

FOR LEASE | OFFICE SPACE

11237 Nail Ave | STE 130 | Overland Park, KS

FOR LEASE



JIOMED IS EXPANDING! | SPACE AVAILABLE FOR LEASE

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THE SPACE

Location	11237 Nall Ave STE 130 Overland Park, KS 66211
Square Feet	1,432
Annual Rent PSF	\$24.00
Lease Type	Gross

HIGHLIGHTS

- 11237 Nall Avenue, Suite 130 offers a rare opportunity to lease a turnkey medical or professional office suite within one of Johnson County's most established and high-performing commercial corridors. The ±1,432 SF suite is currently occupied by a medical user who is expanding to new location, creating near-term availability in a location defined by strong healthcare demand, affluent demographics, and exceptional regional connectivity. The property is ideally suited for medical, dental, healthcare, and professional office users seeking visibility, convenience, and long-term market stability.
- Building designed to support professional and medical office users, with surrounding tenancy reinforcing a business-focused environment
- Existing suite configuration supports multiple private rooms, dedicated offices, and support space, ideal for client- or patient-facing operation
- Interior modern and professional finishes suitable for immediate use while allowing flexibility for tenant branding
- Ample surface parking provides convenience for both staff and clients
- Building offers a quiet, professional setting appropriate for consultation, advisory, and specialty service uses
- Surrounding tenant mix includes established medical, dental, specialty healthcare, and professional service practices, reinforcing corridor credibility



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,272	81,586	235,734

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$148,114	\$158,202	\$141,480

NUMBER OF HOUSEHOLDS

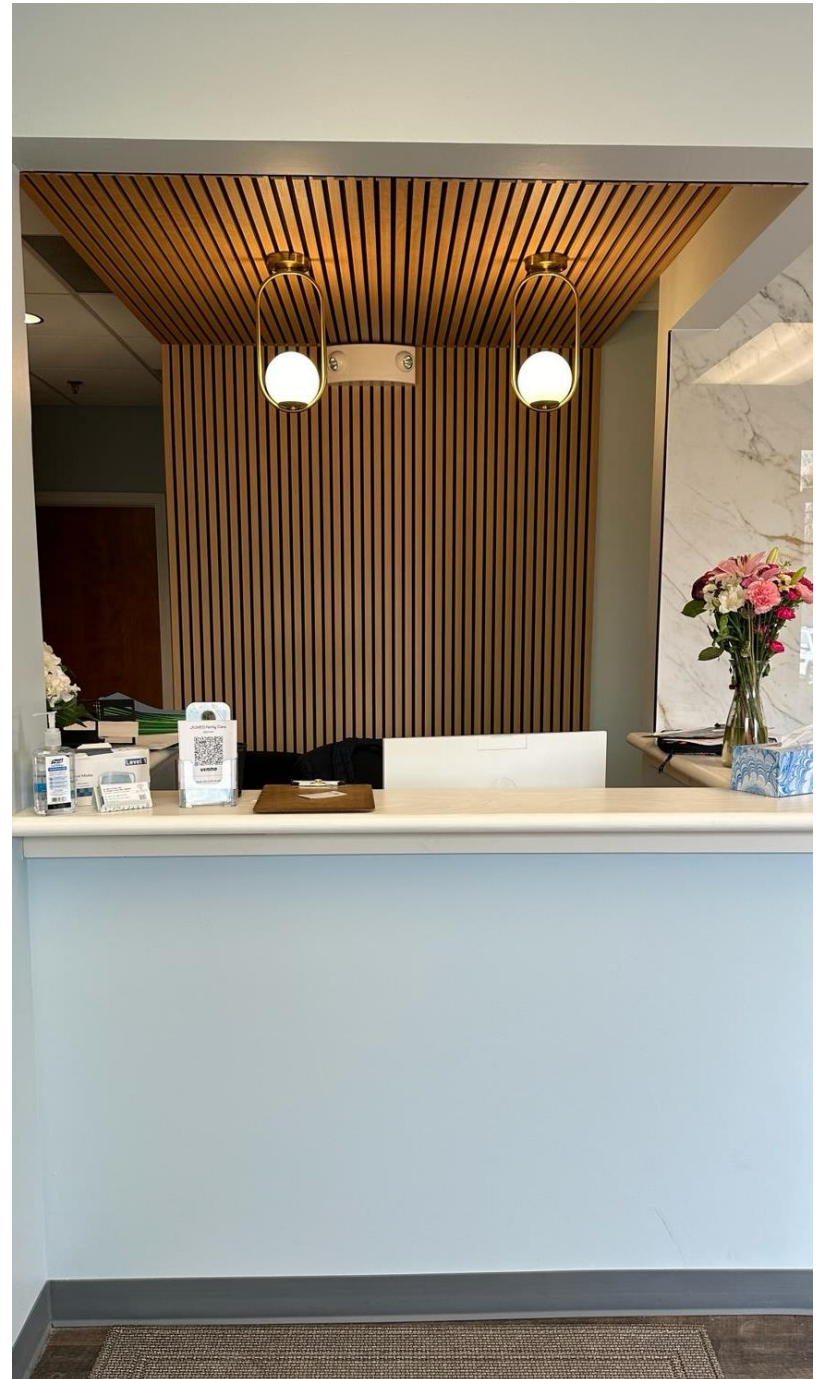
1.00 MILE	3.00 MILE	5.00 MILE
3,353	36,156	103,063

