



# Retail Space for Sublease

**9327 W 87TH STREET  
OVERLAND PARK, KANSAS**

## Property Highlights

- 1,200 sf (±) sf available
- Shell space
- 24,000 cars-per-day on W 87th Street
- Centrally located with proximity to I-35/US-69 Highway and downtown Overland Park
- Join tenants: Westlake Hardware, Scooter's Coffee, Thai Place, Lenny's Subs, State Farm
- Available immediately
- Sublease rate \$1,400/month

## Demographics

	1 Mile	3 Mile	5 Mile
Population	15,926	109,156	257,020
Daytime Population	15,282	126,115	326,385
Households	6,706	48,222	113,893
Average HH Income	\$86,316	\$99,781	\$118,550
Median HH Income	\$71,801	\$75,443	\$84,152

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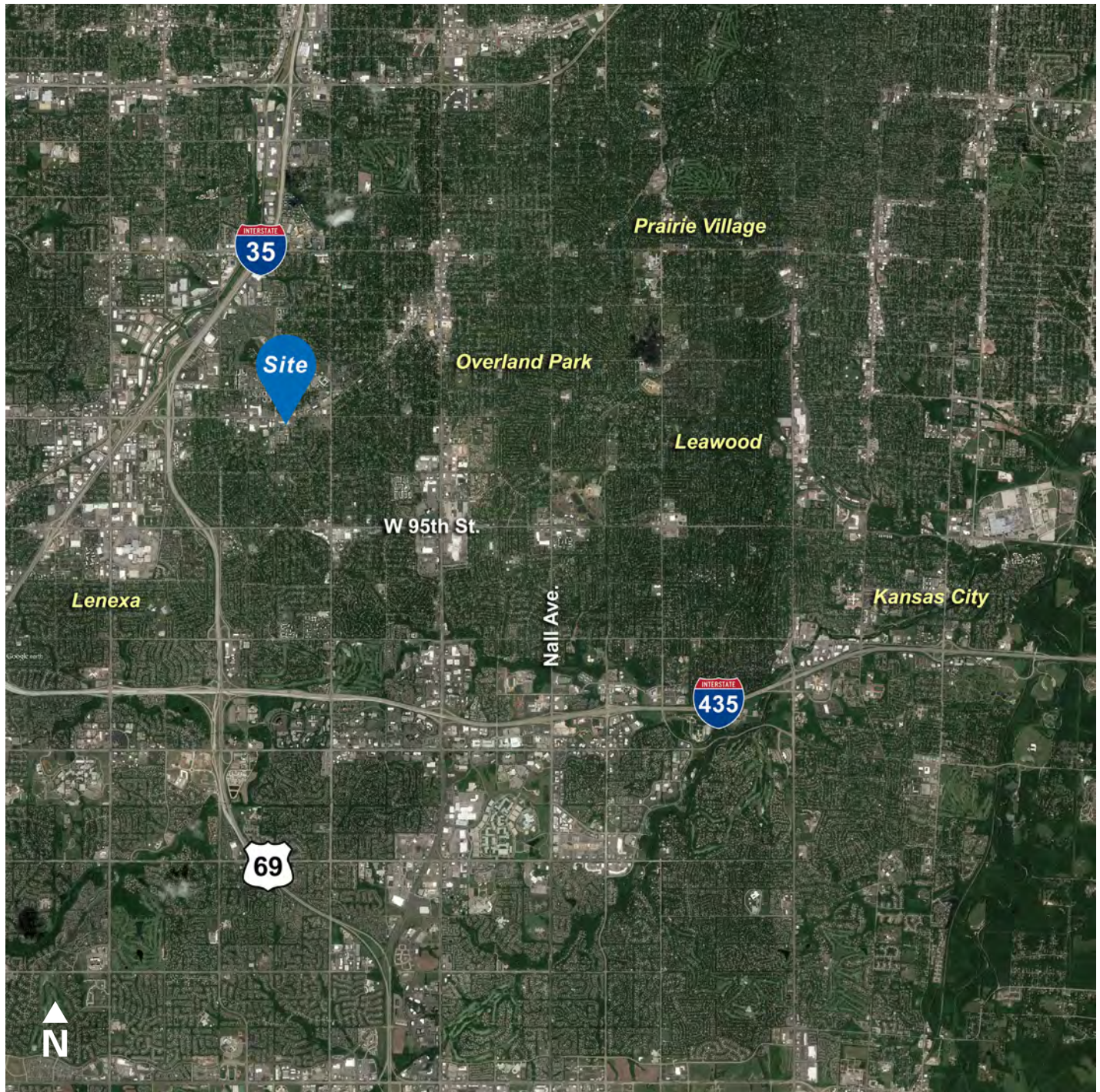


