

TWO JUNIOR BOX SPACES AVAILABLE

FOR LEASE: RETAIL SPACE

## NALL HILLS SHOPPING CENTER

SWC 95TH & NALL  
OVERLAND PARK, KS

# PEAK

Real Estate Partners



### PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300  
Leawood, KS 66206

(913) 214-6445

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

### KIMBERLY TRANBARGER

Vice President

(913) 406-8875

[kimberly@peakrealestatepartners.com](mailto:kimberly@peakrealestatepartners.com)

### MARK ARENSBERG

Partner

(913) 271-9964

[mark@peakrealestatepartners.com](mailto:mark@peakrealestatepartners.com)

# PROPERTY HIGHLIGHTS

## NALL HILLS SHOPPING CENTER



- Anchored by Sprouts and Half Price Books
- **Two Junior Box Spaces available:**
  - **18,267 SF (Suite 9606)**
  - **22,072 SF (Suite 9626) can be demised**
- **Inline Spaces Available:**
  - **5,375 SF (Suite 9526)**
  - **3,909 SF (Suite 9600) can be combined with Suite 9606 for a total 22,176 SF**
- Surrounded by high income of \$137,397 and densely populated neighborhoods of 278,982
- Across from Meadowbrook Park - 80 Acres of new residential, hotel, restaurant, and retail
- Convenient access to businesses along Metcalf Avenue (4,731 employees)
- Join: Capital Federal, Community America Credit Union, Orange Theory Fitness, Bike America, Firestone, Papa John's, Honey Baked Ham, Kidstrong, and Golden Scoop Ice Cream



