



Prime Retail Location in Johnson County

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



LEASE RATE: \$35/SF | 1,707 SF TO 4,184 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,288	82,037	233,527
Avg. Household Income	\$163,996	\$164,560	\$146,432

- High income/high traffic area in Overland Park, KS
- Seeking High End Tenants to accompany the development
- Anchored by AC Marriott Hotel with 120+ keys and adjacent to planned Capital Grille and Yard House restaurants
- Surrounding tenants include Whataburger, Chick-fil-A, Park Place Shopping Center
- Developer would be open to providing TI for the right length of term/credit tenant
- Development sits to the east of the Jewish Community Center
- Mario Andretti Go-Cart experience planned to the south
- [Click to view Aspira Hotel & Site Development Drone Video](#)

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

For More Information Contact: *Exclusive Agents*
 DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com
 BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

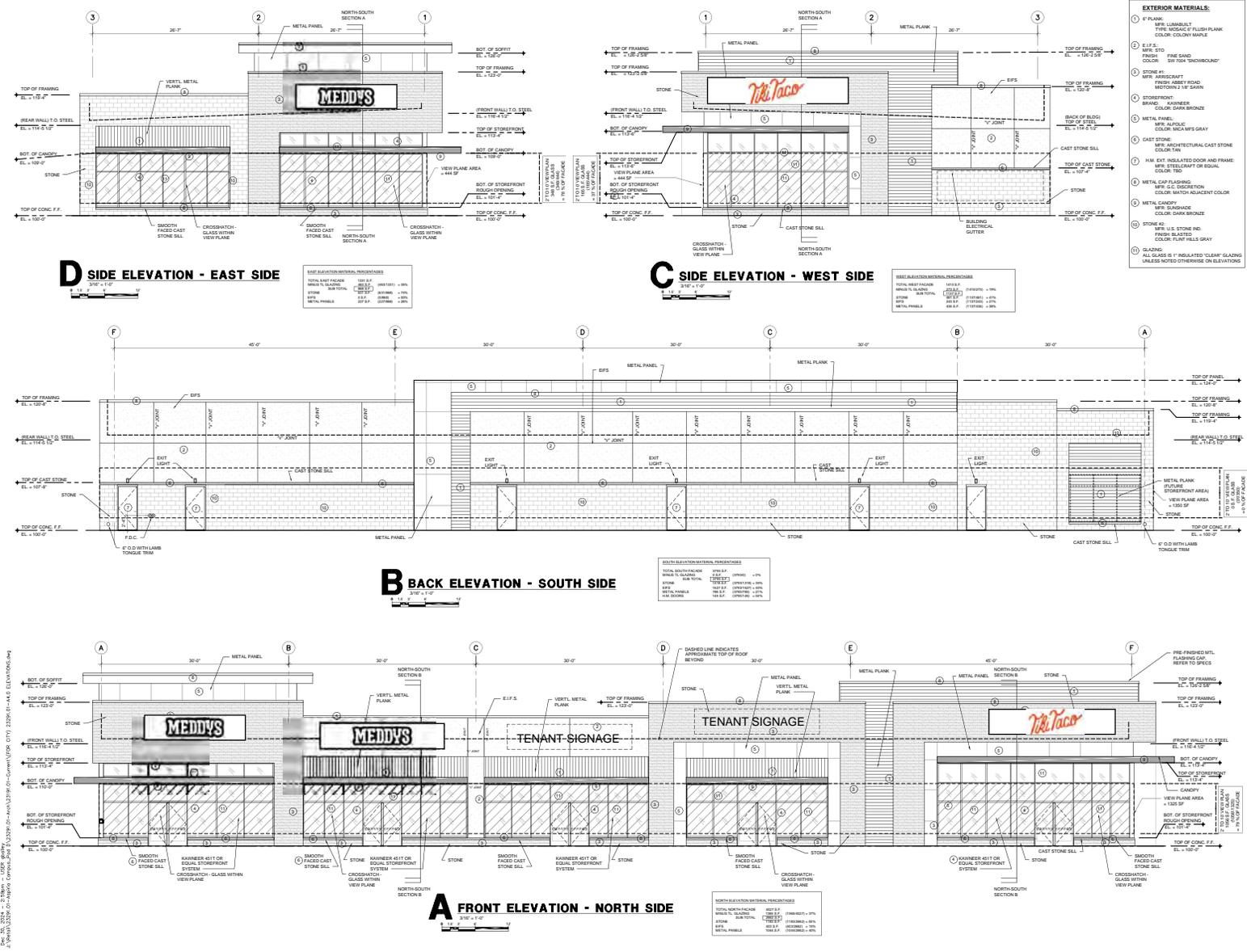




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PROPOSED ELEVATION



PRINTS ISSUED

DATE	PURPOSE	NO.
11/23/24	FOR REVIEW	1
11/23/24	FOR REVIEW	2
12/30/24	FOR REVIEW	3
12/30/24	FOR REVIEW	4

PAD D RETAIL BUILDING
OVERLAND PARK, KS



PROGRESS PRINT

NOT FOR CONSTRUCTION
DATE Dec 30, 2024

LK Architecture, Inc. ©
245 Riverchase, Suite 200
13300 N. 22nd St., Overland Park, KS 66205
CONTACT:
OWNER:
PROJECT NUMBER:
23291.01

EXTERIOR ELEVATIONS
A4.0





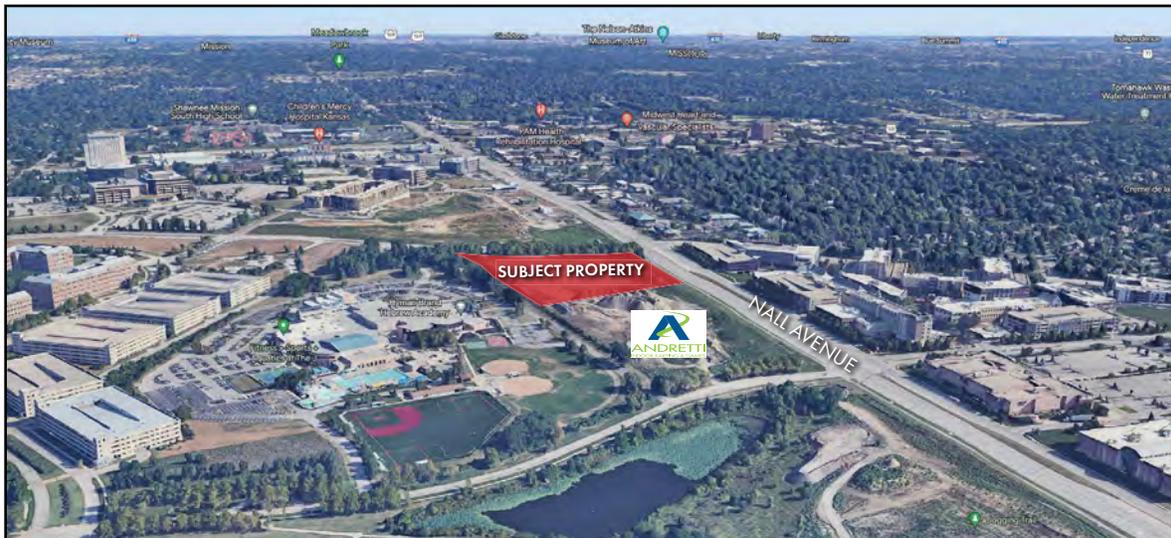
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AC HOTEL RENDERING