PROPERTY FEATURES

BUILDING SF	1,432
LAND ACRES	0.03
YEAR BUILT	1990
YEAR RENOVATED	2023
NUMBER OF STORIES	1

LOCATION

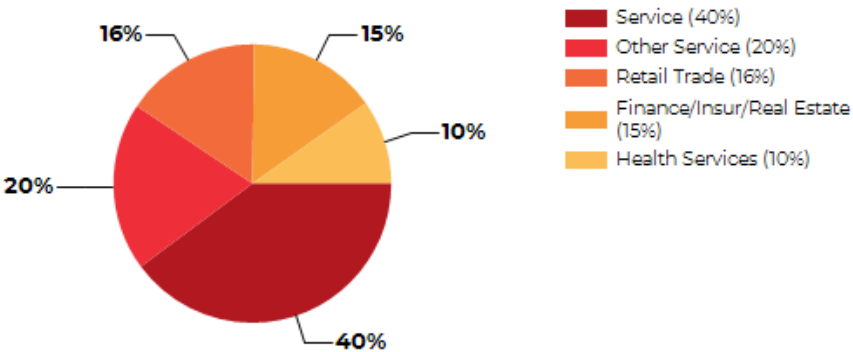
SCHOOL DISTRICT	Blue Valley
SUBDIVISION	University Park Condo



LOCATION SUMMARY

- Core Leawood Professional Office Corridor | Johnson County, KS
- Positioned directly along Nall Avenue, a primary north-south arterial carrying approximately 31,000 vehicles per day, serving as a key connector between Leawood and Overland Park
- Immediate access to I-435 (±165,000+ VPD) and close proximity to US-69 Highway (±90,000+ VPD), providing efficient regional connectivity across the Kansas City metro
- Located minutes from College Boulevard, one of Johnson County's most concentrated employment and professional office corridors
- Proximate to Corporate Woods Office Park, a major employment center housing hundreds of professional, medical, and corporate tenants
- Short drive to Menorah Medical Center and affiliated outpatient and specialty medical providers, reinforcing healthcare demand and referral activity
- Near Aspiria, a 207-acre master-planned redevelopment undergoing \$750+ million in mixed-use investment, including Class A office, hospitality, and destination entertainment uses
- Location offers strong visibility and access while maintaining a professional, office-oriented environment suitable for client- and patient-facing uses
- Average household income within a 3-mile radius exceeds \$150,000, ranking among the highest income concentrations in the Kansas City metro

Major Industries by Employee Count



Largest Employers

T-Mobile	6,000
Shawnee Mission School District	3,600
Blue Valley School District	3,313
Black & Veatch	3,100
Johnson County Community College	2,377
OptumRx	2,000
Overland Park Regional Medical Center	1,250
City of Overland Park	1,200

