



Prime Retail Pad Site Opportunity in Johnson County

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



ASKING: \$125,000-\$135,000 | 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 HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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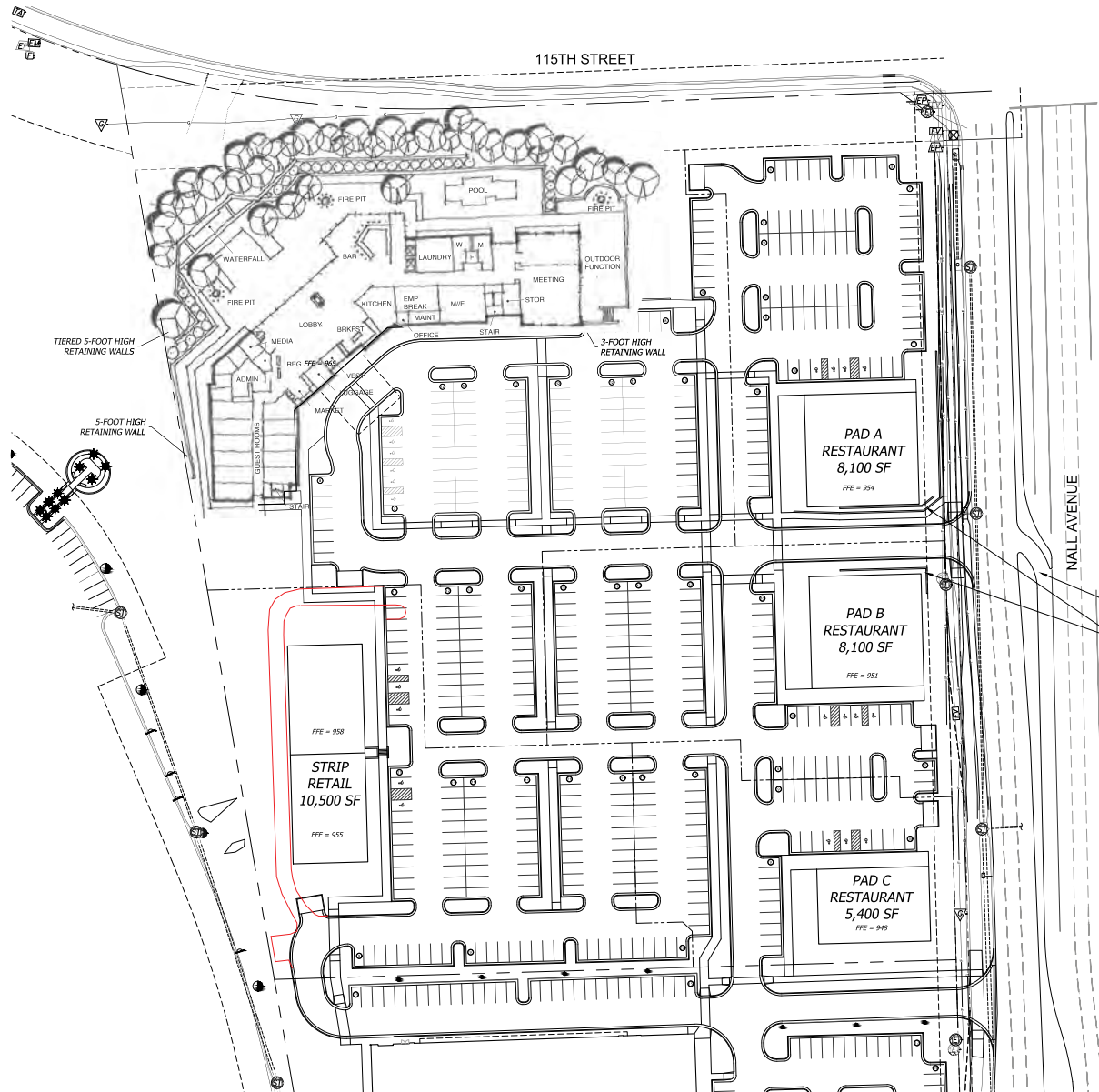




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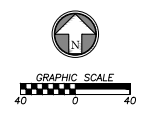
115th & Nall Avenue (SWC), Overland Park, Kansas