BIRDSEYE AERIALS

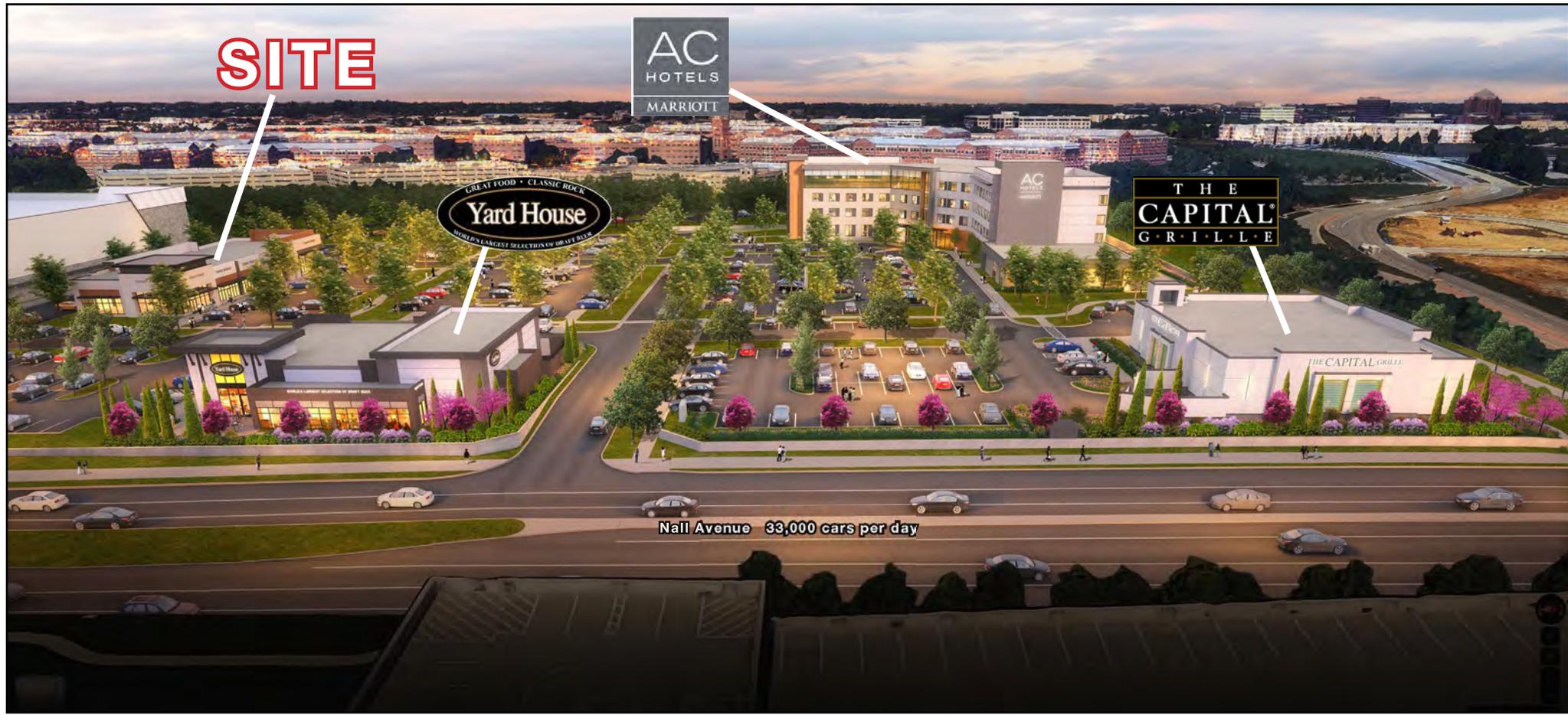




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RENDERING