T-Mobile

Approx. 3,825 Employees

Approx. 1 mile

Shawnee Mission School District

Approx. 3,644 Employees

Approx. 1 mile

Blue Valley School District

Approx. 3,363 Employees

Approx. 1 mile

UnitedHealth Group

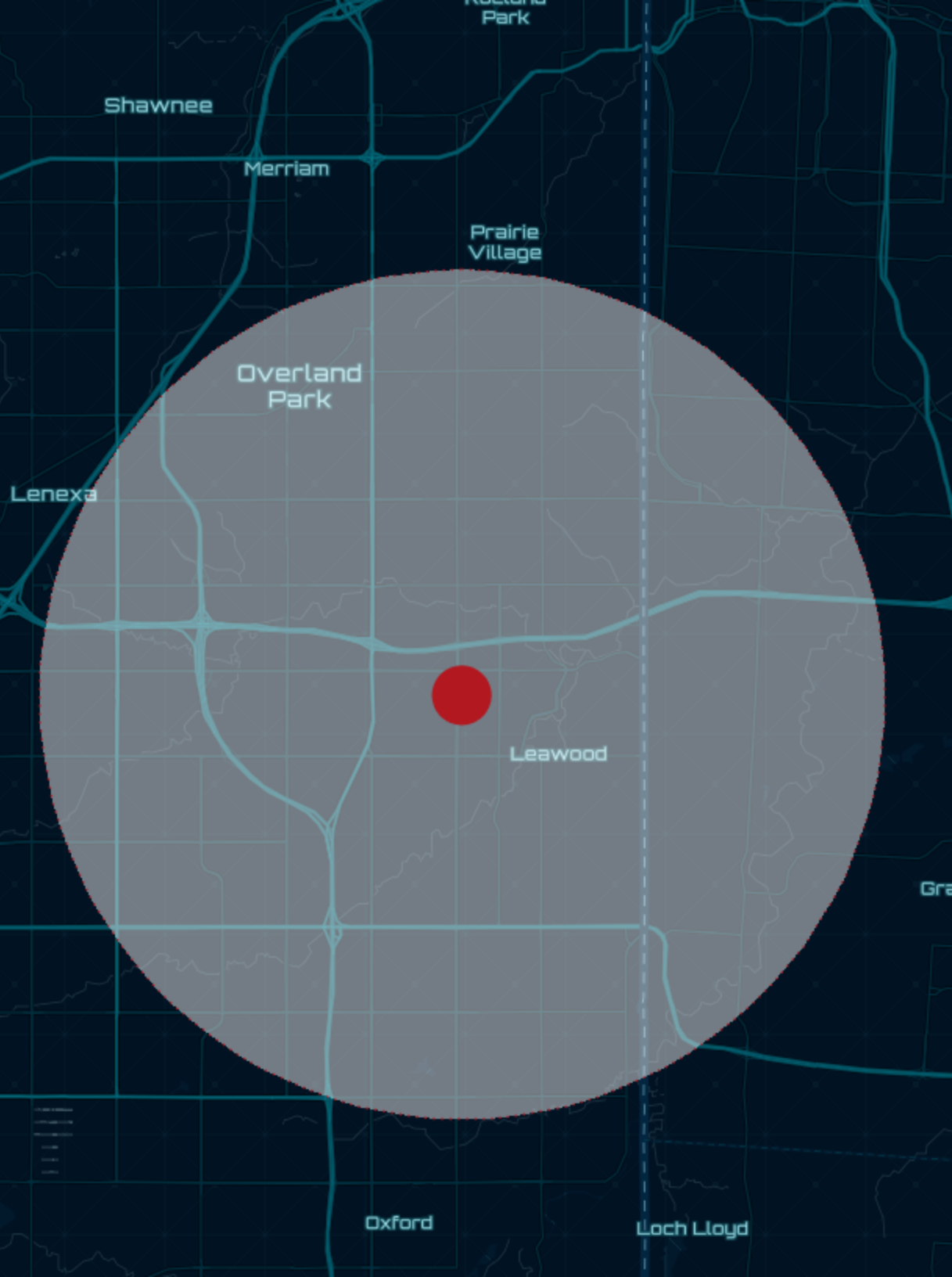
Approx. 3,000 Employees

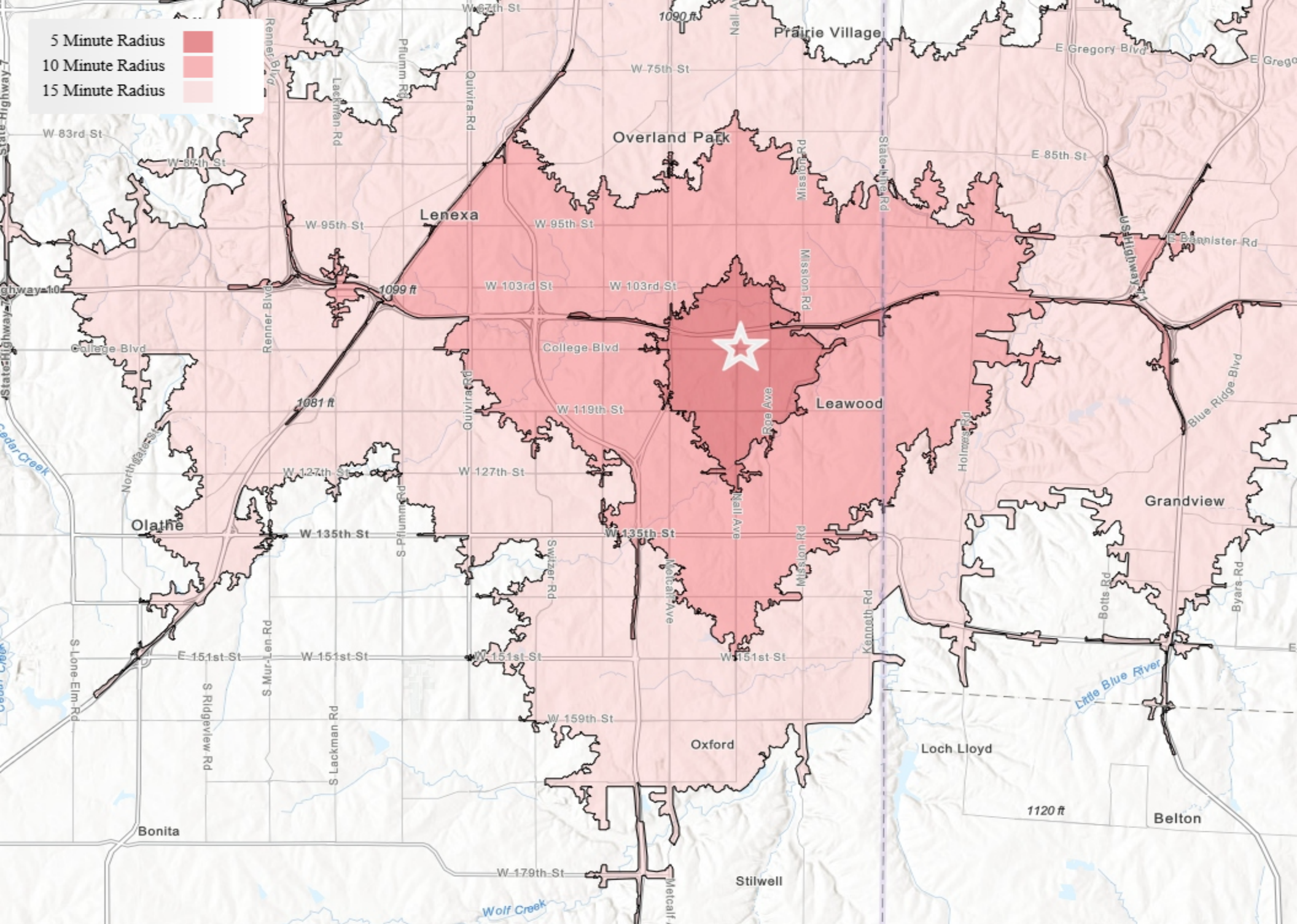
Approx. 1 mile

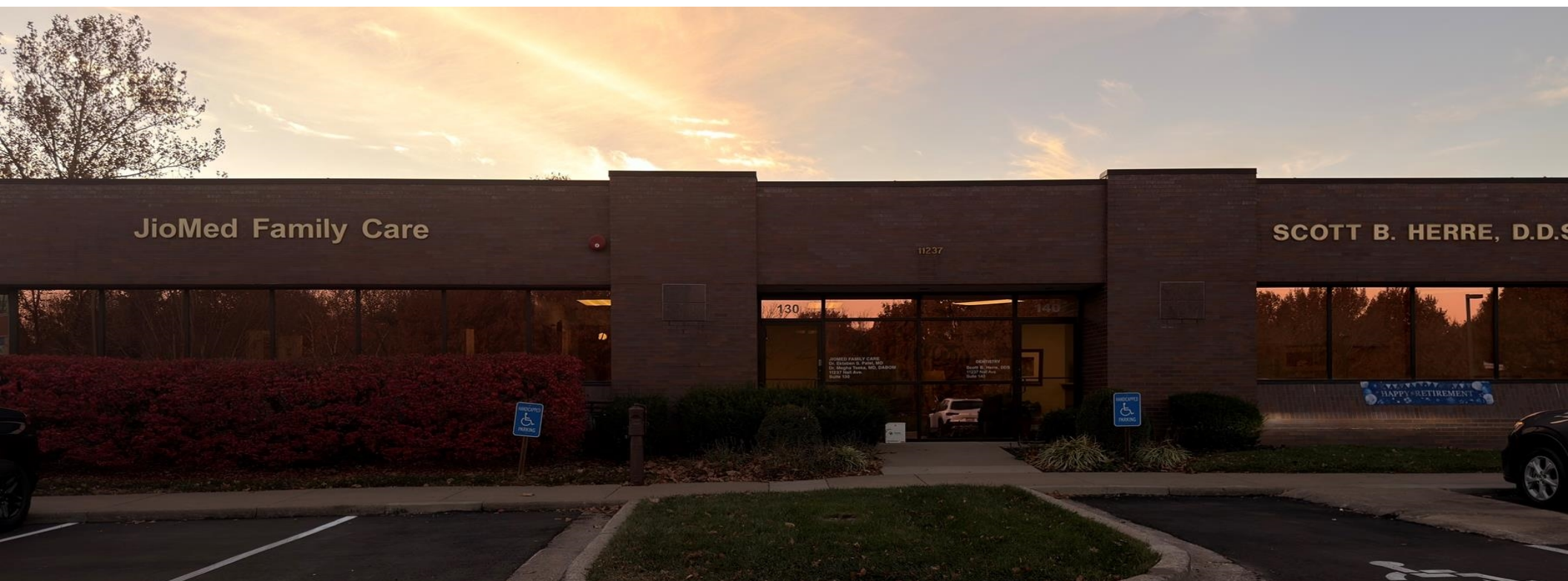
Wal-Mart