# SUITES 9626, 9606 & 9600

NALL HILLS SHOPPING CENTER

# PEAK

Real Estate Partners



SUITE 9626  
22,056 SF

SUITE 9606  
17,900 SF

SUITE 9600  
3,909 SF

YOUR SIGN HERE

YOUR SIGN HERE

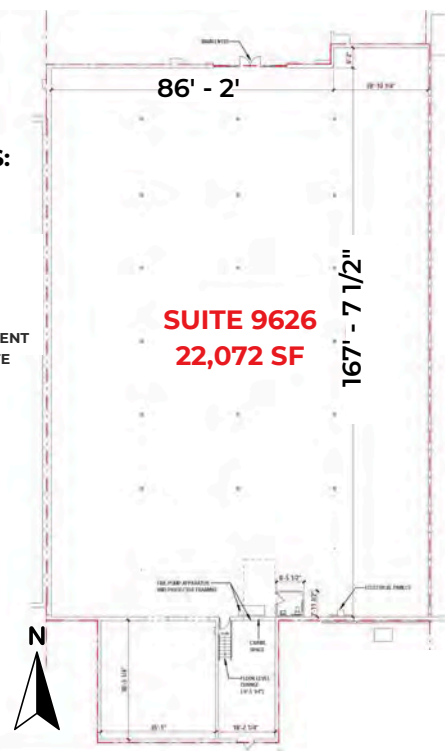
YOUR SIGN HERE

**DIMENSIONS:**  
86' - 2"  
167' - 7 1/2"

ADJACENT SUITE

**SUITE 9626**  
**22,072 SF**

ADJACENT SUITE



**DIMENSIONS:**  
59' - 5 1/4"  
66' - 5 1/2"

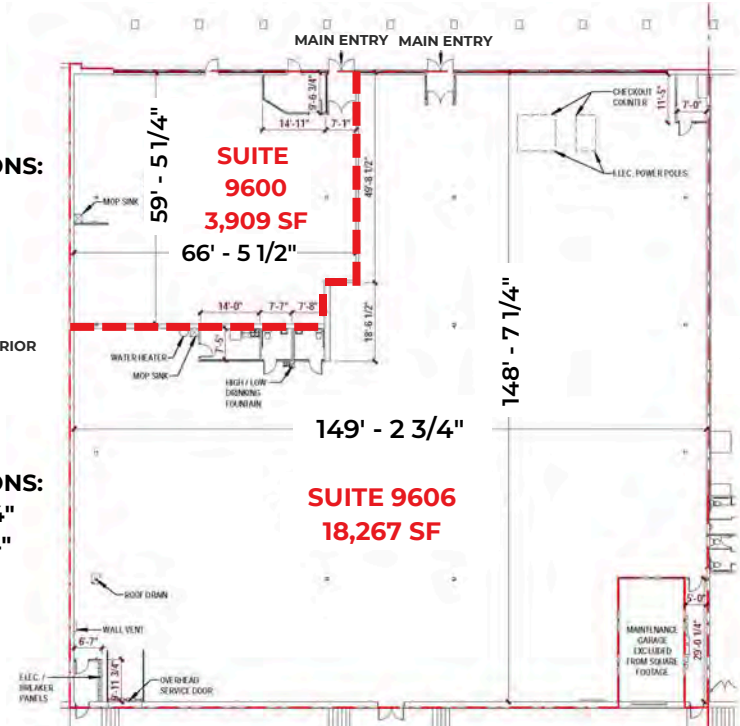
EXTERIOR

**SUITE 9600**  
**3,909 SF**

**SUITE 9606**  
**18,267 SF**

**DIMENSIONS:**  
149' - 2 3/4"  
148' - 7 1/4"

ADJACENT SUITE



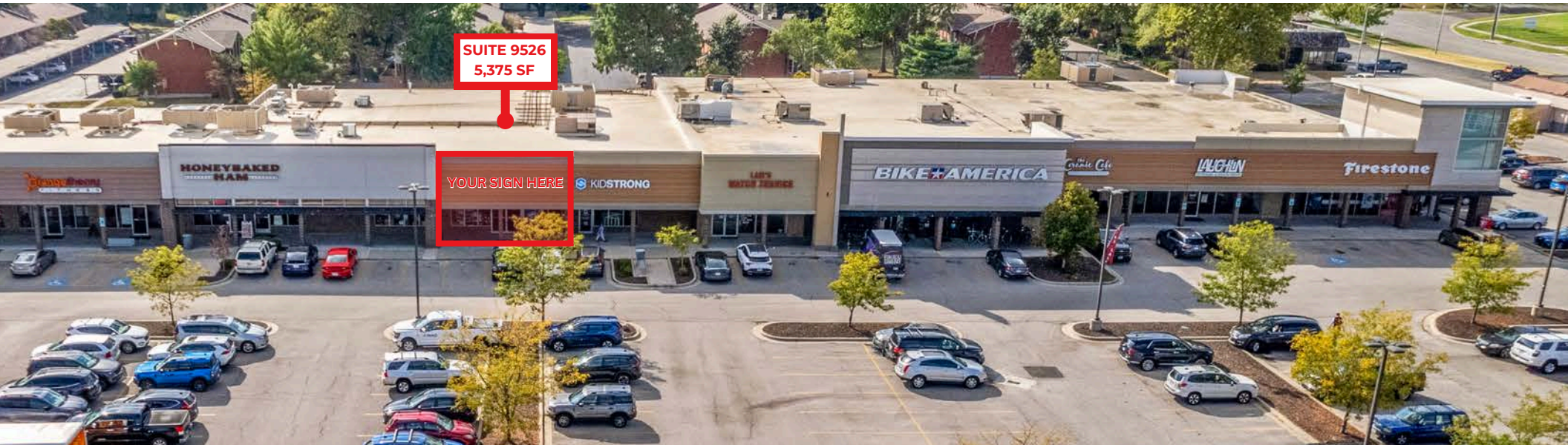
\*Can be combined for a total of 22,176 SF