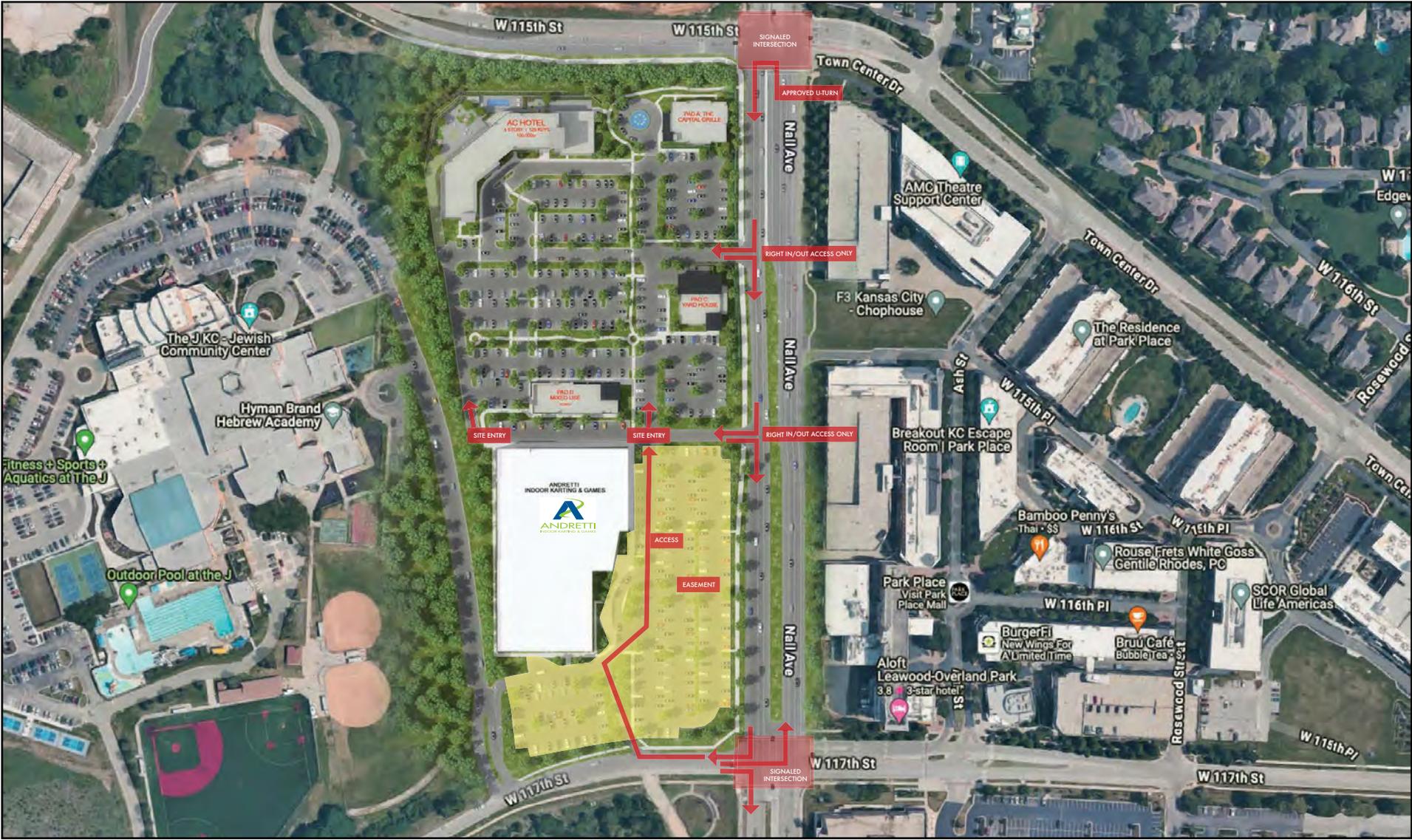




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9.64 ACRE SITE PLAN





