



Best Buy | Planet Fitness Net Lease Real Estate

Across from Oak Park Mall / Greater Kansas City Area
95th & Quivira (NEQ) | 9301-9331 Quivira | Overland Park, KS

AVAILABLE
FOR
SALE



6.5% CAP RATE | 65,216 SF BUILDING ON 6.1 ACRES OF LAND

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,811	101,548	235,736
Avg. Household Income	\$108,854	\$117,927	\$128,603

- Across from Oak Park Mall - Kansas City's #1 Mall in sales
- Greater Kansas City top retail corridor
- Area tenants include Target, Nordstrom, Macy's, TJ Maxx, Home Goods, Michael's Sam's Club, Nordstrom Rack and most national retailers
- Excellent visibility and signage to Quivira Road with great traffic counts and super location identity in the marketplace
- Best Buy and Planet Fitness are both NNN Leases



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

Exclusive Agent

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



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DRONE PHOTOS



DRONE PHOTOS



DRONE PHOTOS





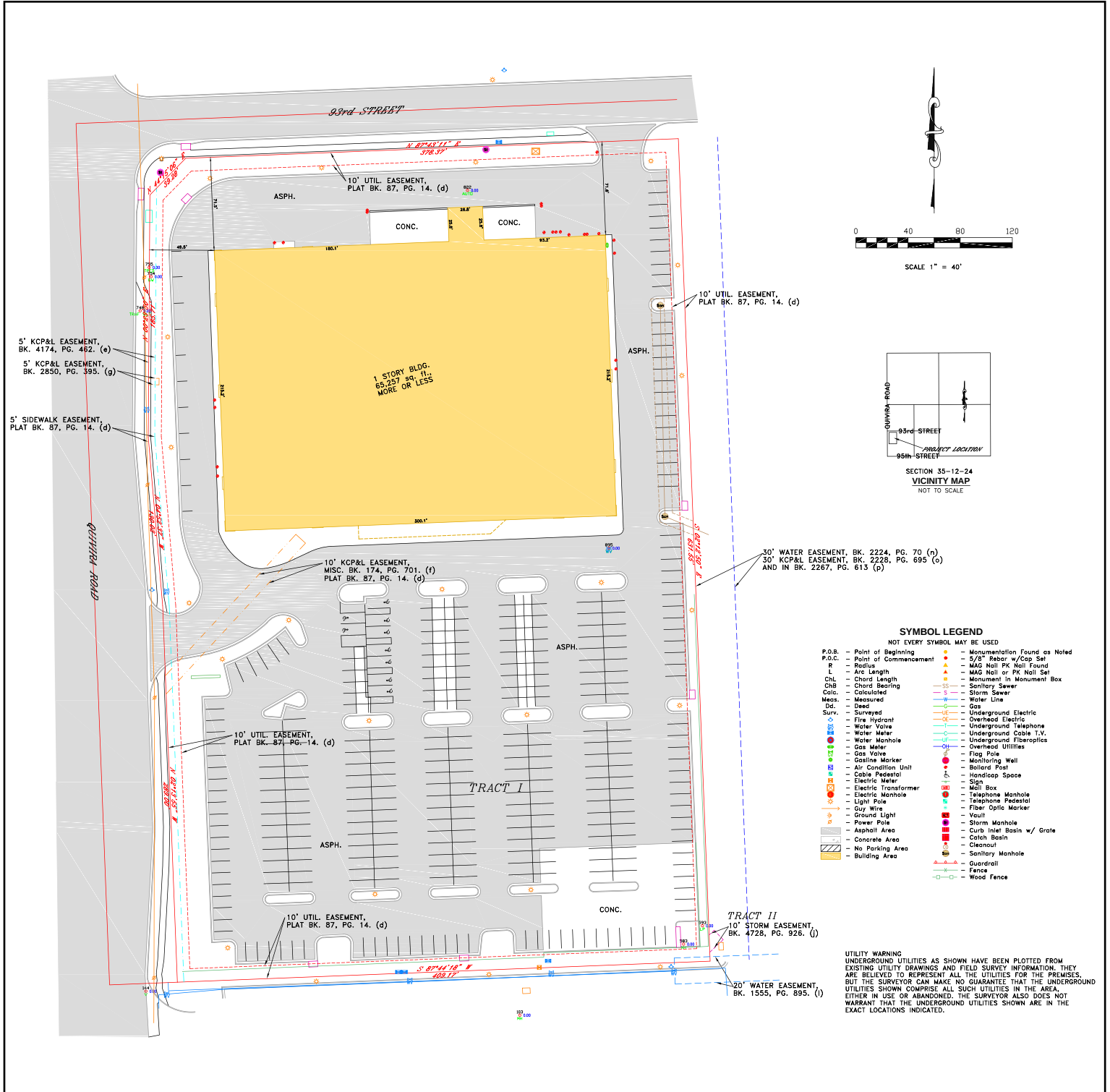
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AERIAL



