

95th & Nieman Road (SWC), Overland Park, Kansas



### Oak Park Mall Pad Development | Pad Site Available



- One remaining pad site available 1.236 acres
- Join proposed tenants IHOP, Paris Baguette and a national bank
- Existing 30,000+/- SF Bank Midwest pad building of Oak Park to be removed
- Easy access off 69 Highway & I-35
- Intersection carries over 30,000 cars per day
- Oak Park Mall is Kansas City's #1 mall
- 3.18 acre total lot size with approximately 185 total parking stalls



For More Information Contact: Exclusive Agents

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95th & Nieman Road (SWC), Overland Park, Kansas

1.236 ACRE PAD SITE AVAILABLE

**AERIAL** 



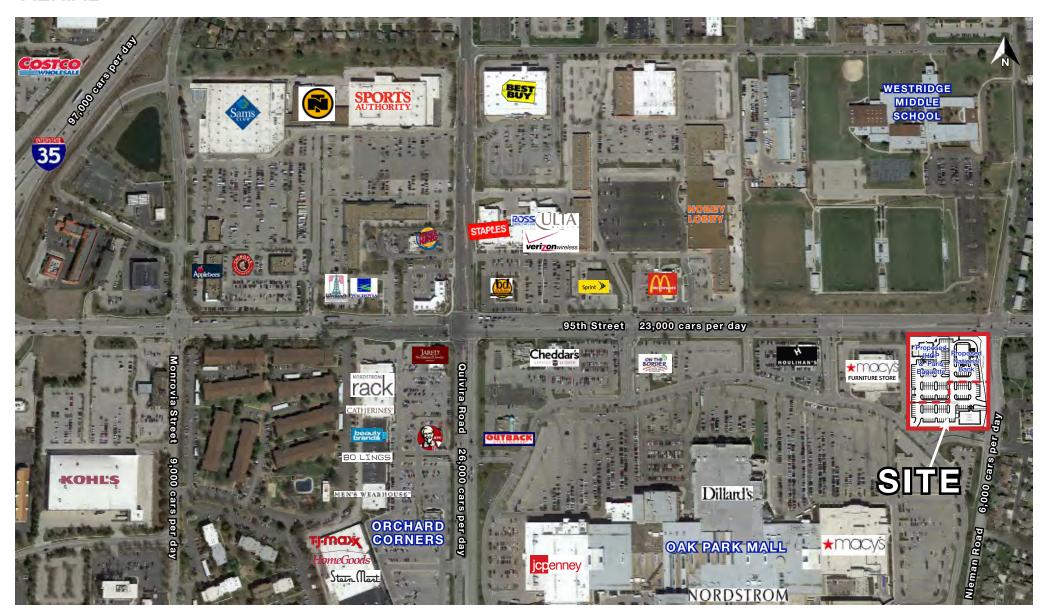




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**AERIAL** 

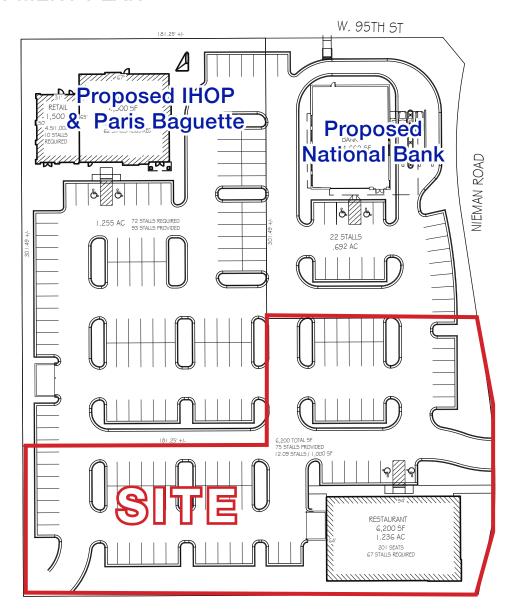




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#### PROPOSED REDEVELOPMENT PLAN

