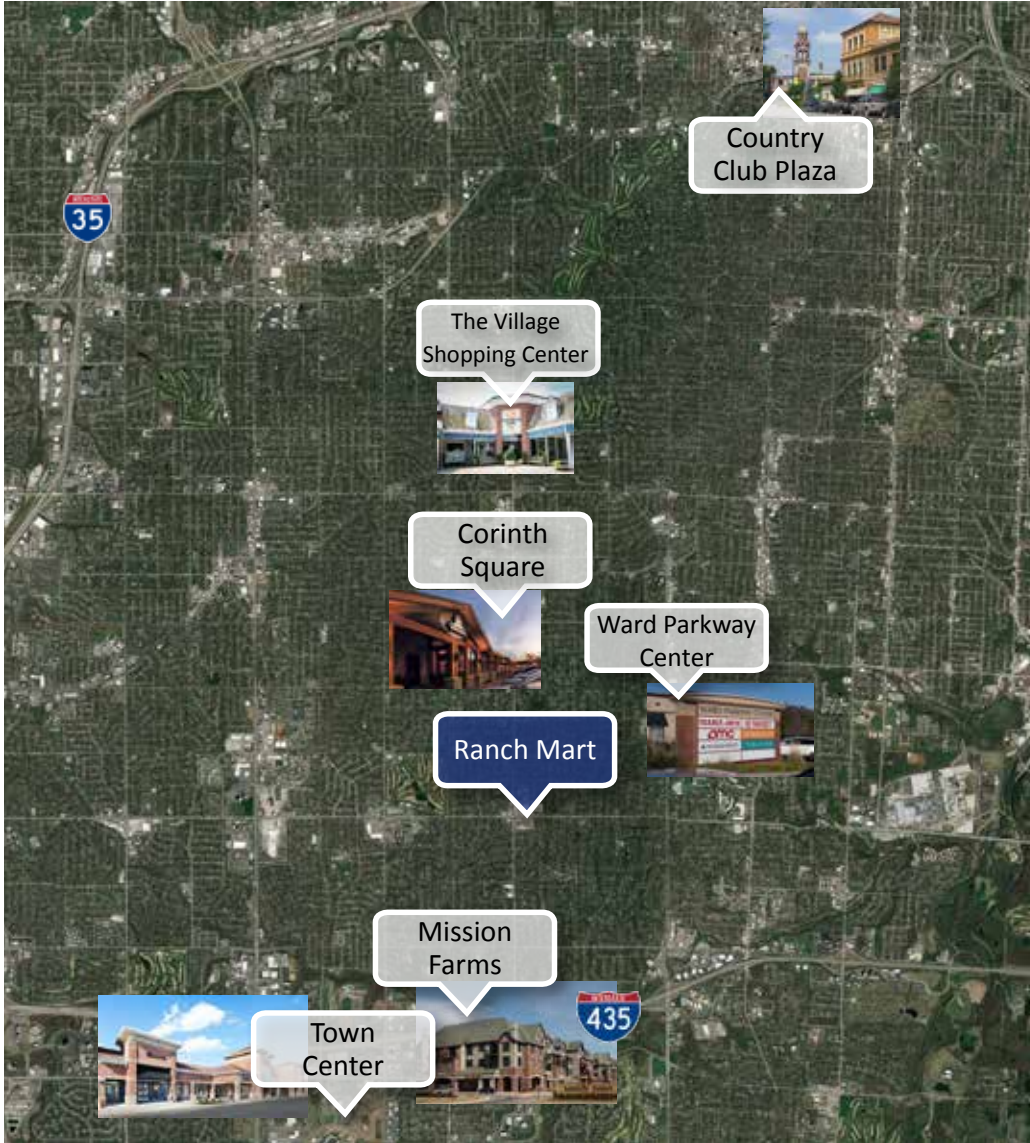


Lower Level

Various storage opportunities available

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## Location & Demographics

### TRAFFIC COUNTS

Mission Road	16,356 VPD
95th Street	16,977 VPD

2017	1 MILE	3 MILE	5 MILE
Population	8,581	84,117	236,792
Average Household Income	\$139,362	\$96,262	\$97,875

SITE	2018 TOTAL POPULATION	2018 AVERAGE HOME VALUE	2018 AVERAGE HOUSEHOLD INCOME
71st & Mission (1 mile)	10,921	\$357,133	\$125,559
83rd & Mission (1 mile)	9,803	\$417,810	\$141,652
<b>95th &amp; Mission (1 mile)</b>	<b>8,581</b>	<b>\$429,011</b>	<b>\$146,615</b>
107th & Mission (1 mile)	6,423	\$425,880	\$147,889
119th & Roe (1 mile)	7,926	\$420,487	\$163,882



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Property Aerial



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