SURVEY



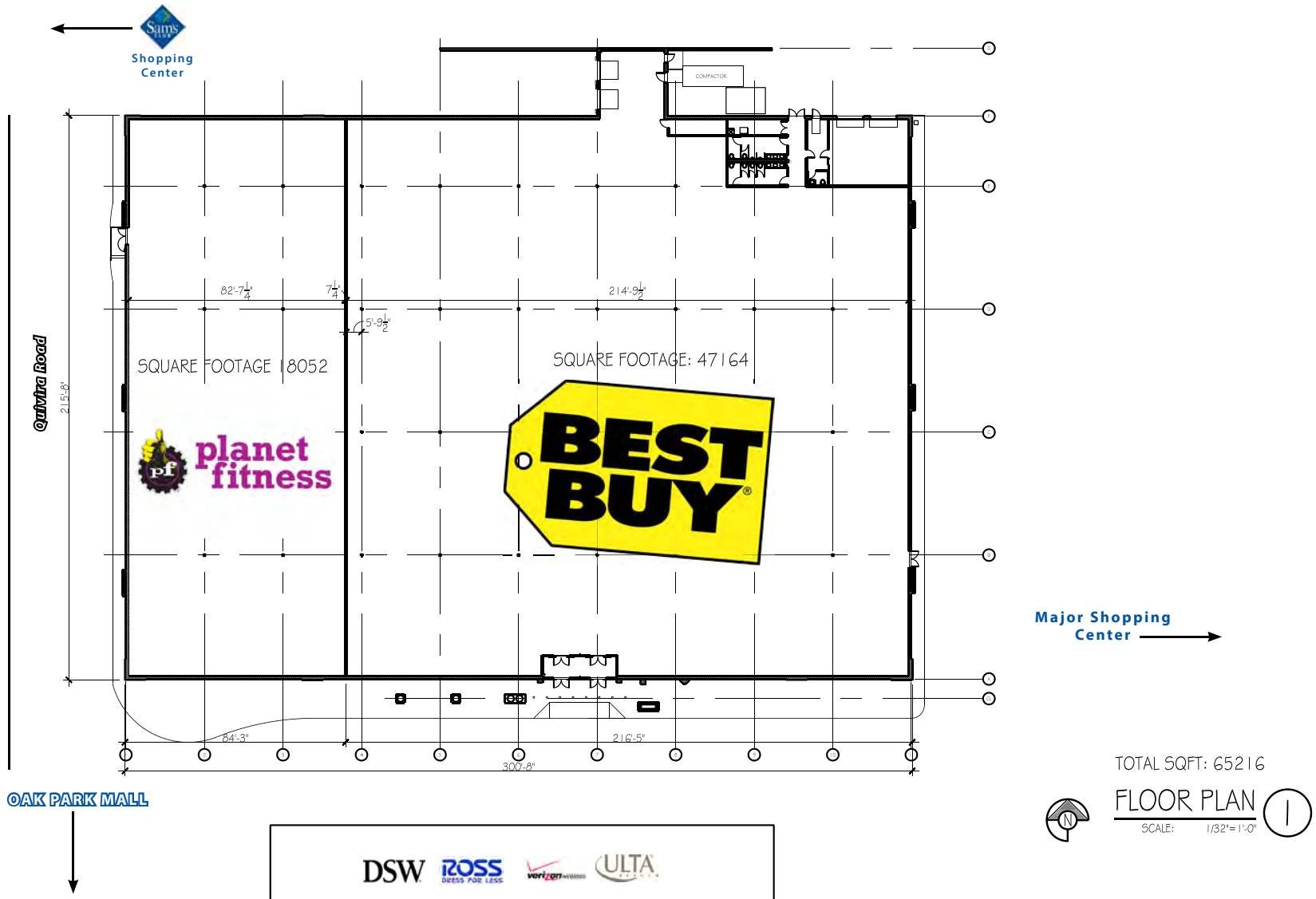


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FLOOR PLAN



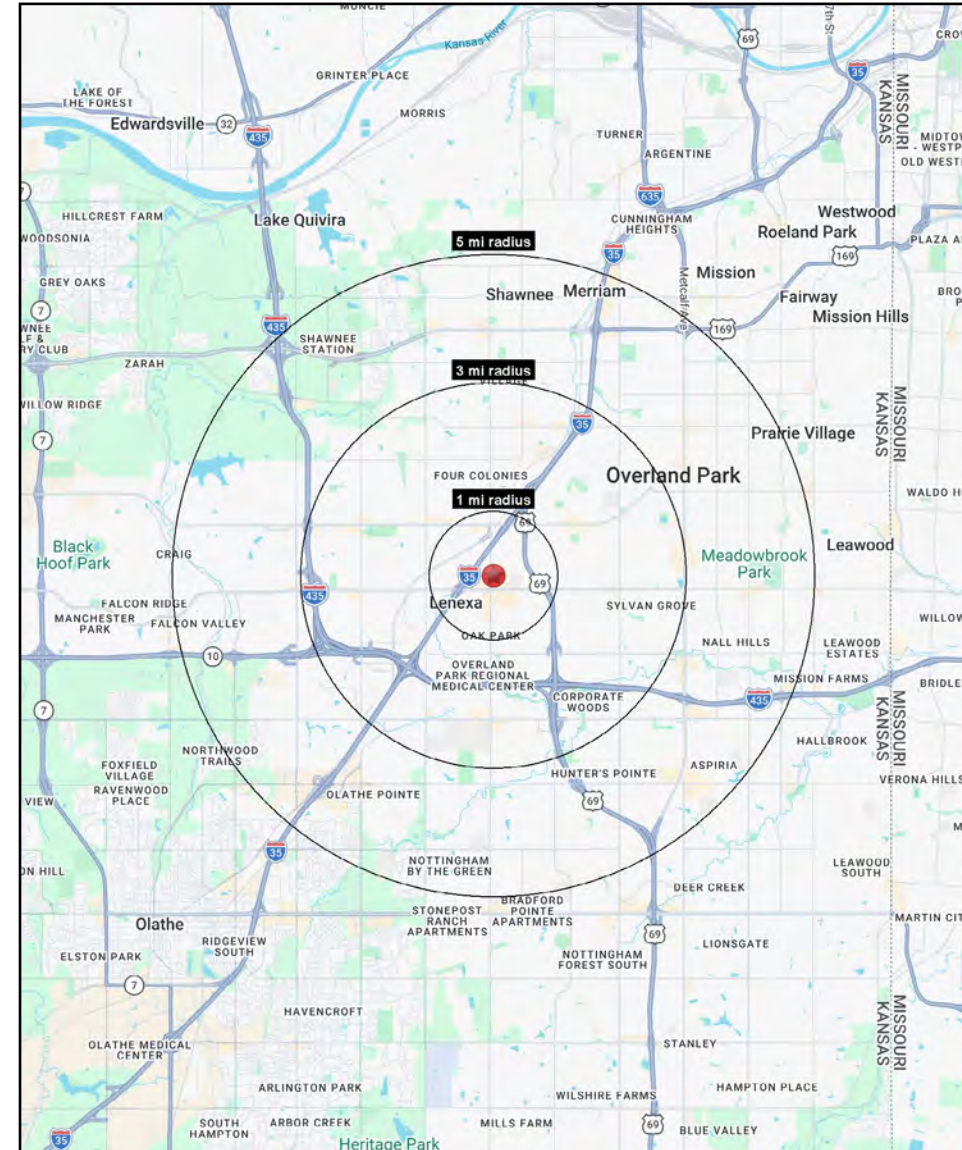
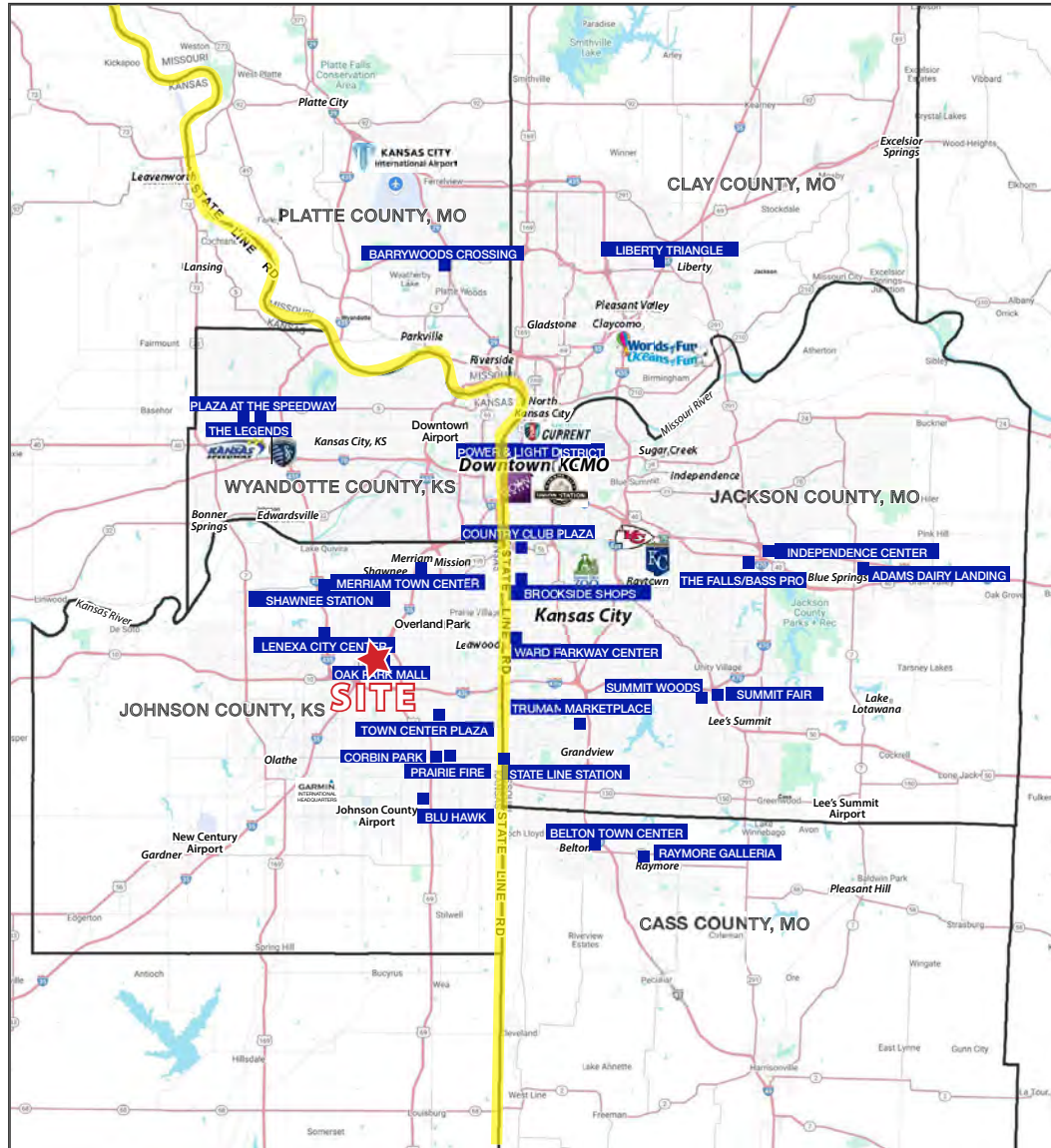
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9301-9331 Quivira Road Overland Park, KS 66215	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	9,811	101,548	235,736
2031 Projected Population	9,552	99,814	235,189
2020 Census Population	9,596	99,276	230,682
2010 Census Population	9,627	96,235	217,033
Projected Annual Growth 2026 to 2031	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2026	0.1%	0.3%	0.5%
2026 Median Age	34.5	37.9	38.9
Households			
2026 Estimated Households	4,101	45,668	107,179