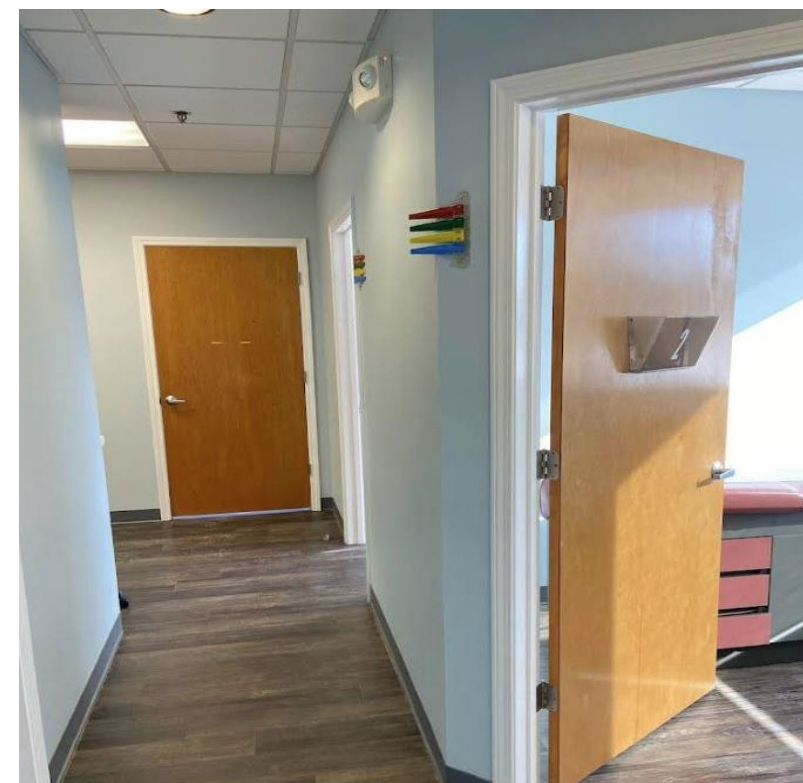
Approx. 2,850 Employees

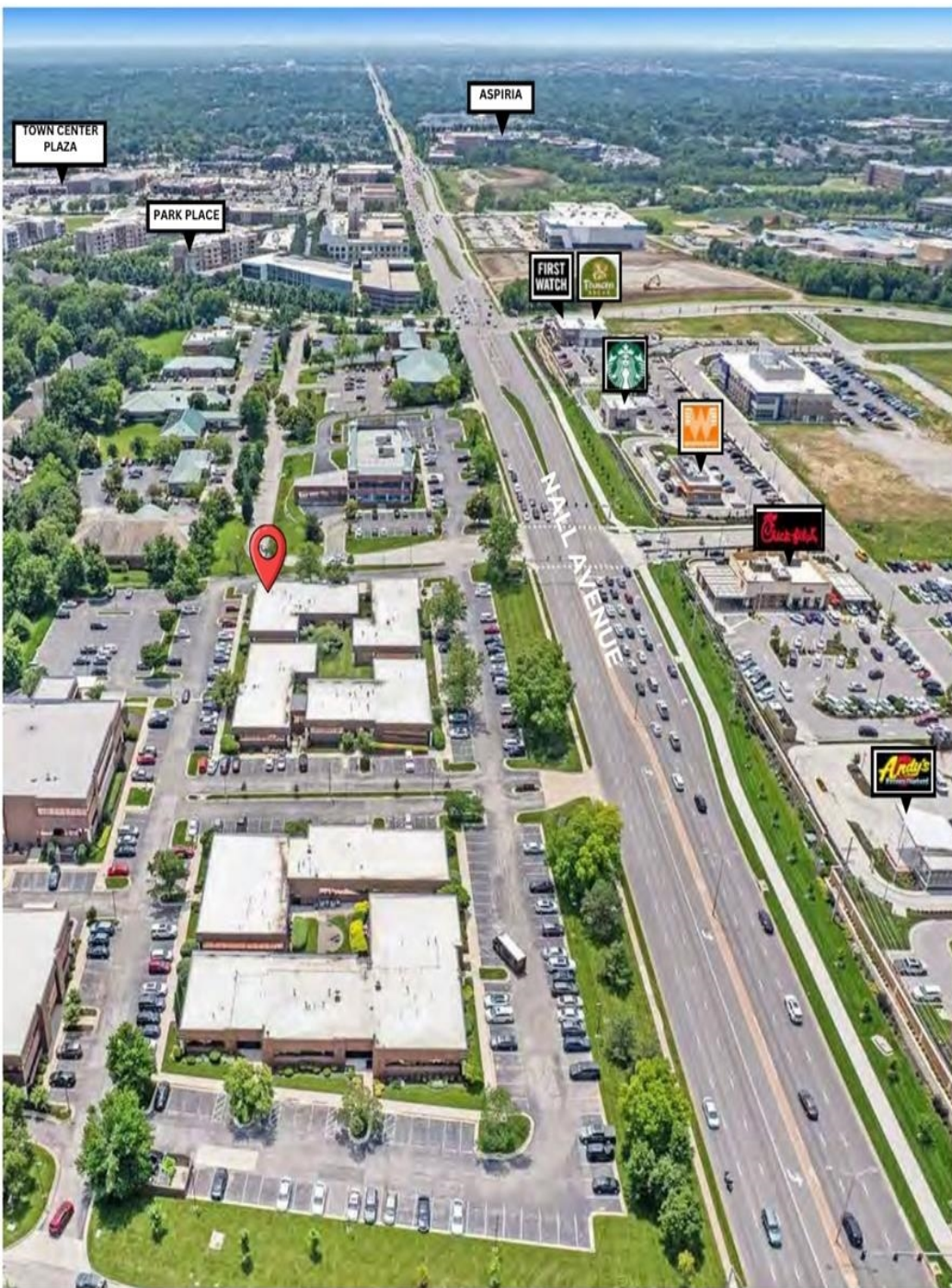
Approx. 1 mile









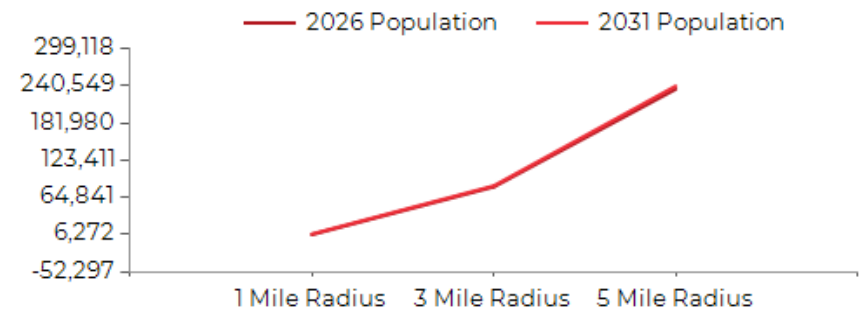




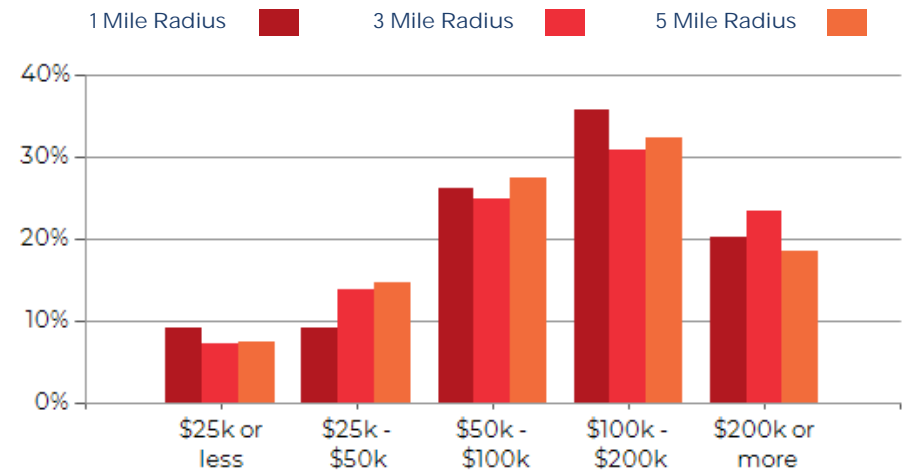


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,410	73,553	201,400
2010 Population	4,080	73,935	215,539
2026 Population	6,272	81,586	235,734
2031 Population	7,099	83,111	240,549
