



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	9,959	102,468	236,875
Avg. Household Income	\$101,075	\$109,072	\$120,325

- 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:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agent





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Across from Oak Park Mall / Quivira Road Frontage
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DRONE PHOTOS





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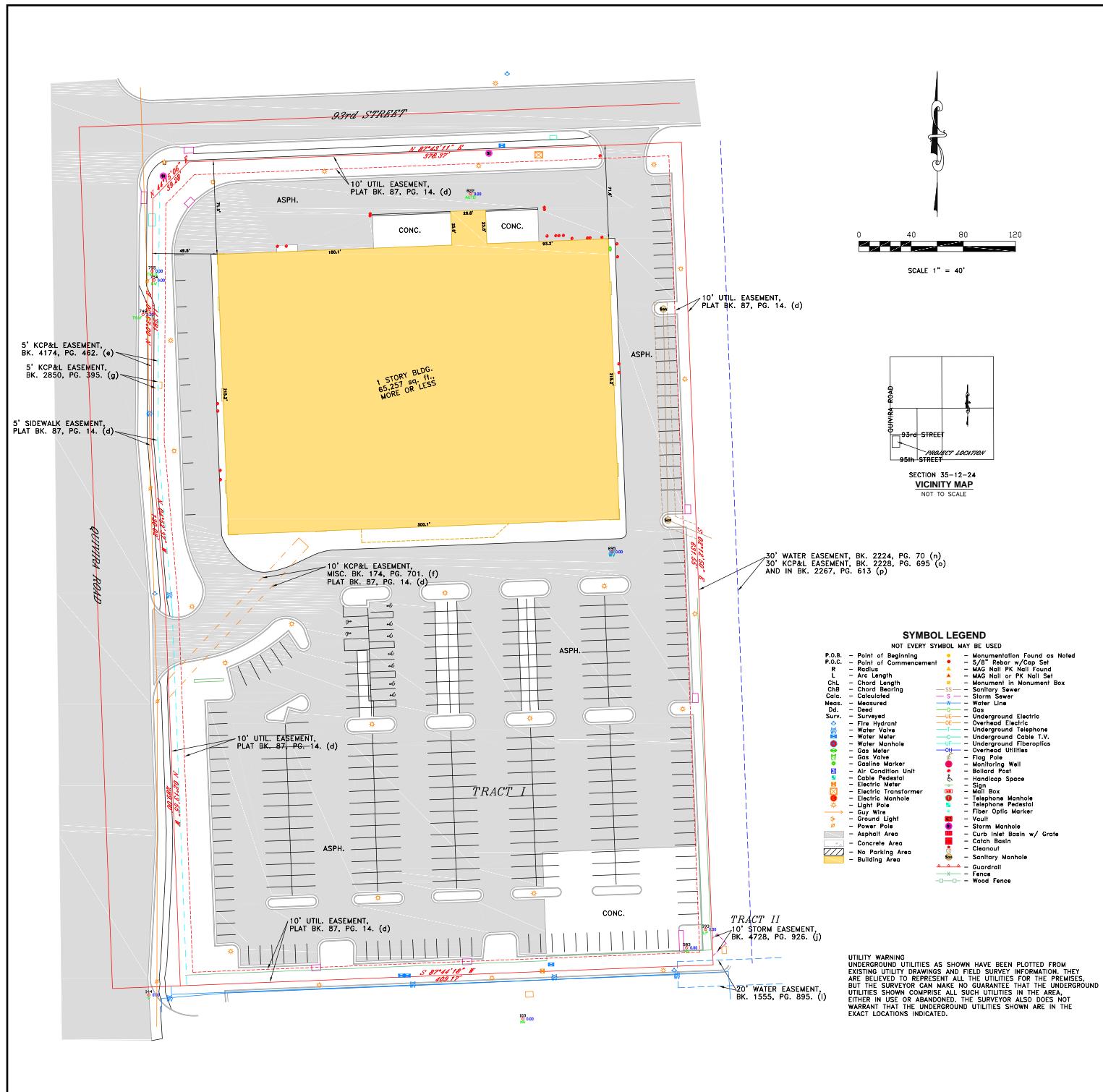
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AERIAL