2031 Projected Households	4,017	45,285	108,064
2020 Census Households	4,037	43,873	100,789
2010 Census Households	3,944	41,286	93,102
Projected Annual Growth 2026 to 2031	-0.4%	-0.2%	0.2%
Historical Annual Growth 2010 to 2026	0.2%	0.7%	0.9%
Race and Ethnicity			
2026 Estimated White	69.1%	75.4%	77.7%
2026 Estimated Black or African American	11.3%	8.1%	6.8%
2026 Estimated Asian or Pacific Islander	4.1%	4.4%	5.2%
2026 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2026 Estimated Other Races	15.1%	11.7%	9.9%
2026 Estimated Hispanic	16.8%	12.3%	10.4%
Income			
2026 Estimated Average Household Income	\$108,854	\$117,927	\$128,603
2026 Estimated Median Household Income	\$90,054	\$98,448	\$102,816
2026 Estimated Per Capita Income	\$45,799	\$53,128	\$58,588
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.1%	1.6%
2026 Estimated Some High School (Grade Level 9 to 11)	3.4%	1.8%	1.9%
2026 Estimated High School Graduate	19.6%	15.7%	14.5%
2026 Estimated Some College	20.5%	19.3%	18.6%
2026 Estimated Associates Degree Only	10.9%	8.5%	7.7%
2026 Estimated Bachelors Degree Only	28.9%	33.8%	34.6%
2026 Estimated Graduate Degree	14.1%	18.7%	21.1%
Business			
2026 Estimated Total Businesses	921	5,212	12,466
2026 Estimated Total Employees	11,503	90,754	208,879
2026 Estimated Employee Population per Business	12.5	17.4	16.8
2026 Estimated Residential Population per Business	10.6	19.5	18.9

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