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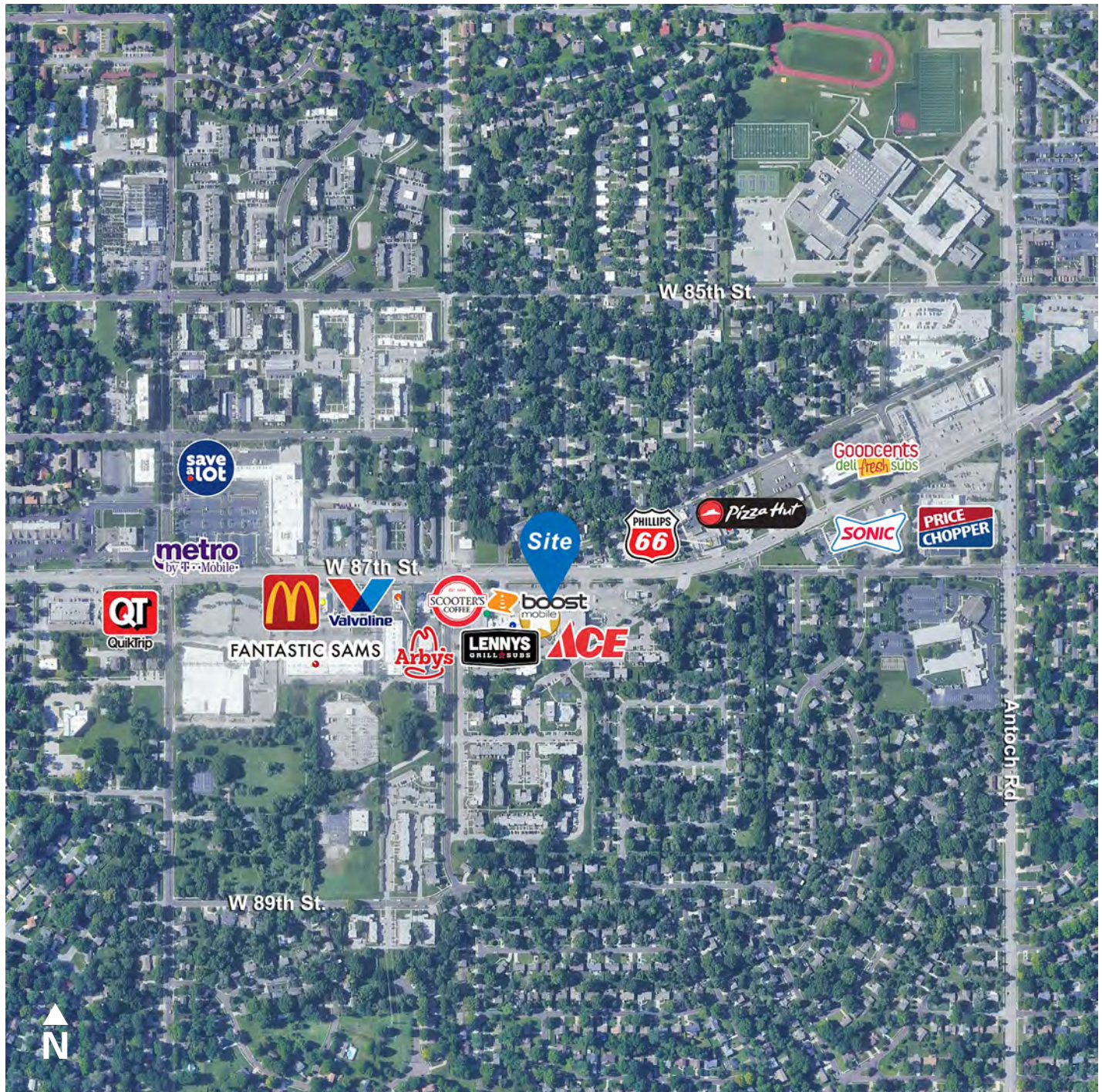
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## 9327 W 87TH STREET, OVERLAND PARK, KANSAS

