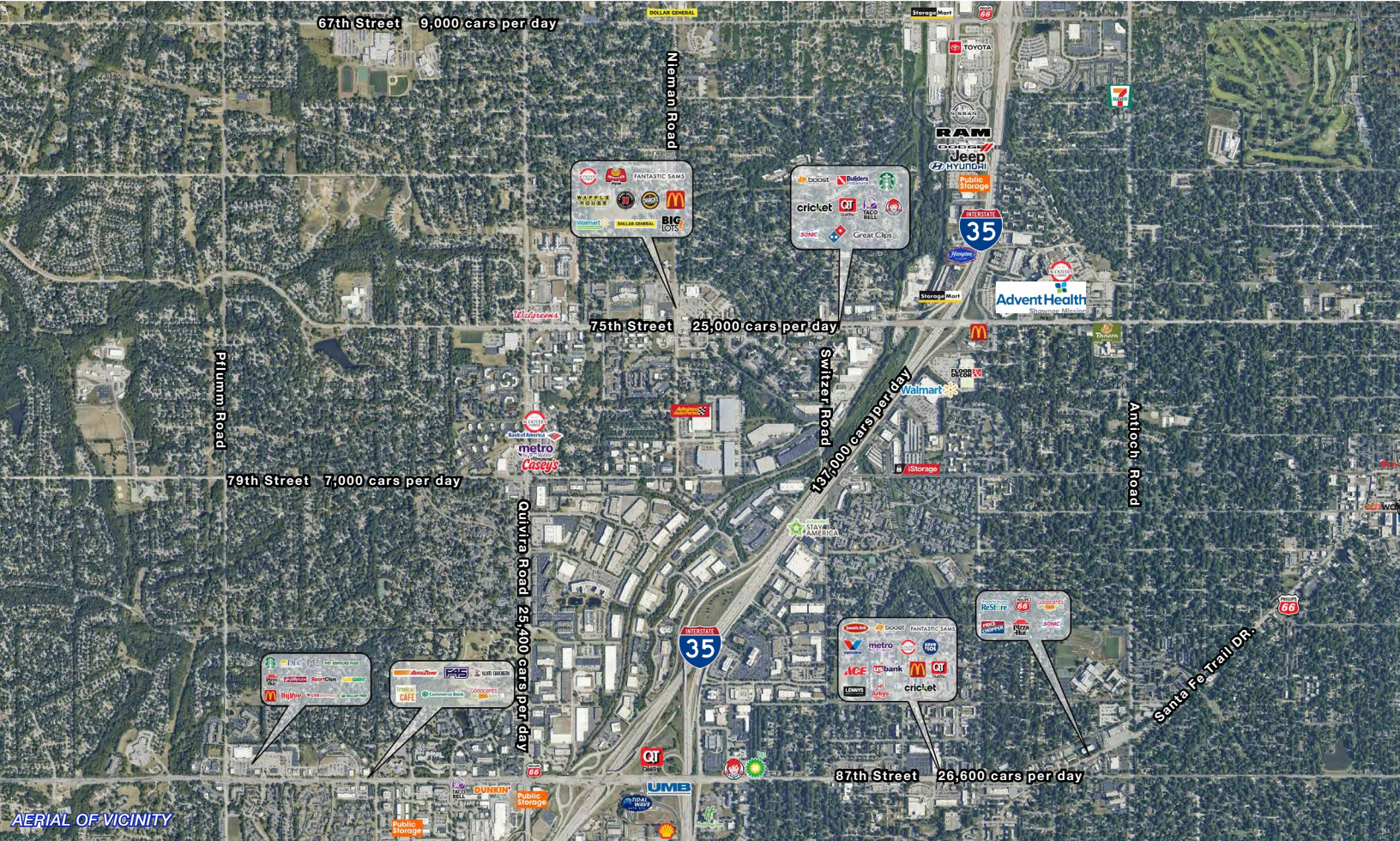




Flower Business & Property For Sale

I-35 & 75th Street Corridor, Overland Park, Kansas



SALE PRICE: \$650,000 | 2,303 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,435	103,355	236,618
Avg. Household Income	\$80,213	\$101,213	\$120,868

- Strong sales history (will provide with CA)
- Located in the I-35 & 75th Street corridor
- Intersection carries over 162,000 cars per day
- Excellent investment opportunity
- Property zoned CP-2 on .39 acres