2026 African American	353	3,689	16,685
2026 American Indian	19	226	870
2026 Asian	653	5,758	16,923
2026 Hispanic	252	4,893	18,428
2026 Other Race	75	1,496	6,022
2026 White	4,759	64,465	175,343
2026 Multiracial	412	5,909	19,772
2026-2031: Population: Growth Rate	12.55%	1.85%	2.05%

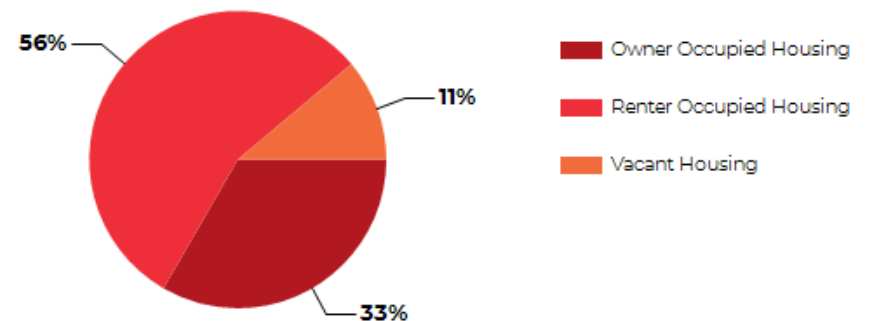
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	104	1,355	3,863
\$15,000-\$24,999	200	1,271	3,830
\$25,000-\$34,999	130	2,166	5,594
\$35,000-\$49,999	173	2,810	9,410
\$50,000-\$74,999	484	4,829	15,504
\$75,000-\$99,999	392	4,181	12,714
\$100,000-\$149,999	695	6,509	20,146
\$150,000-\$199,999	500	4,603	13,017
\$200,000 or greater	675	8,429	18,982
Median HH Income	\$110,027	\$108,701	\$101,061
Average HH Income	\$148,114	\$158,202	\$141,480