# SUITE 9526

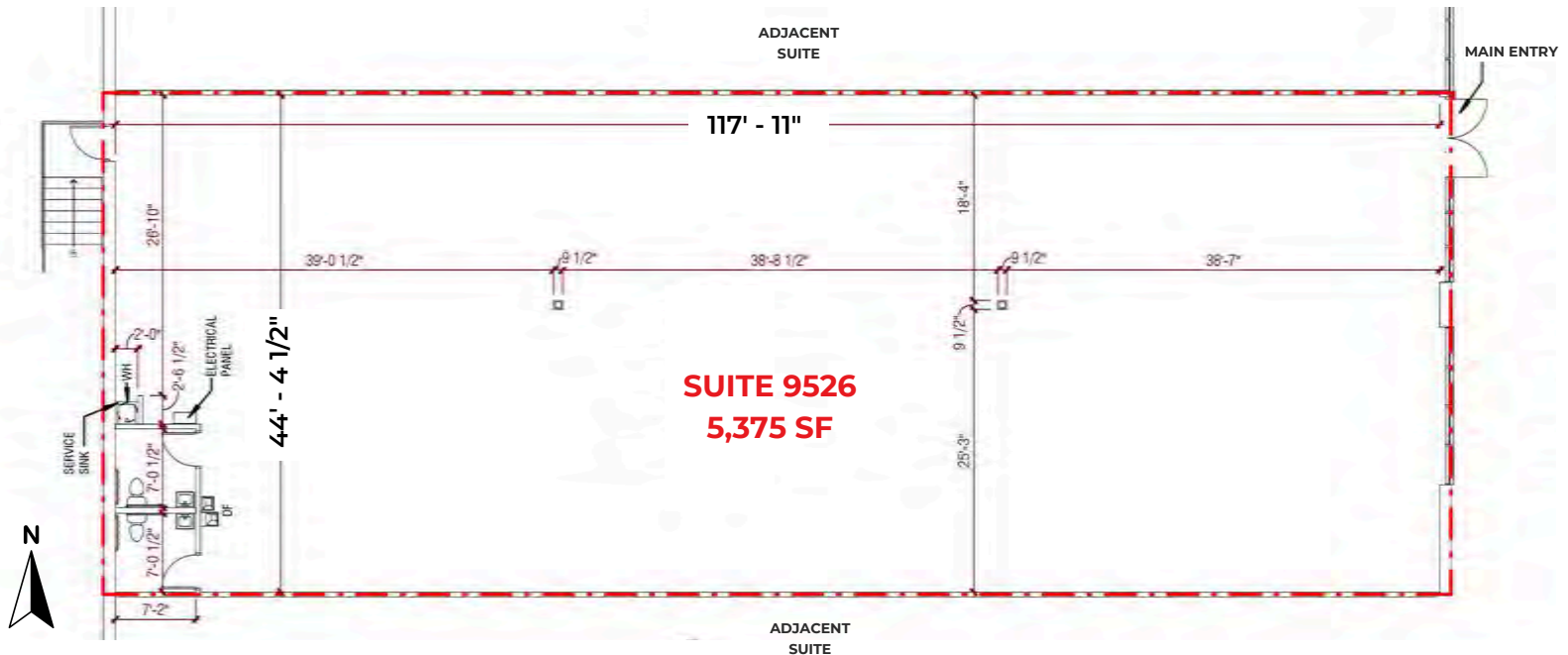
NALL HILLS SHOPPING CENTER

# PEAK

Real Estate Partners



**DIMENSIONS:**  
117' - 11"  
44' - 4 1/2"



# PROPERTY AERIAL

NALL HILLS SHOPPING CENTER

# PEAK

Real Estate Partners



POPULATION	
1-MILE	12,152
3-MILE	89,822
5-MILE	260,594



DAYTIME POPULATION	
1-MILE	8,301
3-MILE	127,907
5-MILE	278,982



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$155,420
3-MILE	\$139,942
5-MILE	\$137,397

