



Oak Park Mall Pad Development | Pad Site Available

EXISTING BUILDING TO BE REMOVED



- 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

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

For More Information Contact: *Exclusive Agents*
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OAK PARK MALL PAD DEVELOPMENT

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

1.236 ACRE
PAD SITE
AVAILABLE

AERIAL



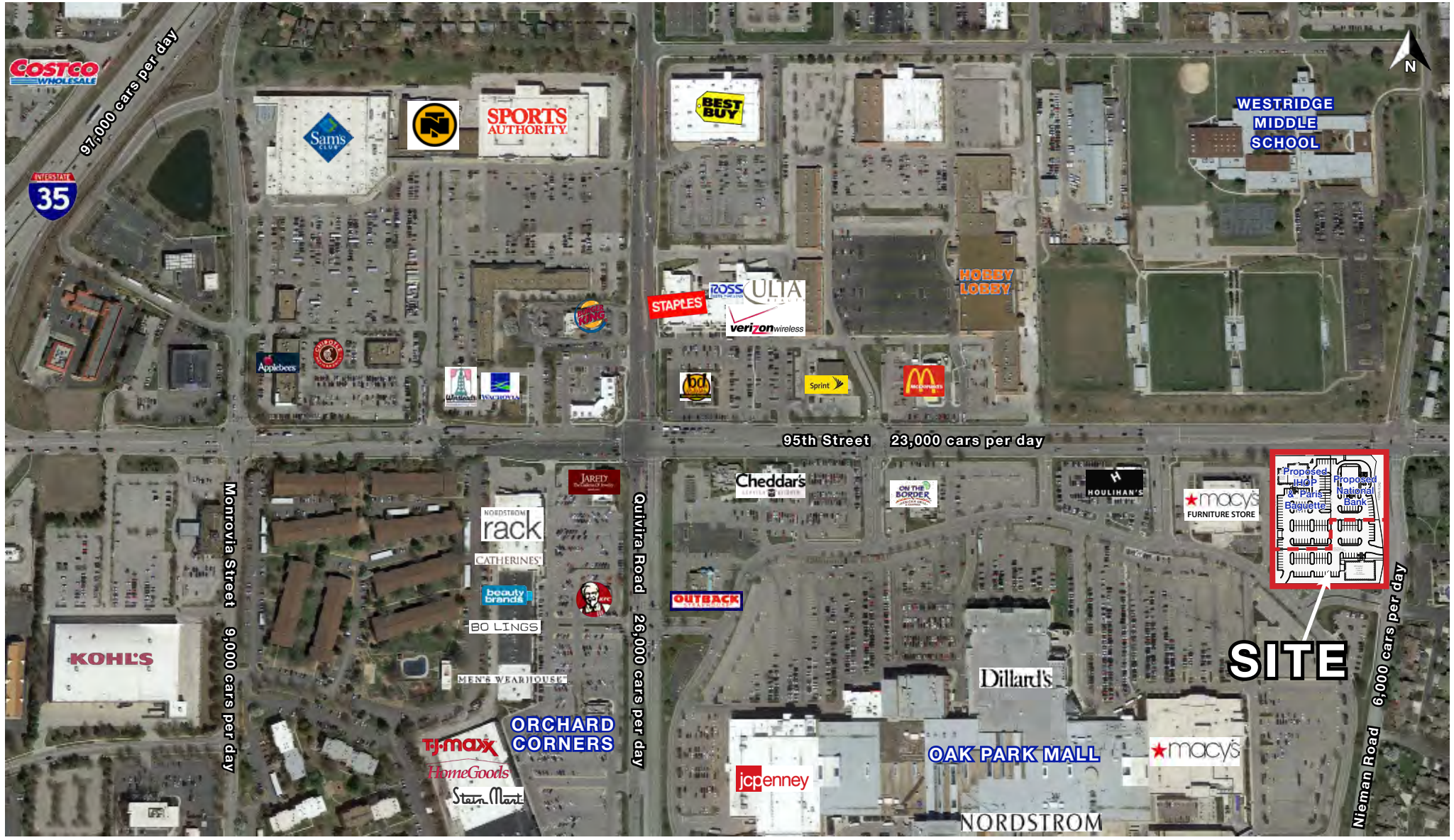


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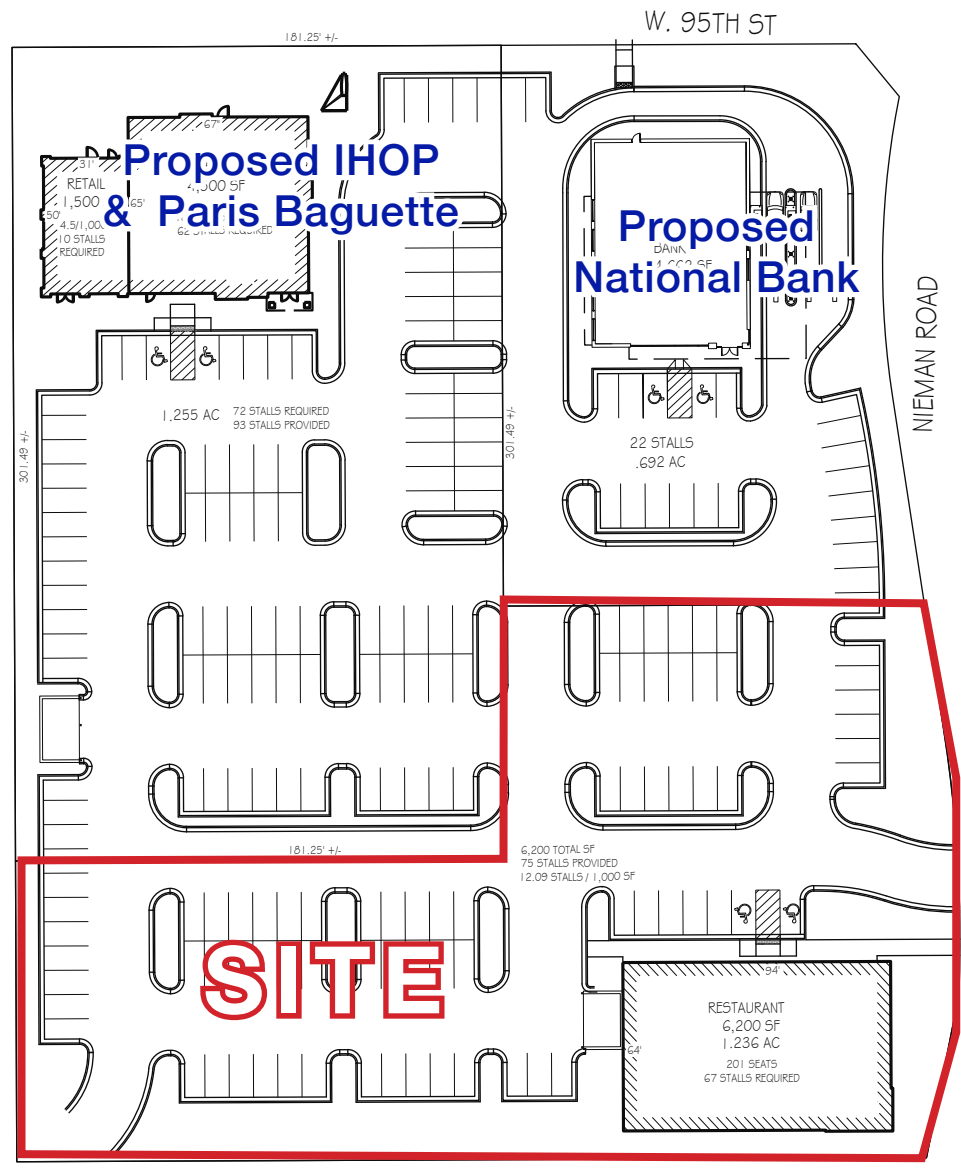