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

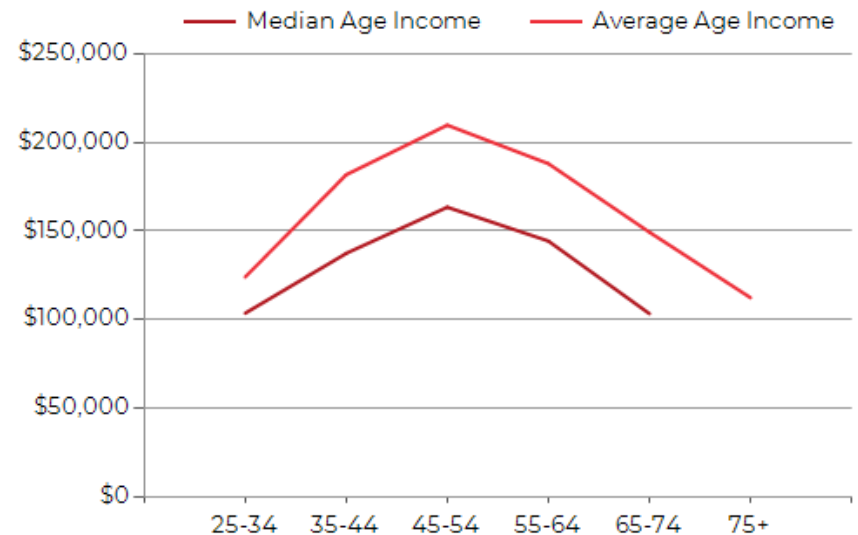
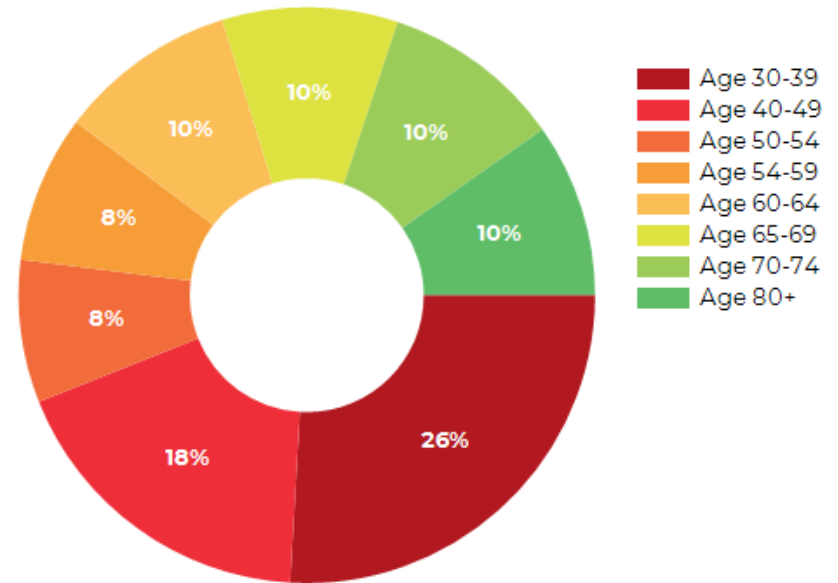


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	527	5,096	17,040
2026 Population Age 35-39	418	5,131	16,436
2026 Population Age 40-44	370	5,307	15,793
2026 Population Age 45-49	288	4,571	13,534
2026 Population Age 50-54	292	4,199	13,025
2026 Population Age 55-59	302	4,295	13,017
2026 Population Age 60-64	365	5,227	14,364
2026 Population Age 65-69	359	5,435	14,022
2026 Population Age 70-74	369	5,307	12,847
2026 Population Age 75-79	356	4,372	10,494
2026 Population Age 80-84	300	3,004	6,937
2026 Population Age 85+	470	3,378	7,153
2026 Population Age 18+	5,453	65,917	188,499
2026 Median Age	45	44	41
2031 Median Age	45	45	42

