



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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,171	103,279	236,076
Avg. Household Income	\$100,954	\$112,403	\$122,734

- 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



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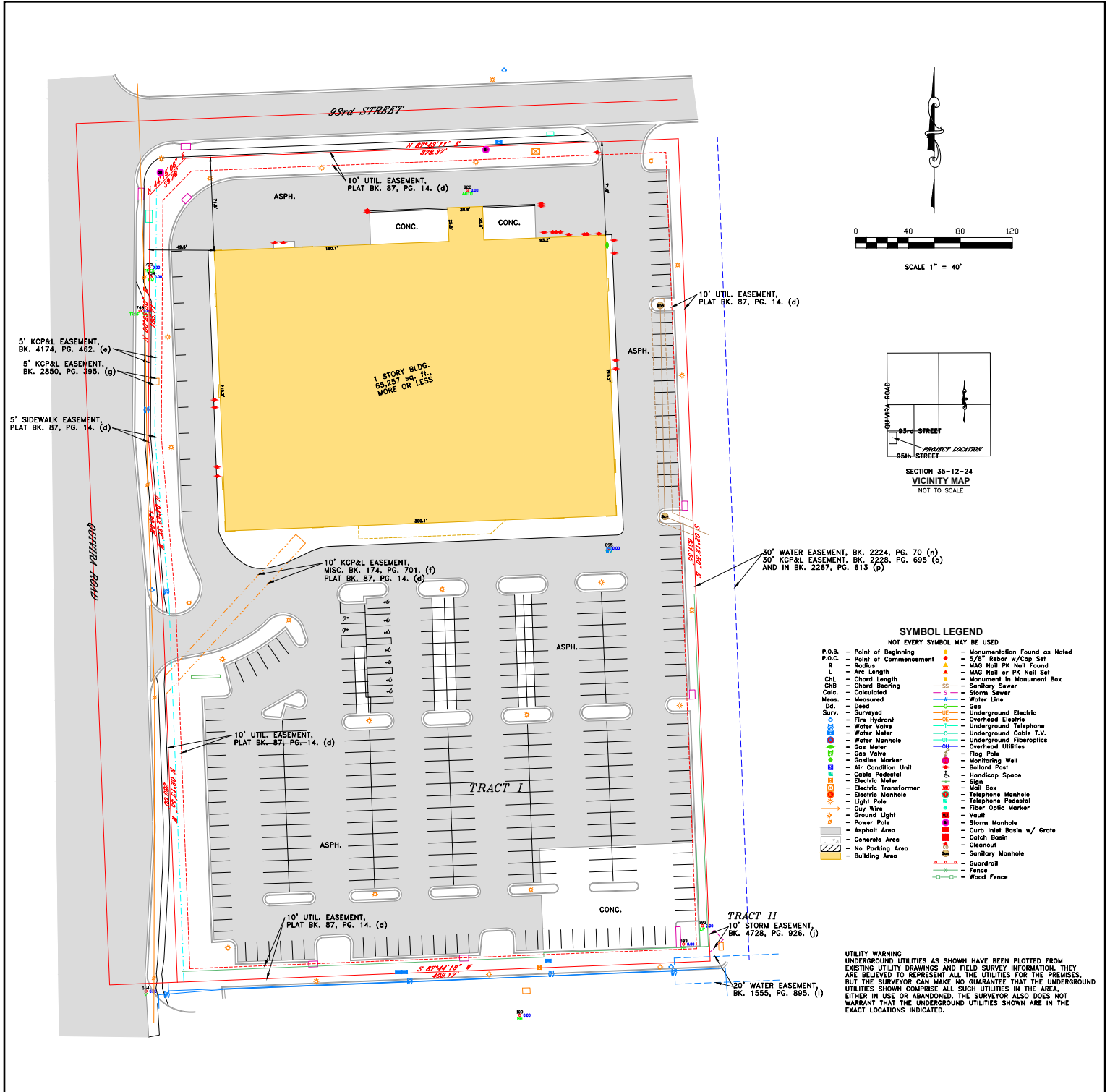
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AERIAL



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.