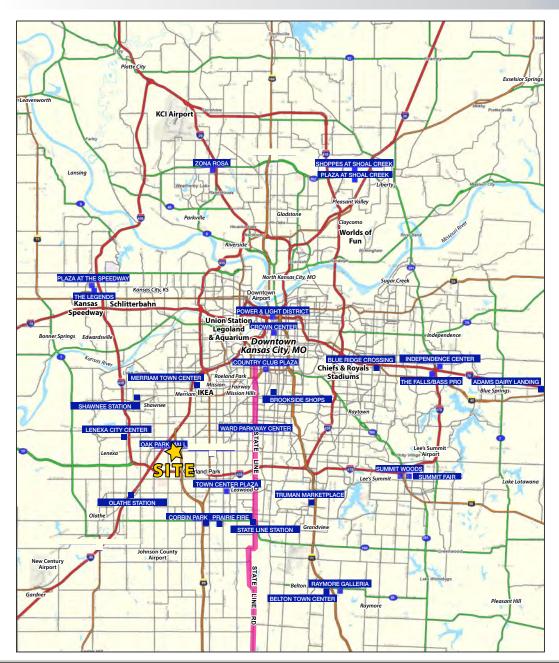


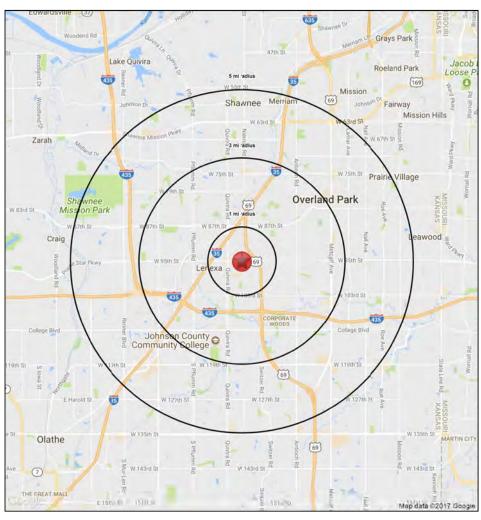




## OAK PARK MALL PAD DEVELOPMENT 95th & Nieman Road (SWC), Overland Park, Kansas

# 1.236 ACRE PAD SITE AVAILABLE









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2026 Projected Population 1 2020 Census Population 1 2010 Census Population 1 2010 Census Population 1 2010 Census Population 1 2010 Census Population 1 2020 Census Population 1 2020 Census Population 1 2021 Estionated Mouseholds 2 2021 Estimated Households 2 2020 Census Households 2 2020 Census Households 2 2010 Census Households 2 2011 Estimated Spanic 1 2021 Estimated White 2 2021 Estimated White 2 2021 Estimated Asian or Pacific Islander 2 2021 Estimated American Indian or Native Alaskan 2 2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Average Household Income \$9 2021 Estimated Median Household Income \$9 2021	1,672 1,541 1,396 1,273 -0.2% 0.3% 40.8 4,749 4,812 4,670 4,577 0.3% 0.3%	100,673 101,398 99,527 96,095 0.1% 0.4% 39.9 44,529 46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	243,072 249,017 243,051 225,206 0.5% 0.7% 40.2 105,951 111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8%
2021 Estimated Population 1 2026 Projected Population 1 2020 Census Population 1 2010 Census Population 1 2021 Estimated Annual Growth 2021 to 2026 2 2021 Median Age 2 2021 Median Age 2 2021 Estimated Households 2 2020 Census Households 2 2020 Census Households 2 2020 Census Households 2 2020 Census Households 2 2021 Estimated Annual Growth 2021 to 2026 2 2021 Estimated White 7 2021 Estimated White 7 2021 Estimated Black or African American 2 2021 Estimated Asian or Pacific Islander 2 2021 Estimated American Indian or Native Alaskan 2 2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 2 2021 Estimated Average Household Income 59 2021 Estimated Median Household Income 57 2021 Estimated Median Household Income 53 2021 Estimated Per Capita Income 54 2021 Esti	1,541 1,396 1,273 -0.2% 0.3% 40.8 4,749 4,812 4,670 4,577 0.3% 0.3%	101,398 99,527 96,095 0.1% 0.4% 39.9 44,529 46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	249,017 243,051 225,206 0.5% 0.7% 40.2 105,951 111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8% 5.5%
2026 Projected Population 1 2020 Census Population 1 2010 Census Population 1 2021 Estimated Households 2 2021 Estimated Households 2 2021 Estimated Households 2 2026 Projected Households 2 2020 Census Households 2 2020 Census Households 2 2010 Census Households 2 2010 Census Households 2 2011 Estimated Move 1 2021 Estimated White 7 2021 Estimated White 7 2021 Estimated White 7 2021 Estimated Apair or Pacific Islander 2 2021 Estimated American Indian or Native Alaskan 2 2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Average Household Income 9 2021 Estimated Average Household Income 9 2021 Estimated Median Household Income 9 2021 Estimated Per Capita Income 9 2021 E	1,541 1,396 1,273 -0.2% 0.3% 40.8 4,749 4,812 4,670 4,577 0.3% 0.3%	101,398 99,527 96,095 0.1% 0.4% 39.9 44,529 46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	249,017 243,051 225,206 0.5% 0.7% 40.2 105,951 111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8% 5.5%