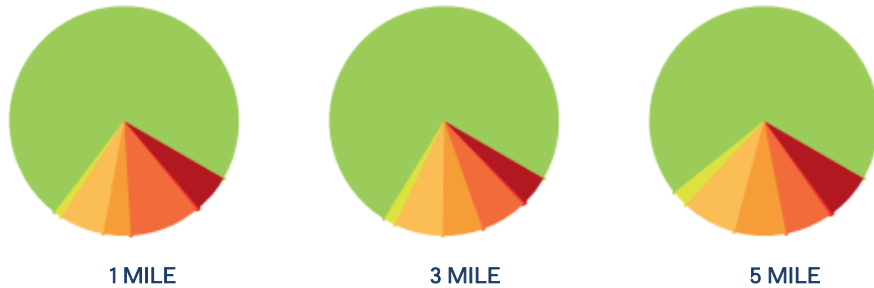
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,568	\$103,185	\$94,910
Average Household Income 25-34	\$124,063	\$137,603	\$124,354
Median Household Income 35-44	\$137,446	\$137,444	\$116,481
Average Household Income 35-44	\$181,935	\$188,538	\$160,065
Median Household Income 45-54	\$163,556	\$154,777	\$133,473
Average Household Income 45-54	\$209,965	\$210,621	\$184,854
Median Household Income 55-64	\$144,402	\$143,917	\$128,158
Average Household Income 55-64	\$188,183	\$198,586	\$178,814
Median Household Income 65-74	\$103,311	\$94,367	\$83,646
Average Household Income 65-74	\$149,409	\$148,491	\$126,346
Average Household Income 75+	\$112,366	\$95,940	\$88,865

Population By Age



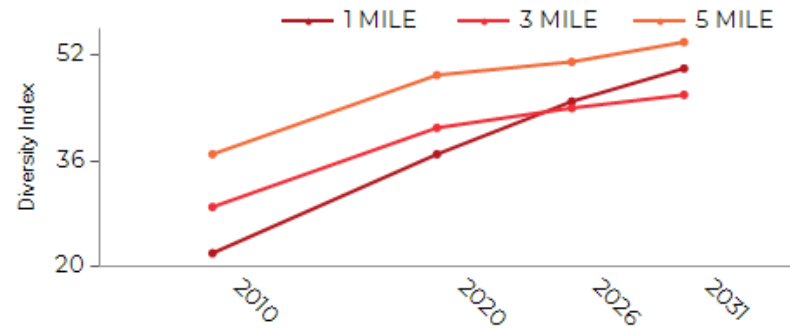
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	50	47	54
Diversity Index (current year)	45	44	51
Diversity Index (2020)	37	41	49
Diversity Index (2010)	22	29	37

POPULATION BY RACE



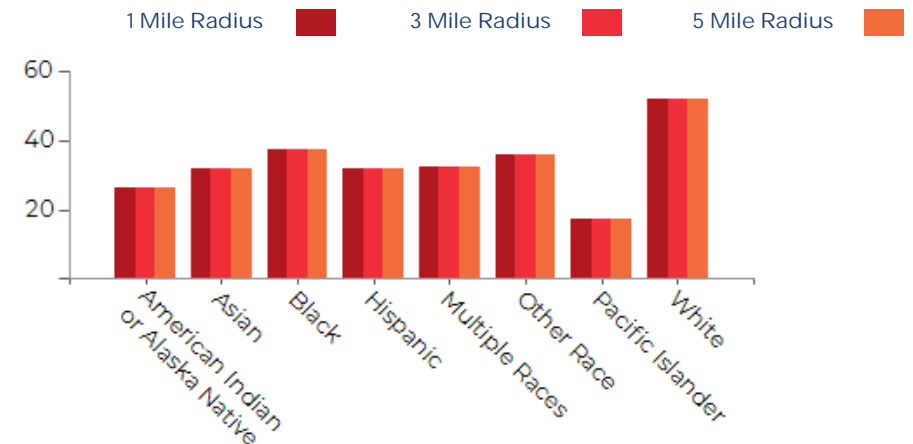
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	4%	7%
American Indian	0%	0%	0%
Asian	10%	7%	7%
Hispanic	4%	6%	7%
Multiracial	6%	7%	8%
Other Race	1%	2%	2%
White	73%	75%	69%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	26	38	35
Median Asian Age	32	34	34
Median Black Age	37	39	36
Median Hispanic Age	32	29	29
Median Multiple Races Age	33	28	27
Median Other Race Age	36	33	33
Median Pacific Islander Age	18	35	33
Median White Age	52	48	45

2026 MEDIAN AGE BY RACE



Reco Real Estate Advisors



Services



Commercial

Hospitality, Multifamily, Retail, Office, Industrial



Investments

Real estate development & Portfolio optimization



Residential

Single family homes, New Construction, Rental

Why Us

Our unique team structure enables us to provide exceptional, personalized service across all sectors, with dedicated teams for each real estate niche. This ensures that our clients receive unparalleled support and customized solutions tailored to their specific needs. Our accomplishments speak for themselves, as we have been **awarded #1 for most commercial volume closed in 2024.**

About Us

Reco Real Estate Advisors is a team of highly skilled professionals specializing in various real estate sectors, including hospitality, commercial, residential, and investment. With over 15 years of experience and a strong track record in the hospitality industry, we have collaborated with prestigious brands such as **Marriott, IHG, Hilton, Choices Hotels, Wyndham and more.** Our expertise in working with these renowned brands allows us to deliver valuable insights and exceptional services to our clients.



FOR LEASE | Office Space

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