SURVEY



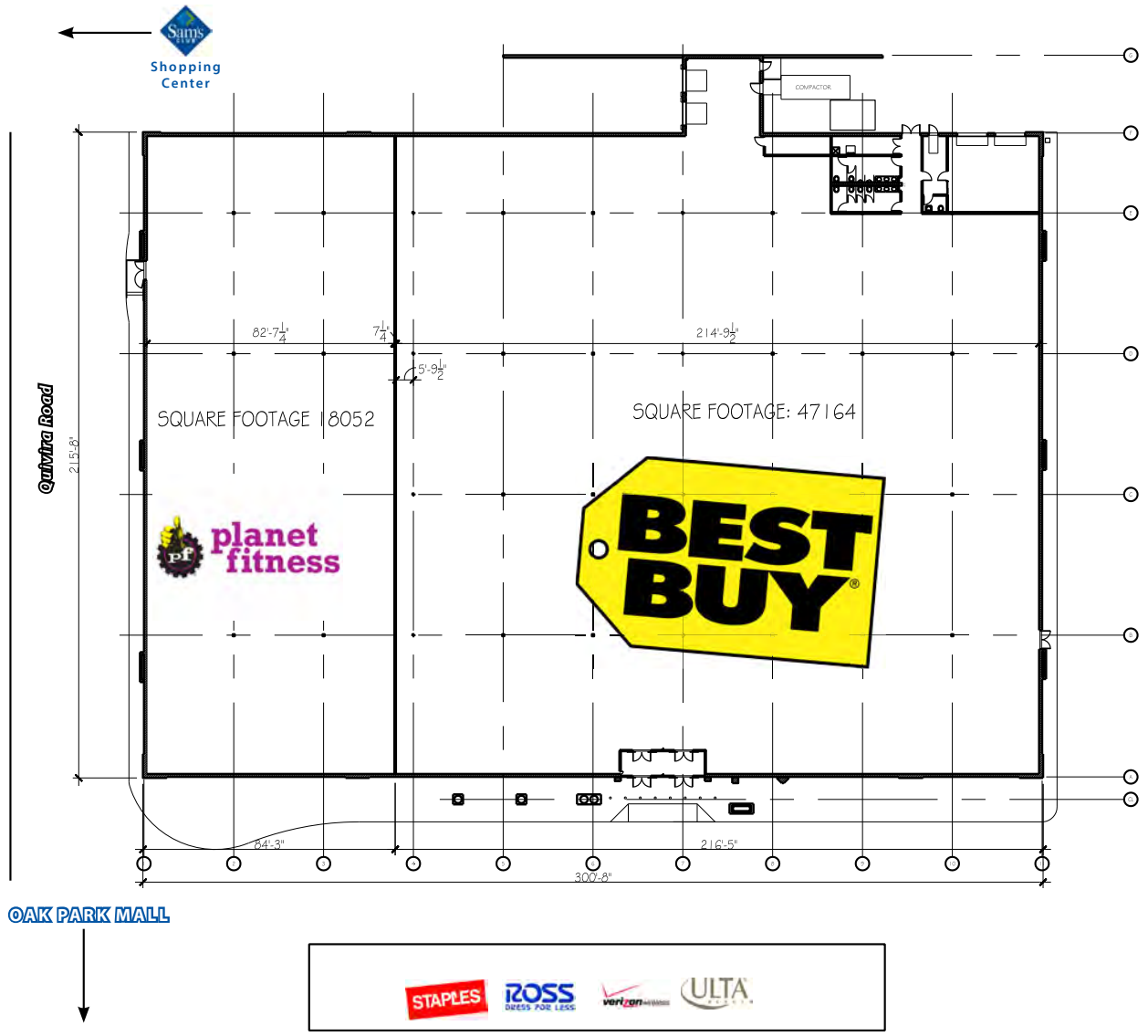


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FLOOR PLAN



Major Shopping Center →

TOTAL SQFT: 65216

FLOOR PLAN 1
SCALE: 1/32" = 1'-0"