2020 Census Population 1 2010 Census Population 1 2010 Census Population 1 2010 Census Population 1 2021 Median Age 4 2021 Median Age 4 2021 Estimated Households 2 2020 Census Households 2 2010 Census Households 2 2011 Estimated Annual Growth 2010 to 2021 3 2012 Estimated White 2 2011 Estimated White 2 2012 Estimated Asian or Pacific Islander 2 2012 Estimated American Indian or Native Alaskan 2 2012 Estimated American Indian or Native Alaskan 2 2012 Estimated Hispanic 1 2012 Estimated Average Household Income 2 2012 Estimated Median Household Income 3 2012 Estimated Per Capita Income 53 2013 Estimated Per Capita Income 53 2014 Estimated Per Capita Income 53 2015 Estimated Per Capita Income 53 2015 Estimated Per Capita Income 53 2016 Estimated Per Capita Income 53 2016 Estimated Per Capita Income 53 2017 Estimated Per Capita Income 53 2018 Estimated Per Capita Income 54 2018 Estimated Per Cap	1,396 1,273 -0.2% 0.3% 40.8 4,749 4,812 4,670 4,577 0.3% 0.3%	99,527 96,095 0.1% 0.4% 39.9 44,529 46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	243,051 225,206 0.5% 0.7% 40.2 105,951 111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8% 5.5%
2010 Census Population	1,273 -0.2% 0.3% 40.8 4,749 4,812 4,670 4,577 0.3% 0.3%	96,095 0.1% 0.4% 39.9 44,529 46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	225,206 0.5% 0.7% 40.2 105,951 111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8% 5.5%
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2021 Estimated Households 2020 Census Households 2010 Census Households 2011 Estimated Annual Growth 2010 to 2021 2012 Estimated White 2011 Estimated White 2011 Estimated Black or African American 2011 Estimated Asian or Pacific Islander 2011 Estimated American Indian or Native Alaskan 2011 Estimated Other Races 2011 Estimated Hispanic 2011 Estimated Per Capita Income 2011 Estimated Per Capita Income 2011 Estimated Per Capita Income 2012 Estimated Per Capita Income 2013 Estimated Per Capita Income 2014 Estimated Per Capita Income 2015 Estimated Per Capita Income 2015 Estimated Per Capita Income 2016 Estimated Per Capita Income 2017 Estimated Per Capita Income 2018 Estimated Per Capita Income	4,812 4,670 4,577 0.3% 0.3% 71.7% 6.7%	46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8%
2026 Projected Households 2020 Census Households 2010 Census Households 2011 Estimated Annual Growth 2010 to 2021 2012 Estimated White 2012 Estimated White 2012 Estimated Black or African American 2012 Estimated Asian or Pacific Islander 2012 Estimated American Indian or Native Alaskan 2012 Estimated Other Races 2013 Estimated Hispanic 2014 Estimated Hispanic 2015 Estimated Hispanic 2015 Estimated Hispanic 2016 Estimated Average Household Income 2016 Estimated Average Household Income 2017 Estimated Median Household Income 2018 Estimated Per Capita Income	4,812 4,670 4,577 0.3% 0.3% 71.7% 6.7%	46,063 44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	111,367 105,214 96,529 1.0% 0.9% 75.8% 5.8%
2020 Census Households 2010 Census Households 2011 Estimated Annual Growth 2021 to 2026 2021 Estimated White 2021 Estimated White 2021 Estimated Black or African American 2021 Estimated Asian or Pacific Islander 2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Average Household Income 2021 Estimated Average Household Income 2021 Estimated Median Household Income 2021 Estimated Per Capita Income	4,670 4,577 0.3% 0.3% 71.7% 6.7%	44,258 42,091 0.7% 0.5% 72.8% 7.1% 4.7%	105,214 96,529 1.0% 0.9% 75.8% 5.8%
2010 Census Households Projected Annual Growth 2021 to 2026 Historical Annual Growth 2010 to 2021 Race and Ethnicity 2021 Estimated White 2021 Estimated Black or African American 2021 Estimated Asian or Pacific Islander 2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Per Capita Income 2021 Estimated Average Household Income 2021 Estimated Average Household Income 2021 Estimated Median Household Income 2021 Estimated Per Capita Income	4,577 0.3% 0.3% 0.3%	42,091 0.7% 0.5% 72.8% 7.1% 4.7%	96,529 1.0% 0.9% 75.8% 5.8% 5.5%