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PROPOSED REDEVELOPMENT PLAN

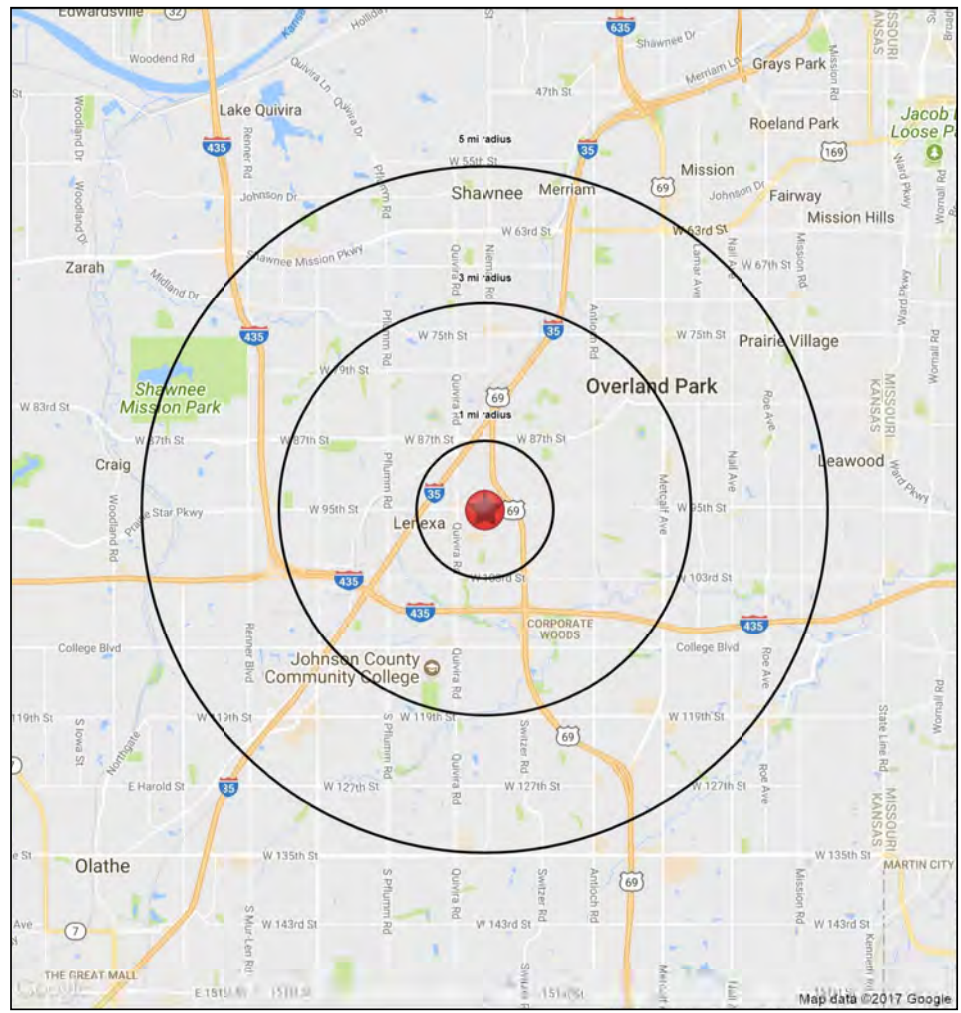
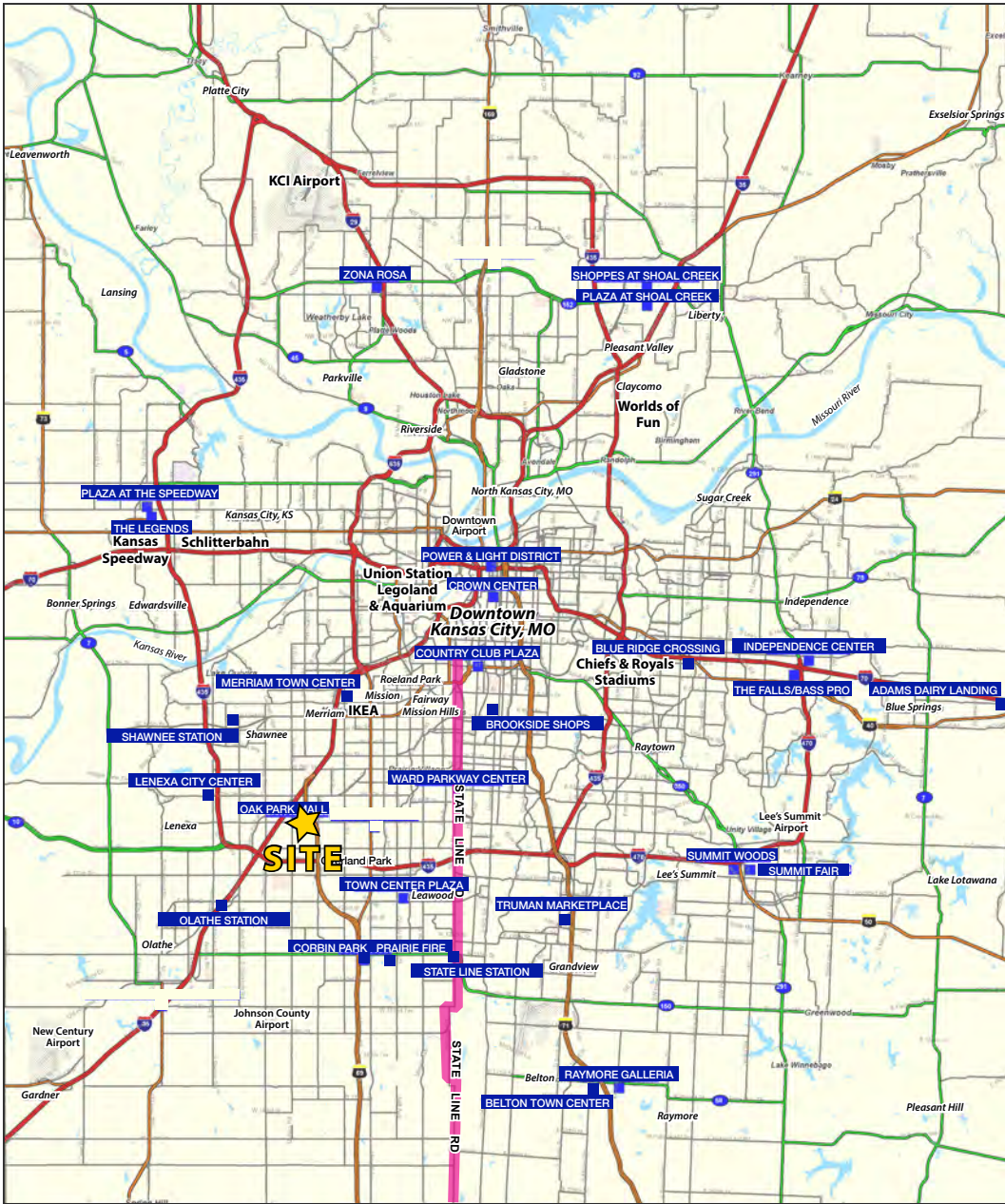