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OVERLAND PARK, KANSAS FACTS

- Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is the second most populous city in the Kansas City metropolitan area.
- The median income for a household in the city is \$71,513, and the median income for a family is \$93,293.
- The average appraised value of an Overland Park home is \$342,337 (2019) and the average sales price is \$365,772 (2018). Overland Park, as a whole, benefits from a high level of owner occupancy as the citywide single-family home ownership rate was 64% in December 2014.
- 99.6% of residents have high school diplomas, 61.4% have a Bachelor's degree or higher, and 24.2% graduate or professional degree.
- The Scheels Overland Park Soccer Complex is the only complex of its kind in the country and helped Overland Park be named the number one soccer city in the nation by Livability.com. The 96-acre complex with 12 lighted regulation-size fields, all with synthetic turf, hosted the 2010 and 2013 US Youth Soccer National Championships and will host the 2019 and 2020 US Youth Soccer National Championships.
- Click Here To View: [Overland Park Economic and Development Profile Report](#)
- [Best Cities to Buy a House in America \(#1\) - Niche.com](#)
- [Top 100 Best Places to Live \(#11\) - Livability.com](#)
- [Best Places to Live \(#15\) - Money.com](#)
- [Best Place to Live in Kansas - Thisisinsider.com](#)
- [Hottest Zip Codes in the United States \(#8\) - Realtor.com](#)
- [Most Popular Large Cities to Relocate to \(#6\) - moveBuddha.com](#)
- [Best Cities for Young Families to Buy a Home \(#17 overall, #1 in the Midwest\) - valuepenguin.com](#)
- [Top 25 Cities Where Millennials Are Buying Homes \(#11\) - SmartAsset.com](#)
- [Best Places to Raise a Family \(#1\) - Wallethub.com](#)
- [Best Places to Rent in America \(#7\) - Wallethub.com](#)
- [Best Cities for People With Disabilities \(#1\) - WalletHub.com](#)
- [Best Cities for Hispanic Entrepreneurs \(#24\) - Wallethub.com](#)
- [Best Cities for Wallet Fitness \(#8\) - WalletHub.com](#)
- [Best Places for Staycation \(#4\) - Viewfinder - Expedia](#)
- [Most Undervalued Cities in America \(#11\) - SmartAsset.com](#)
- [Best Cities for Keeping Your New Year's Resolutions \(#13\) - WalletHub.com](#)