Projected Annual Growth 2021 to 2026 Historical Annual Growth 2010 to 2021 Race and Ethnicity 2021 Estimated White 7 2021 Estimated Black or African American 2021 Estimated Asian or Pacific Islander 2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Per Capita Income \$9 2021 Estimated Per Capita Income \$3	0.3% 0.3% 71.7% 6.7%	0.7% 0.5% 72.8% 7.1% 4.7%	1.0% 0.9% 75.8% 5.8% 5.5%
Historical Annual Growth 2010 to 2021  Race and Ethnicity  2021 Estimated White  2021 Estimated Black or African American  2021 Estimated Asian or Pacific Islander  2021 Estimated American Indian or Native Alaskan  2021 Estimated Other Races  2021 Estimated Hispanic  1021 Estimated Hispanic  2021 Estimated Hispanic  2021 Estimated Average Household Income  2021 Estimated Average Household Income  2021 Estimated Per Capita Income  \$3  Education (Age 25+)	0.3% 71.7% 6.7%	72.8% 7.1% 4.7%	0.9% 75.8% 5.8% 5.5%
Race and Ethnicity 2021 Estimated White 7 2021 Estimated Black or African American 2021 Estimated Asian or Pacific Islander 2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Average Household Income \$9 2021 Estimated Average Household Income \$9 2021 Estimated Median Household Income \$7 2021 Estimated Per Capita Income \$3 2021 Est	71.7% 6.7%	72.8% 7.1% 4.7%	75.8% 5.8% 5.5%
2021 Estimated White 2021 Estimated Black or African American 2021 Estimated Asian or Pacific Islander 2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Average Household Income 2021 Estimated Average Household Income 2021 Estimated Median Household Income 2021 Estimated Per Capita Income	6.7%	7.1% 4.7%	5.8% 5.5%
2021 Estimated Black or African American 2021 Estimated Asian or Pacific Islander 2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Average Household Income 2021 Estimated Average Household Income 2021 Estimated Median Household Income \$9 2021 Estimated Per Capita Income \$3 Education (Age 25+)	6.7%	7.1% 4.7%	5.8% 5.5%
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2021 Estimated American Indian or Native Alaskan 2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Average Household Income \$9 2021 Estimated Median Household Income \$7 2021 Estimated Per Capita Income \$3 Education (Age 25+)	3.7%		
2021 Estimated Other Races 1 2021 Estimated Hispanic 1 2021 Estimated Hispanic 1 2021 Estimated Average Household Income \$9 2021 Estimated Median Household Income \$7 2021 Estimated Per Capita Income \$3 Education (Age 25+)		0.50/	0.40/
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ncome 2021 Estimated Average Household Income \$9 2021 Estimated Median Household Income \$7 2021 Estimated Per Capita Income \$3 Education (Age 25+)	L7.4%	14.9%	12.4%
2021 Estimated Average Household Income \$9 2021 Estimated Median Household Income \$7 2021 Estimated Per Capita Income \$3 Education (Age 25+)	L4.8%	12.2%	9.8%
2021 Estimated Median Household Income \$7 2021 Estimated Per Capita Income \$3 Education (Age 25+)			
2021 Estimated Per Capita Income \$3 Education (Age 25+)	0,708	\$90,271	\$103,020
Education (Age 25+)	2,796	\$76,940	\$85,763
	7,096	\$40,012	\$45,013
2021 Estimated Elementary (Grade Level 0 to 8)			
	3.5%	2.0%	1.7%
2021 Estimated Some High School (Grade Level 9 to 11)	5.4%	3.1%	2.3%
2021 Estimated High School Graduate	16.7%	16.6%	15.6%
2021 Estimated Some College	20.7%	20.7%	18.4%
2021 Estimated Associates Degree Only	7.2%	8.5%	7.9%
	32.3%	32.0%	34.3%
	L4.1%	17.1%	19.8%
Business	,	27.1270	20.070
2021 Estimated Total Businesses	768	6,067	12,953
		109,500	222,146
2021 Estimated Total Employees 2021 Estimated Employee Population per Business	4 294	18.0	17.1
2021 Estimated Employee Population per Business	4,294 18.6	1211	1/.1

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