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	15,577	102,810	238,935
2020 Population	15,890	107,248	252,297
2022 Population	15,926	109,156	257,020
2027 Population	15,903	110,544	261,270
2010-2020 Annual Rate	0.20%	0.42%	0.55%
2020-2022 Annual Rate	0.10%	0.79%	0.83%
2022-2027 Annual Rate	-0.03%	0.25%	0.33%
2022 Male Population	48.0%	48.5%	48.2%
2022 Female Population	52.0%	51.5%	51.8%
2022 Median Age	36.8	39.5	40.7

In the identified area, the current year population is 257,020. In 2020, the Census count in the area was 252,297. The rate of change since 2020 was 0.83% annually. The five-year projection for the population in the area is 261,270 representing a change of 0.33% annually from 2022 to 2027. Currently, the population is 48.2% male and 51.8% female.

#### Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.9.

#### Race and Ethnicity

2022 White Alone	68.4%	73.7%	77.3%
2022 Black Alone	8.9%	7.1%	5.5%
2022 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2022 Asian Alone	2.8%	3.1%	3.9%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	6.0%	4.9%	3.4%
2022 Two or More Races	13.3%	10.6%	9.4%
2022 Hispanic Origin (Any Race)	16.2%	12.9%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.6 in the identified area, compared to 71.6 for the U.S. as a whole.

#### Households

2022 Wealth Index	61	94	122
2010 Households	6,641	45,624	105,335
2020 Households	6,700	47,703	111,931
2022 Households	6,706	48,222	113,893
2027 Households	6,698	48,840	116,023
2010-2020 Annual Rate	0.09%	0.45%	0.61%
2020-2022 Annual Rate	0.04%	0.48%	0.78%
2022-2027 Annual Rate	-0.02%	0.26%	0.37%
2022 Average Household Size	2.37	2.24	2.23

The household count in this area has changed from 111,931 in 2020 to 113,893 in the current year, a change of 0.78% annually. The five-year projection of households is 116,023, a change of 0.37% annually from the current year total. Average household size is currently 2.23, compared to 2.23 in the year 2020. The number of families in the current year is 64,258 in the specified area.

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## Demographics

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	16.0%	18.2%	18.2%
<b>Median Household Income</b>			
2022 Median Household Income	\$71,801	\$75,443	\$84,152
2027 Median Household Income	\$78,545	\$81,982	\$92,989
2022-2027 Annual Rate	1.81%	1.68%	2.02%
<b>Average Household Income</b>			
2022 Average Household Income	\$86,316	\$99,781	\$118,550
2027 Average Household Income	\$97,121	\$113,286	\$133,428
2022-2027 Annual Rate	2.39%	2.57%	2.39%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$36,556	\$43,971	\$52,292
2027 Per Capita Income	\$41,158	\$49,937	\$58,976
2022-2027 Annual Rate	2.40%	2.58%	2.43%

**Households by Income**

Current median household income is \$84,152 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,989 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$118,550 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$133,428 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$52,292 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$58,976 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	146	127	126
2010 Total Housing Units	7,030	49,028	112,675
2010 Owner Occupied Housing Units	3,578	26,932	67,832
2010 Renter Occupied Housing Units	3,062	18,689	37,506
2010 Vacant Housing Units	389	3,404	7,340
2020 Total Housing Units	7,048	50,720	118,657
2020 Vacant Housing Units	348	3,017	6,726
2022 Total Housing Units	7,066	51,718	121,297
2022 Owner Occupied Housing Units	3,702	28,185	71,594
2022 Renter Occupied Housing Units	3,004	20,037	42,299
2022 Vacant Housing Units	360	3,496	7,404
2027 Total Housing Units	7,124	52,837	124,542
2027 Owner Occupied Housing Units	3,760	28,751	73,339
2027 Renter Occupied Housing Units	2,937	20,089	42,685
2027 Vacant Housing Units	426	3,997	8,519

Currently, 59.0% of the 121,297 housing units in the area are owner occupied; 34.9%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 118,657 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.98%. Median home value in the area is \$291,090, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.69% annually to \$332,401.

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