JOHNSON COUNTY, KANSAS FACTS

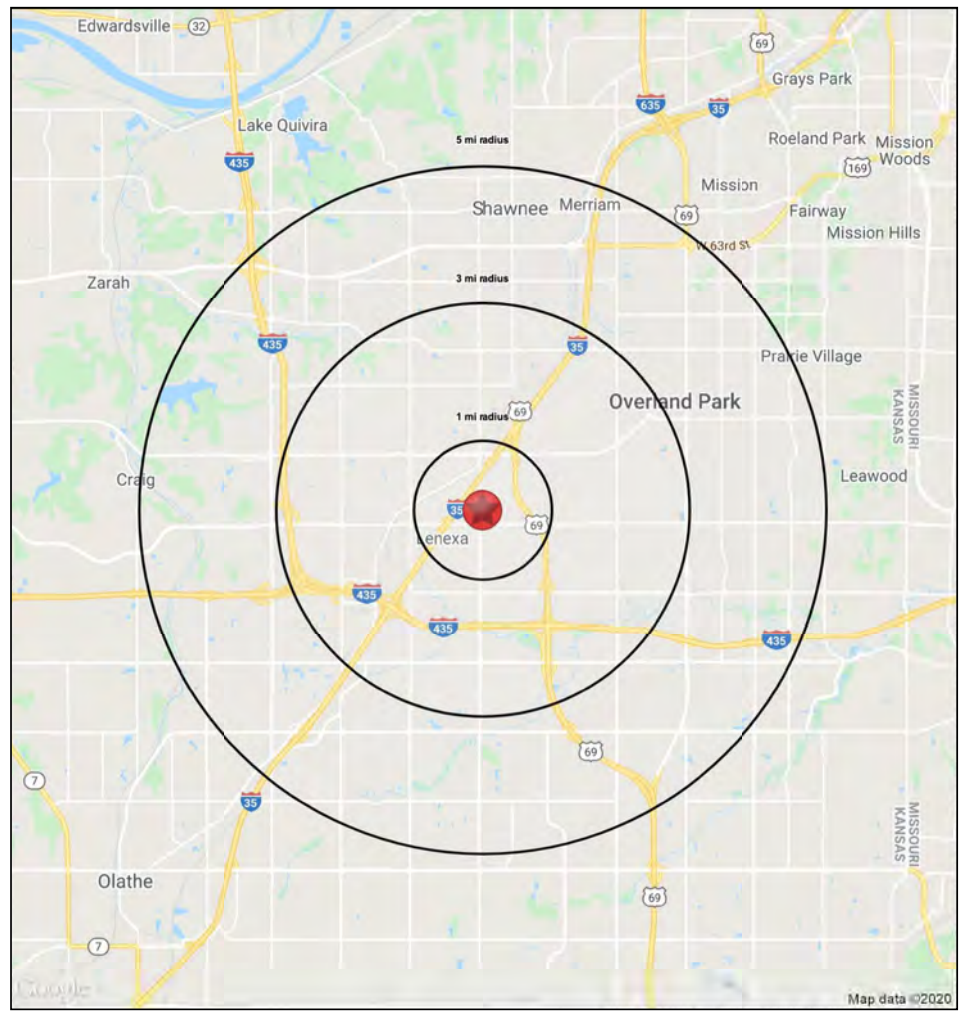
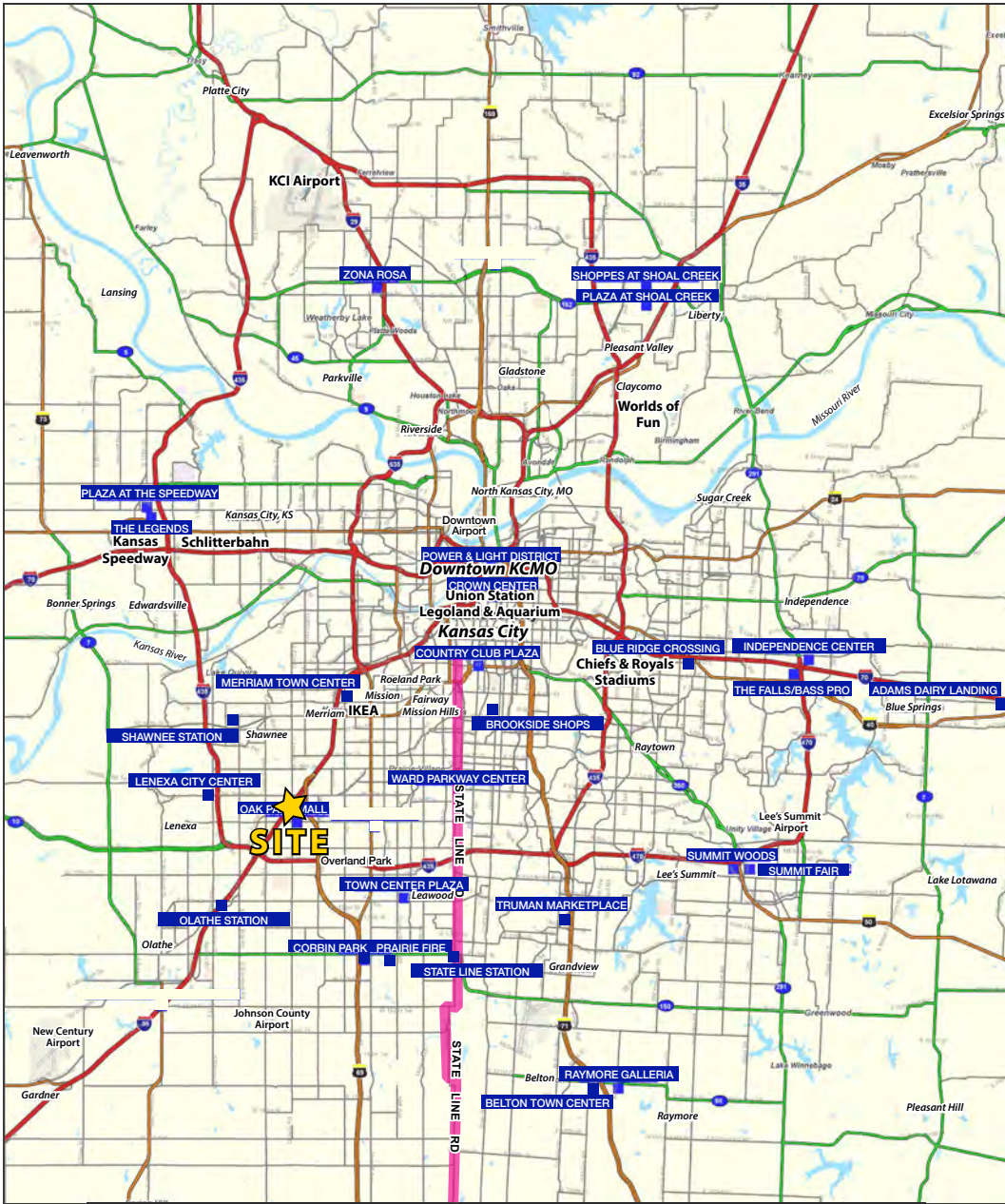
- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, Johnson County residents are more educated and more likely to own their own home than elsewhere in Kansas
- The unemployment rate in Johnson County has dropped steadily since early 2011, with a current rate of 2.8%, as compared to the state average of 3.4% and the national average of 4.0%
- 95.6% of residents have high school diplomas, 51.1% have a Bachelor's degree or higher, and 17.9% graduate or professional degree.
- [25 Best Counties in the Country to Live in \(Johnson County, #23\) - USA TODAY](#)