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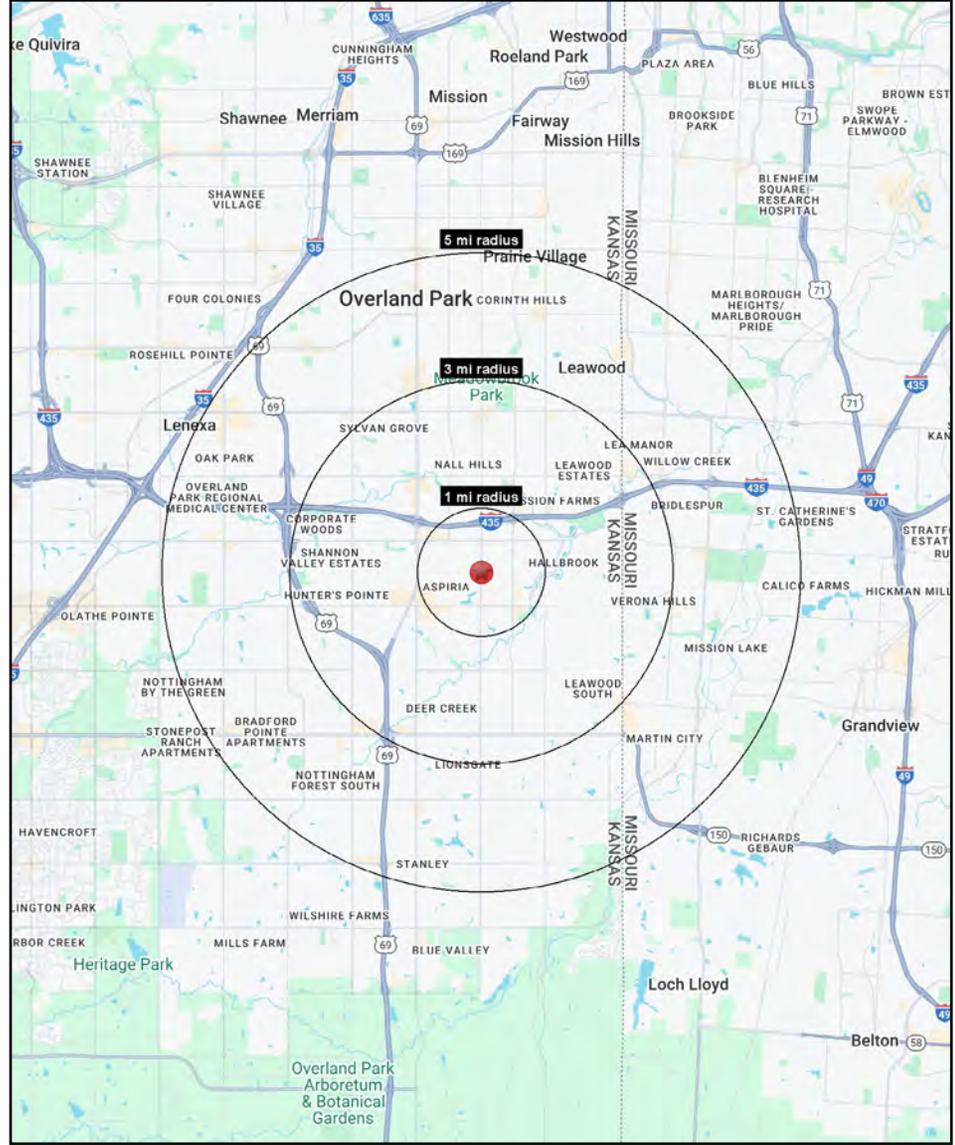
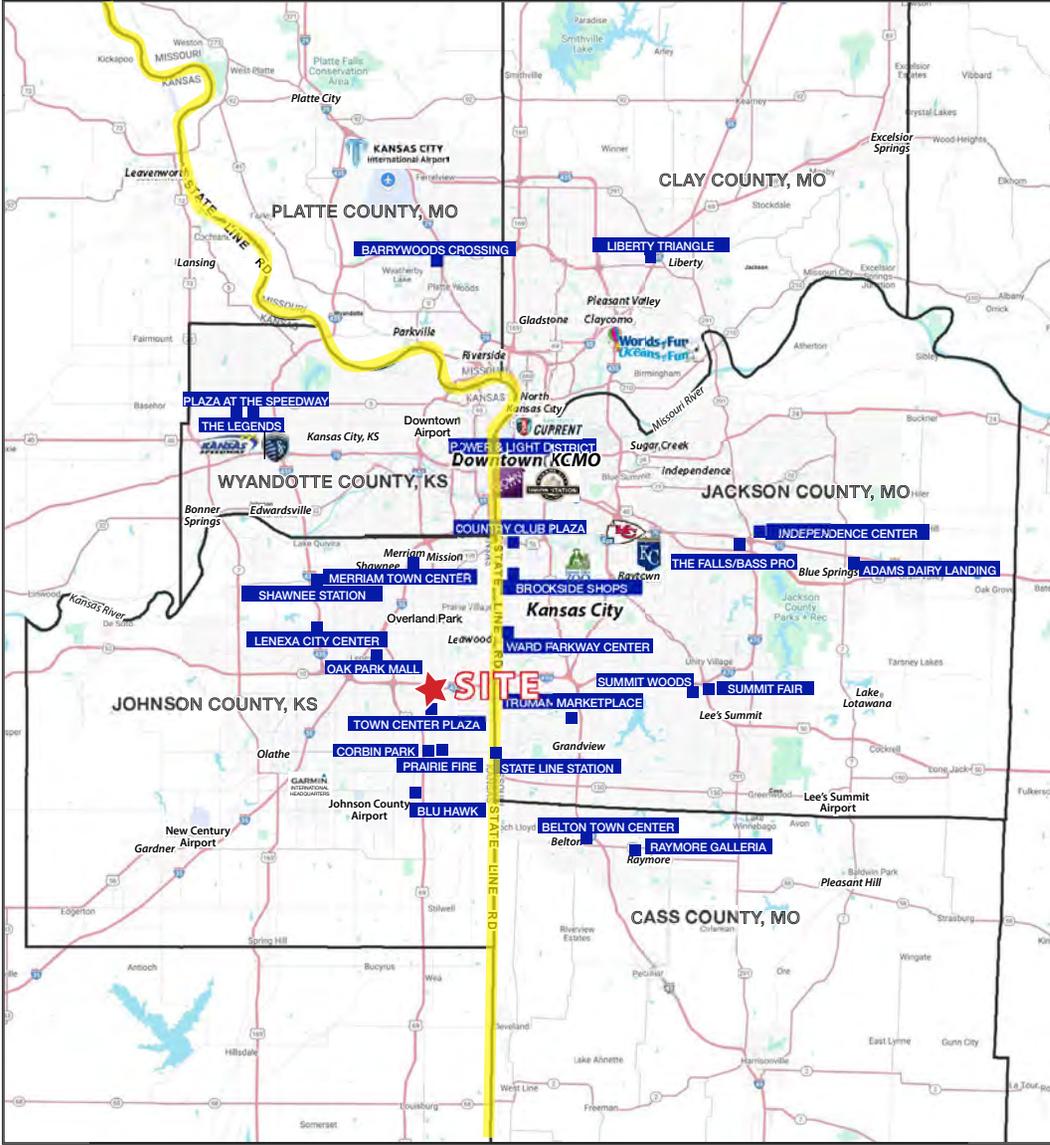
AERIAL