CONCEPTUAL PLAN



SITE DATA	
SITE	
TOTAL SITE AREA:	9.64 AC 419,700 SF
HOTEL	
PAD A:	3.71 AC
PAD B:	1.27 AC
PAD C:	1.30 AC
PAD D:	0.89 AC
STRIP RETAIL:	1.80 AC
NORTH TRACT:	0.67 AC
BUILDING	
HOTEL (4-STORY; 122 ROOM):	90,000 SF
PAD A:	8,100 SF
PAD B:	8,100 SF
PAD C:	5,400 SF
STRIP RETAIL:	10,500 SF
TOTAL:	122,100 SF
PARKING	
PARKING REQUIRED:	
HOTEL (1 PER ROOM):	122
PAD A (10 PER 1000 SF):	81
PAD B (10 PER 1000 SF):	81
PAD C (10 PER 1000 SF):	54
STRIP RETAIL (10 PER 1000 SF):	105
TOTAL:	443
PARKING PROVIDED:	
HOTEL	152 (6 ACCESSIBLE)
PAD A:	81 (4 ACCESSIBLE)
PAD B:	80 (4 ACCESSIBLE)
PAD C:	54 (3 ACCESSIBLE)
STRIP RETAIL:	105 (5 ACCESSIBLE)
TOTAL:	472 (20 ACCESSIBLE)

ZONING
MXD (MIXED USE DISTRICT)



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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AERIAL





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CONCEPTUAL PLAN





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CONCEPTUAL HOTEL RENDERING





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PLAT MAP

Property	Location	School	Plat	Legal	Utilities	Image
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.	Click Here					
Tax Bill Info.	Click Here					
Acres	9.64 (419,809.59 ft ²)					
Year Built	0					
Class	V					
LBCS Function	9950 - Commercial highest and best use more >>					
Neighborhood Code	427.F					
KS Uniform Parcel #	0460741704006001000					
Quick Ref (APR)	R875290					
Taxing Unit	0665UW					
Zoning	MXD					