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11111 W 95th St Overland Park, KS 66214	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	11,672	100,673	243,072
2026 Projected Population	11,541	101,398	249,017
2020 Census Population	11,396	99,527	243,051
2010 Census Population	11,273	96,095	225,206
Projected Annual Growth 2021 to 2026	-0.2%	0.1%	0.5%
Historical Annual Growth 2010 to 2021	0.3%	0.4%	0.7%
2021 Median Age	40.8	39.9	40.2
Households			
2021 Estimated Households	4,749	44,529	105,951
2026 Projected Households	4,812	46,063	111,367
2020 Census Households	4,670	44,258	105,214
2010 Census Households	4,577	42,091	96,529
Projected Annual Growth 2021 to 2026	0.3%	0.7%	1.0%
Historical Annual Growth 2010 to 2021	0.3%	0.5%	0.9%
Race and Ethnicity			
2021 Estimated White	71.7%	72.8%	75.8%
2021 Estimated Black or African American	6.7%	7.1%	5.8%
2021 Estimated Asian or Pacific Islander	3.7%	4.7%	5.5%
2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
2021 Estimated Other Races	17.4%	14.9%	12.4%
2021 Estimated Hispanic	14.8%	12.2%	9.8%
Income			
2021 Estimated Average Household Income	\$90,708	\$90,271	\$103,020
2021 Estimated Median Household Income	\$72,796	\$76,940	\$85,763
2021 Estimated Per Capita Income	\$37,096	\$40,012	\$45,013
Education (Age 25+)			
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%
2021 Estimated Bachelors Degree Only	32.3%	32.0%	34.3%
2021 Estimated Graduate Degree	14.1%	17.1%	19.8%
Business			
2021 Estimated Total Businesses	768	6,067	12,953
2021 Estimated Total Employees	14,294	109,500	222,146
2021 Estimated Employee Population per Business	18.6	18.0	17.1
2021 Estimated Residential Population per Business	15.2	16.6	18.8

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