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115th & Nall Avenue Overland Park, KS	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,288	82,037	233,527
2030 Projected Population	7,698	82,162	233,563
2020 Census Population	6,181	78,072	227,768
2010 Census Population	4,870	73,326	213,399
Projected Annual Growth 2025 to 2030	1.1%	-	-
Historical Annual Growth 2010 to 2025	3.3%	0.8%	0.6%
2025 Median Age	50.2	43.7	40.9
Households			
2025 Estimated Households	3,831	36,894	102,702
2030 Projected Households	4,120	37,718	104,722
2020 Census Households	3,072	34,386	97,953
2010 Census Households	2,200	31,700	90,412
Projected Annual Growth 2025 to 2030	1.5%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	4.9%	1.1%	0.9%
Race and Ethnicity			
2025 Estimated White	84.2%	81.7%	78.3%
2025 Estimated Black or African American	4.2%	4.6%	7.1%
2025 Estimated Asian or Pacific Islander	6.5%	7.1%	6.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	4.9%	6.3%	7.5%
2025 Estimated Hispanic	5.0%	6.4%	7.6%
Income			
2025 Estimated Average Household Income	\$163,996	\$164,560	\$146,432
2025 Estimated Median Household Income	\$116,476	\$120,084	\$112,252
2025 Estimated Per Capita Income	\$86,927	\$74,162	\$64,519
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.8%	1.1%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	1.3%	1.6%
2025 Estimated High School Graduate	10.2%	9.9%	12.1%
2025 Estimated Some College	13.4%	15.7%	17.0%
2025 Estimated Associates Degree Only	4.8%	5.1%	6.2%
2025 Estimated Bachelors Degree Only	40.6%	38.6%	36.9%
2025 Estimated Graduate Degree	27.8%	28.6%	25.1%
Business			
2025 Estimated Total Businesses	1,452	6,613	12,397
2025 Estimated Total Employees	35,442	112,811	177,430
2025 Estimated Employee Population per Business	24.4	17.1	14.3
2025 Estimated Residential Population per Business	5.0	12.4	18.8

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