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



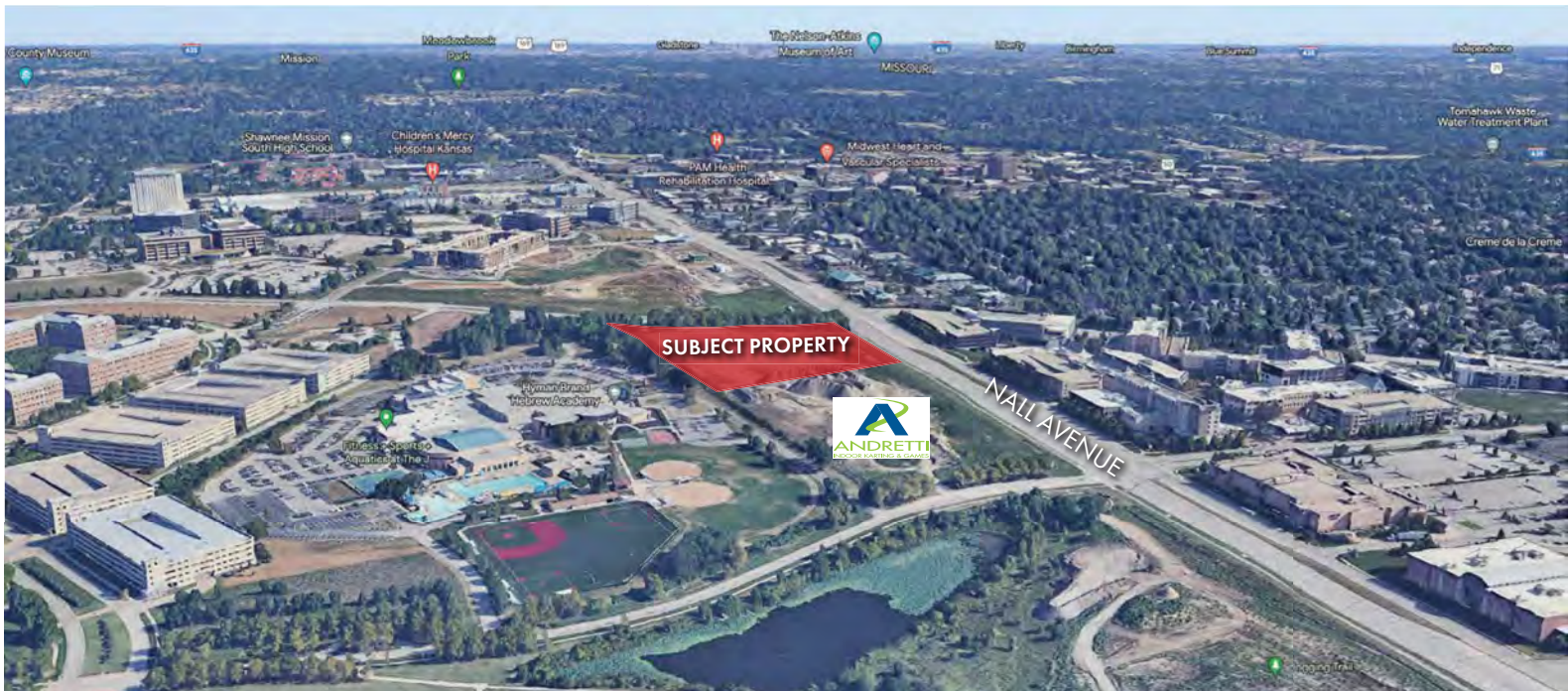


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BIRDSEYE AERIALS



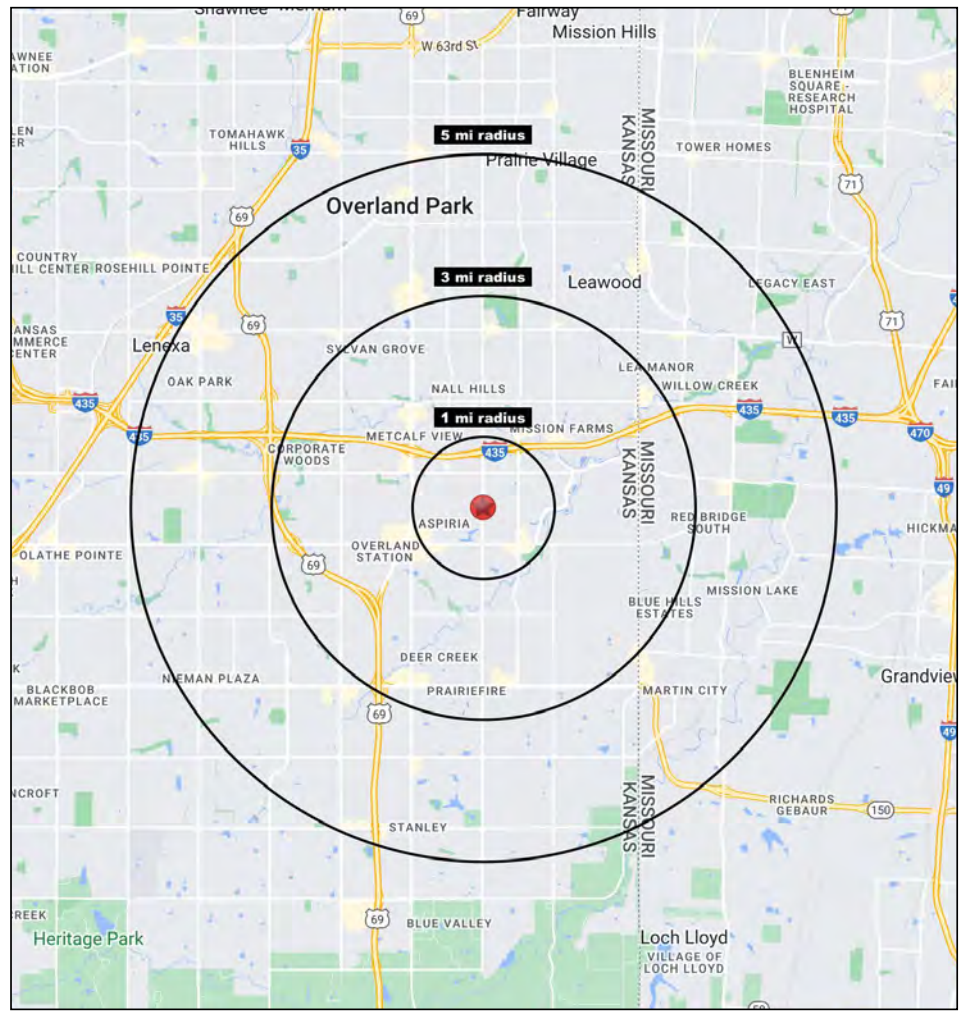