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93rd Street & Quivira Road Overland Park, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,171	103,279	236,076
2029 Projected Population	10,092	105,562	242,684
2020 Census Population	9,724	98,921	229,285
2010 Census Population	9,779	96,033	216,378
Projected Annual Growth 2024 to 2029	-0.2%	0.4%	0.6%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.7%
2024 Median Age	34.7	38.0	38.9
Households			
2024 Estimated Households	4,305	46,223	106,502
2029 Projected Households	4,313	47,820	110,814
2020 Census Households	4,164	43,745	100,235
2010 Census Households	4,056	41,186	92,849
Projected Annual Growth 2024 to 2029	-	0.7%	0.8%
Historical Annual Growth 2010 to 2024	0.4%	0.9%	1.1%
Race and Ethnicity			
2024 Estimated White	69.7%	76.9%	79.2%
2024 Estimated Black or African American	12.3%	8.1%	6.7%
2024 Estimated Asian or Pacific Islander	4.0%	4.1%	4.9%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2024 Estimated Other Races	13.6%	10.6%	8.9%
2024 Estimated Hispanic	15.0%	10.8%	9.1%
Income			
2024 Estimated Average Household Income	\$100,954	\$112,403	\$122,734
2024 Estimated Median Household Income	\$77,511	\$90,048	\$96,597
2024 Estimated Per Capita Income	\$43,036	\$50,403	\$55,490
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.0%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.1%	2.0%
2024 Estimated High School Graduate	21.7%	15.7%	14.7%
2024 Estimated Some College	21.3%	20.0%	18.9%
2024 Estimated Associates Degree Only	7.7%	8.6%	7.9%
2024 Estimated Bachelors Degree Only	31.4%	33.4%	33.8%
2024 Estimated Graduate Degree	13.3%	18.2%	21.1%
Business			
2024 Estimated Total Businesses	891	5,038	11,664
2024 Estimated Total Employees	11,058	88,215	193,509
2024 Estimated Employee Population per Business	12.4	17.5	16.6
2024 Estimated Residential Population per Business	11.4	20.5	20.2

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