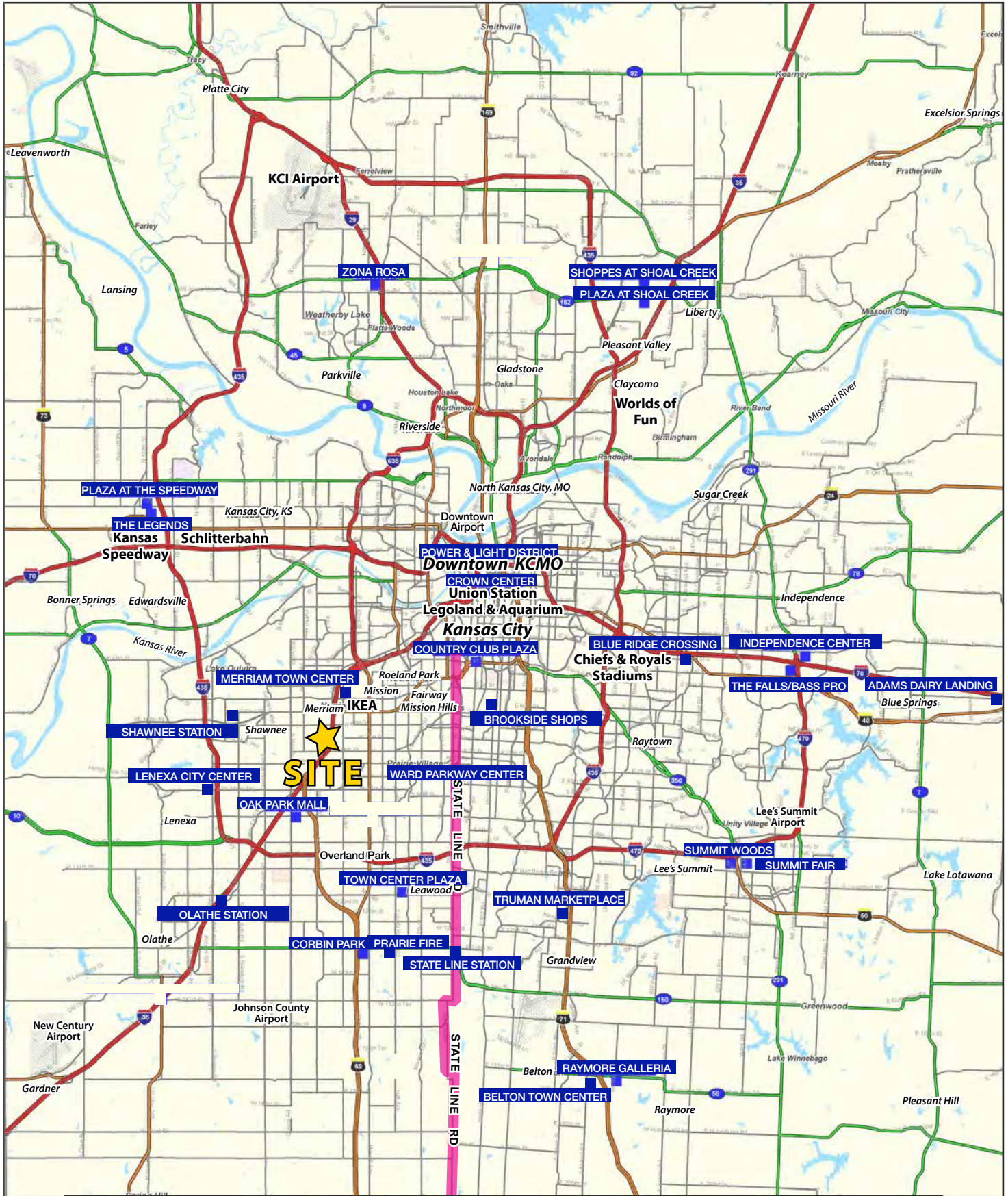
 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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 PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com



Flower Business & Property For Sale

Interstate 35 Corridor, Overland Park, Kansas





Flower Business & Property For Sale

Interstate 35 Corridor, Overland Park, Kansas

SITE DEMOGRAPHICS

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,435	103,355	236,618
2028 Projected Population	13,765	105,476	243,212
2020 Census Population	13,268	102,174	232,884
2010 Census Population	13,216	99,828	224,537
Projected Annual Growth 2023 to 2028	0.5%	0.4%	0.6%
Historical Annual Growth 2010 to 2023	0.1%	0.3%	0.4%
2023 Median Age	33.9	39.9	40.8
Households			
2023 Estimated Households	6,412	46,523	105,272
2028 Projected Households	6,762	48,606	110,551
2020 Census Households	6,253	45,402	102,401
2010 Census Households	6,093	43,480	97,545
Projected Annual Growth 2023 to 2028	1.1%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.6%
Race and Ethnicity			
2023 Estimated White	67.5%	77.6%	80.0%
2023 Estimated Black or African American	11.5%	7.5%	6.2%
2023 Estimated Asian or Pacific Islander	3.2%	3.1%	3.4%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2023 Estimated Other Races	17.3%	11.4%	10.1%
2023 Estimated Hispanic	18.2%	11.9%	10.5%
Income			
2023 Estimated Average Household Income	\$80,728	\$101,213	\$120,868
2023 Estimated Median Household Income	\$67,895	\$85,969	\$95,107
2023 Estimated Per Capita Income	\$38,635	\$45,671	\$53,877
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.1%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	4.7%	3.2%	2.5%
2023 Estimated High School Graduate	20.2%	17.9%	15.7%
2023 Estimated Some College	20.8%	21.5%	19.7%
2023 Estimated Associates Degree Only	10.1%	8.8%	7.9%
2023 Estimated Bachelors Degree Only	27.6%	30.3%	32.5%
2023 Estimated Graduate Degree	13.0%	16.2%	19.9%
Business			
2023 Estimated Total Businesses	550	4,550	10,870
2023 Estimated Total Employees	8,162	55,990	161,762
2023 Estimated Employee Population per Business	14.8	12.3	14.9
2023 Estimated Residential Population per Business	24.4	22.7	21.8

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