SURVEY



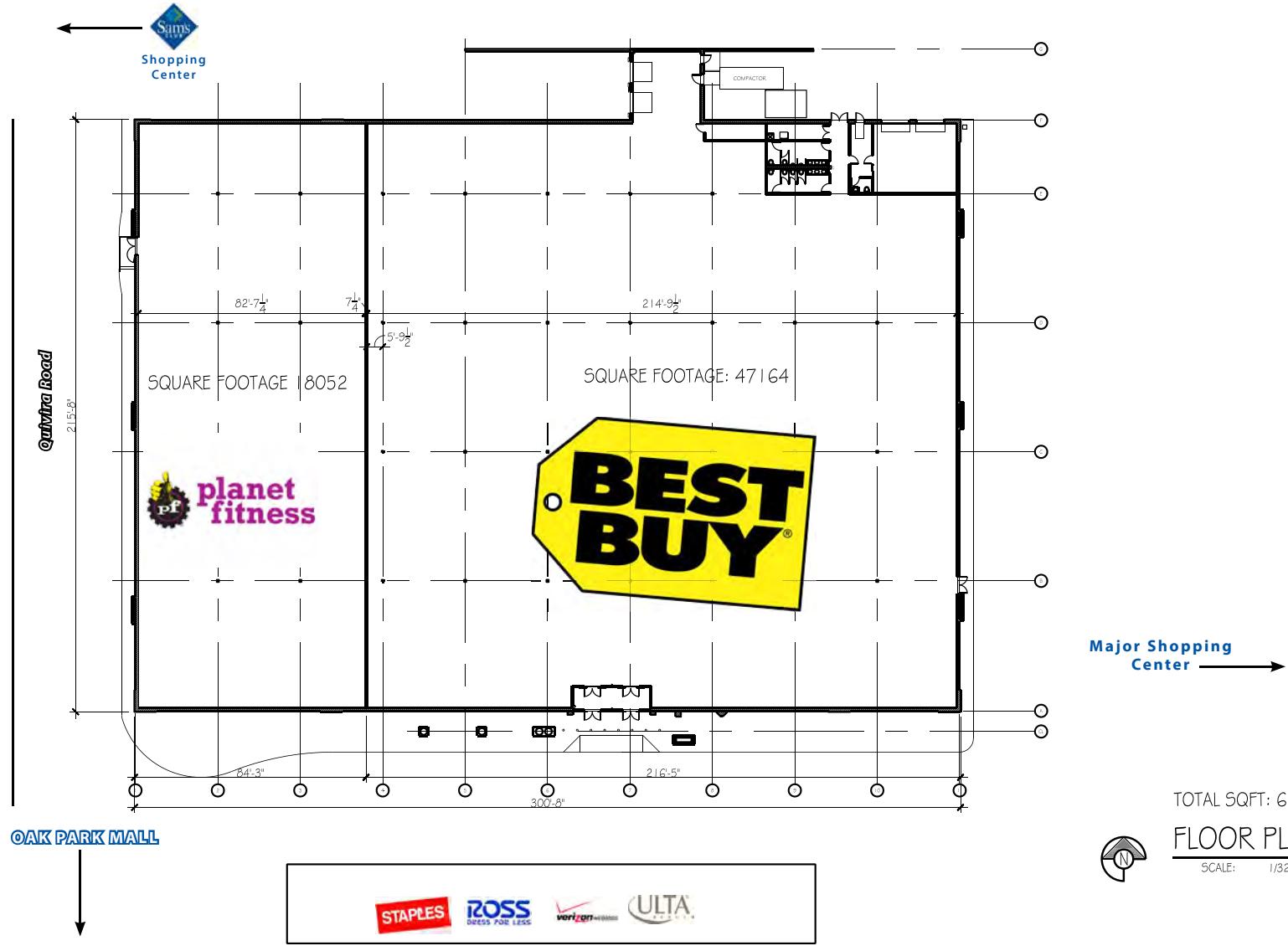


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FLOOR PLAN





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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