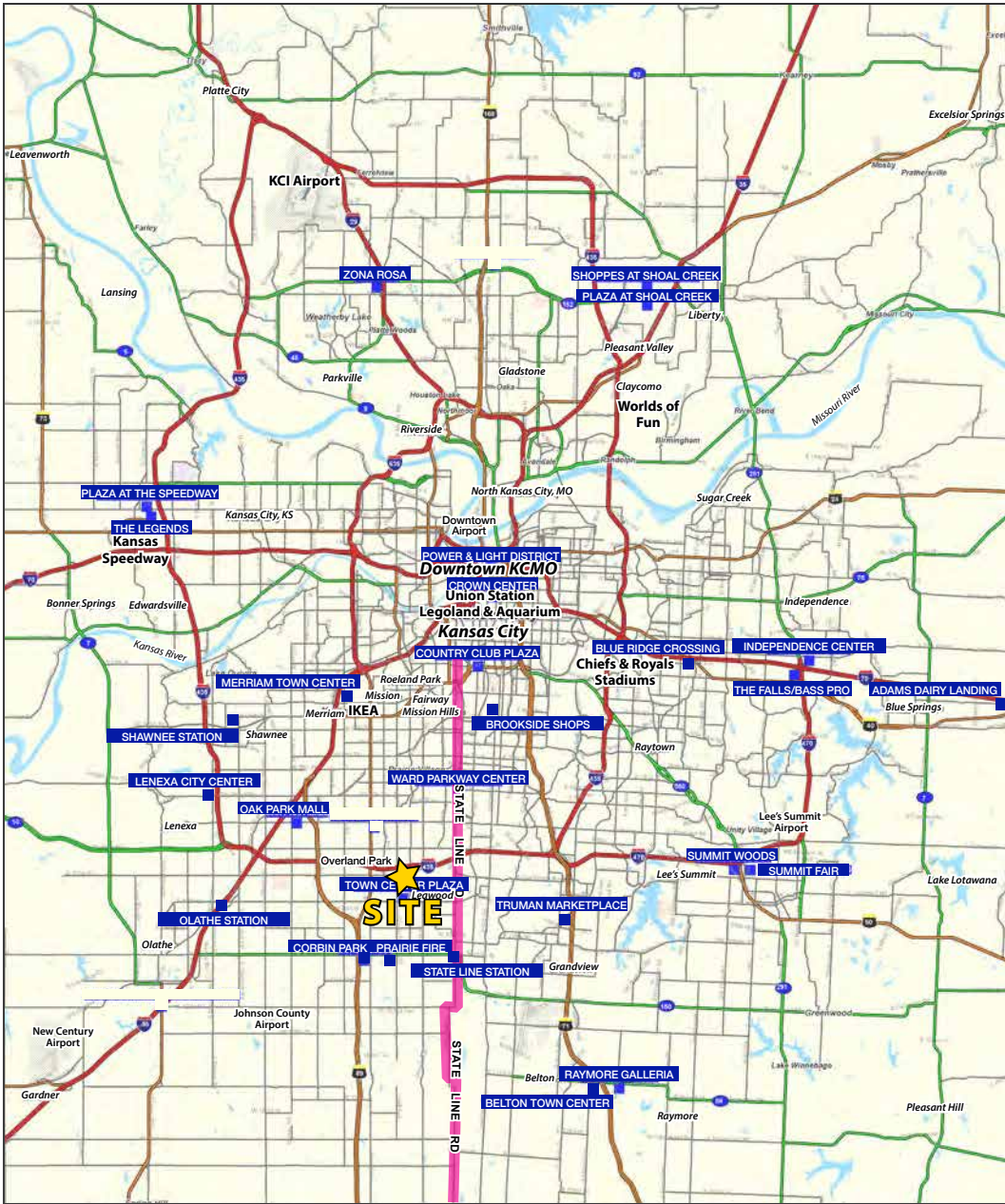
BIRDSEYE AERIALS





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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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