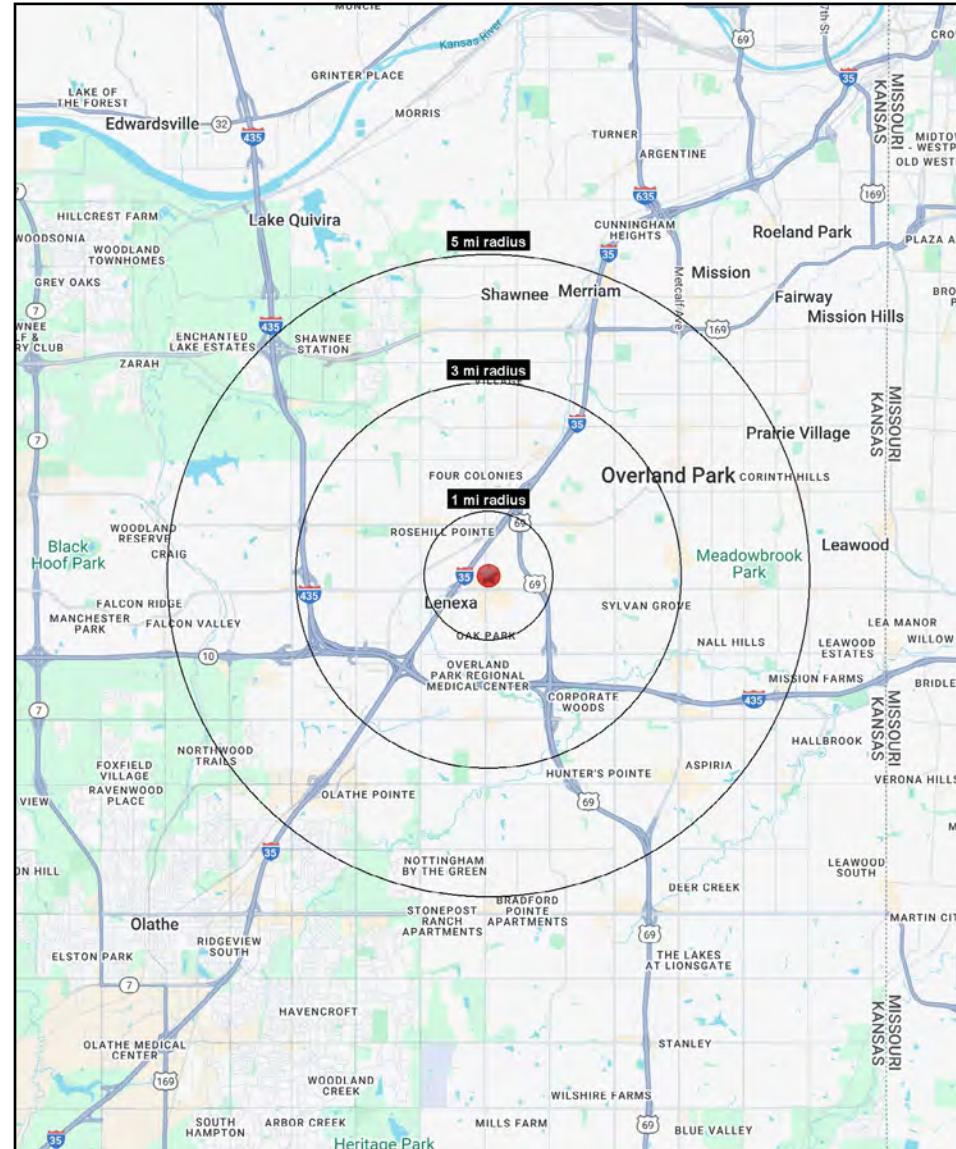
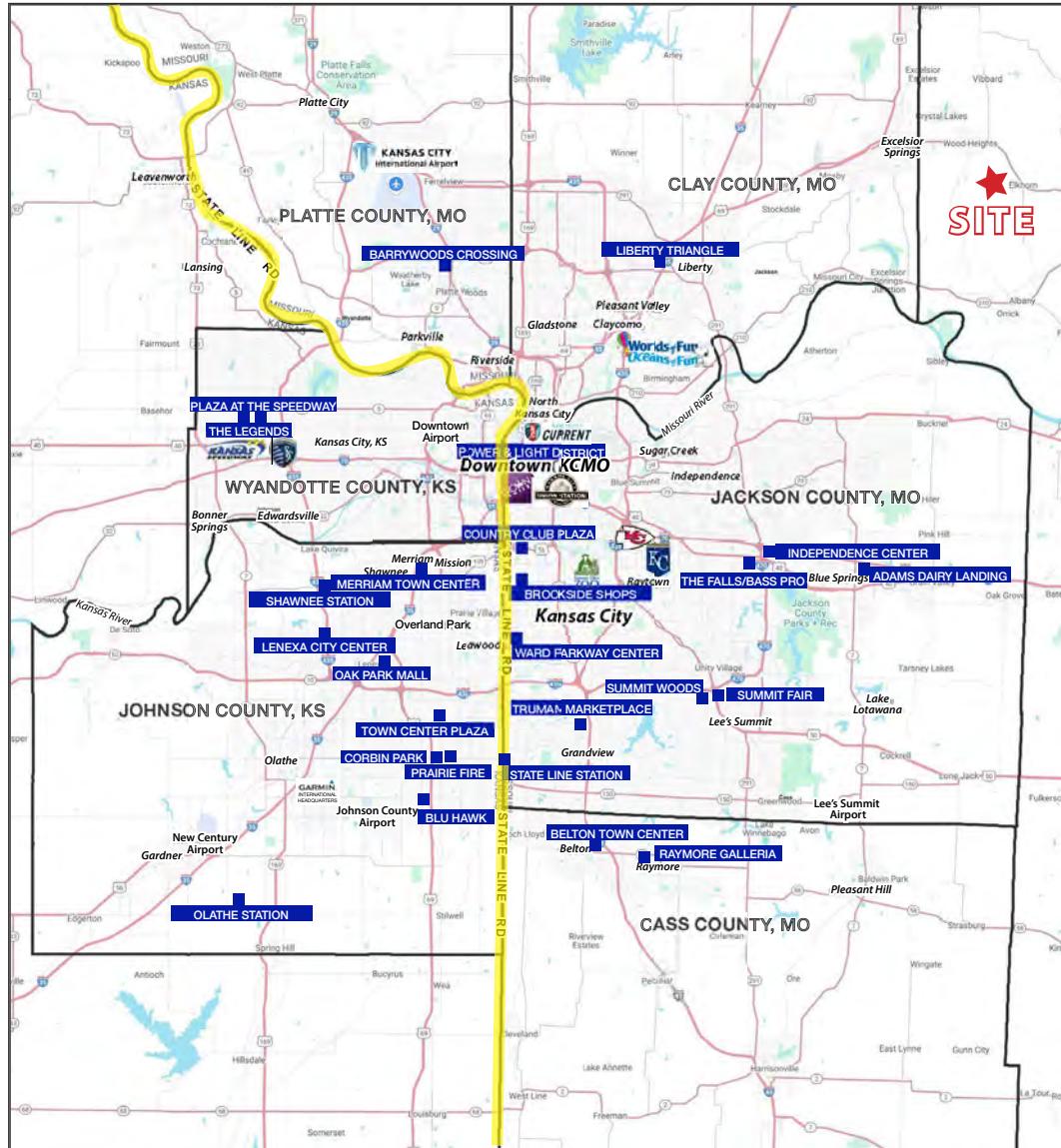
- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, 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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9301 Quivira Road Overland Park, KS 66215	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,959	102,468	236,875
2030 Projected Population	9,732	100,443	235,573
2020 Census Population	9,557	99,247	230,733
2010 Census Population	9,587	96,219	217,073
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.6%
2025 Median Age	34.6	37.9	38.9
Households			
2025 Estimated Households	4,134	45,542	106,530
2030 Projected Households	4,114	45,603	108,315
2020 Census Households	4,022	43,861	100,810
2010 Census Households	3,929	41,286	93,123
Projected Annual Growth 2025 to 2030	-0.1%	-	0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	1.0%
Race and Ethnicity			
2025 Estimated White	69.0%	75.4%	77.7%
2025 Estimated Black or African American	11.3%	8.1%	6.8%
2025 Estimated Asian or Pacific Islander	4.1%	4.4%	5.2%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2025 Estimated Other Races	15.1%	11.8%	9.9%
2025 Estimated Hispanic	16.9%	12.3%	10.4%
Income			
2025 Estimated Average Household Income	\$101,075	\$109,072	\$120,325
2025 Estimated Median Household Income	\$87,152	\$94,980	\$98,813
2025 Estimated Per Capita Income	\$42,289	\$48,580	\$54,237
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.2%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.5%	2.3%
2025 Estimated High School Graduate	21.3%	15.5%	14.5%
2025 Estimated Some College	20.7%	20.2%	18.9%
2025 Estimated Associates Degree Only	7.6%	8.4%	7.8%
2025 Estimated Bachelors Degree Only	30.2%	33.2%	34.3%
2025 Estimated Graduate Degree	13.3%	18.1%	20.4%
Business			
2025 Estimated Total Businesses	916	5,246	12,424
2025 Estimated Total Employees	11,239	88,511	201,348
2025 Estimated Employee Population per Business	12.3	16.9	16.2
2025 Estimated Residential Population per Business	10.9	19.5	19.1

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