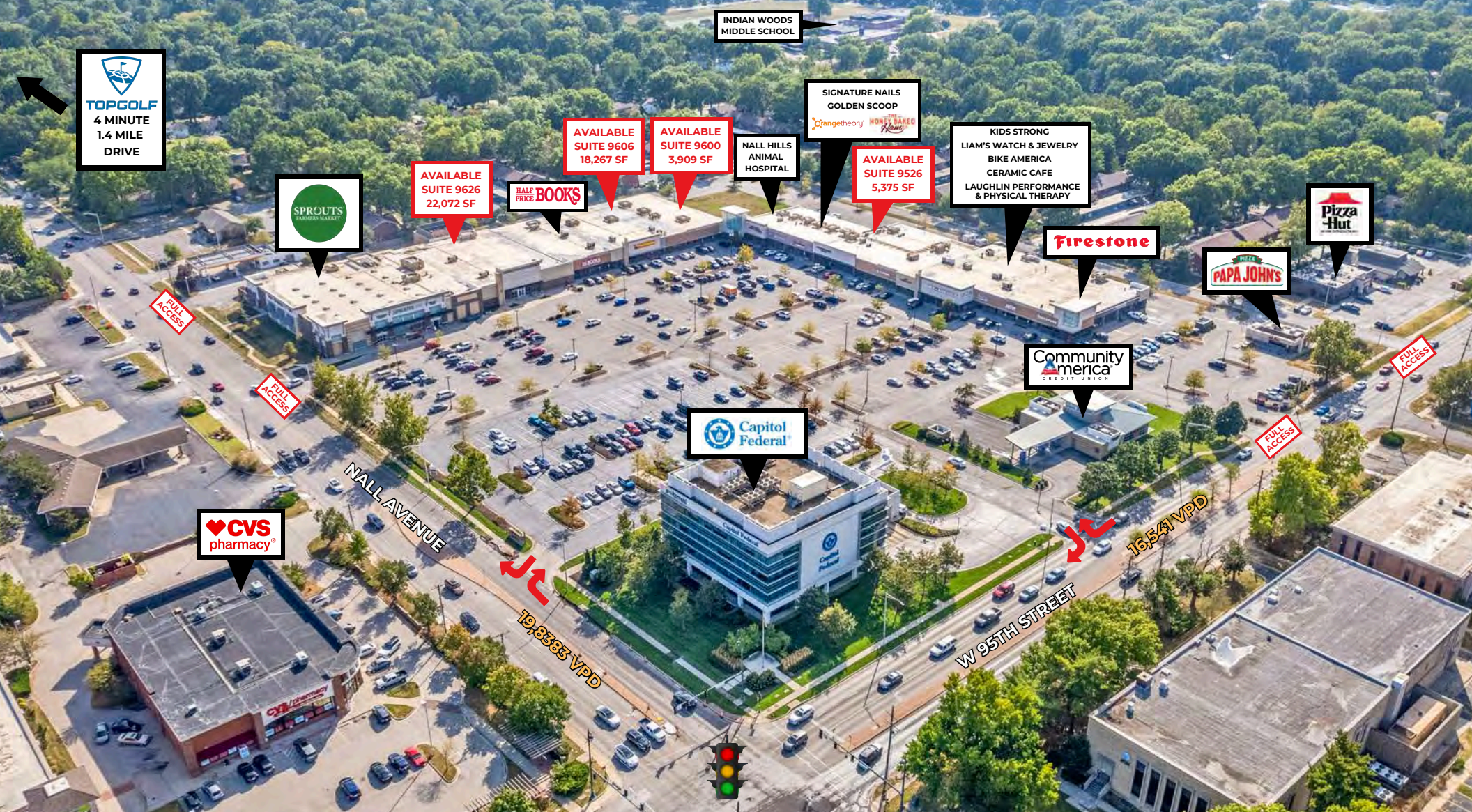


NUMBER OF BUSINESSES	
1-MILE	478
3-MILE	6,179
5-MILE	14,201

# SITE PLAN

NALL HILLS SHOPPING CENTER

**PEAK**  
Real Estate Partners



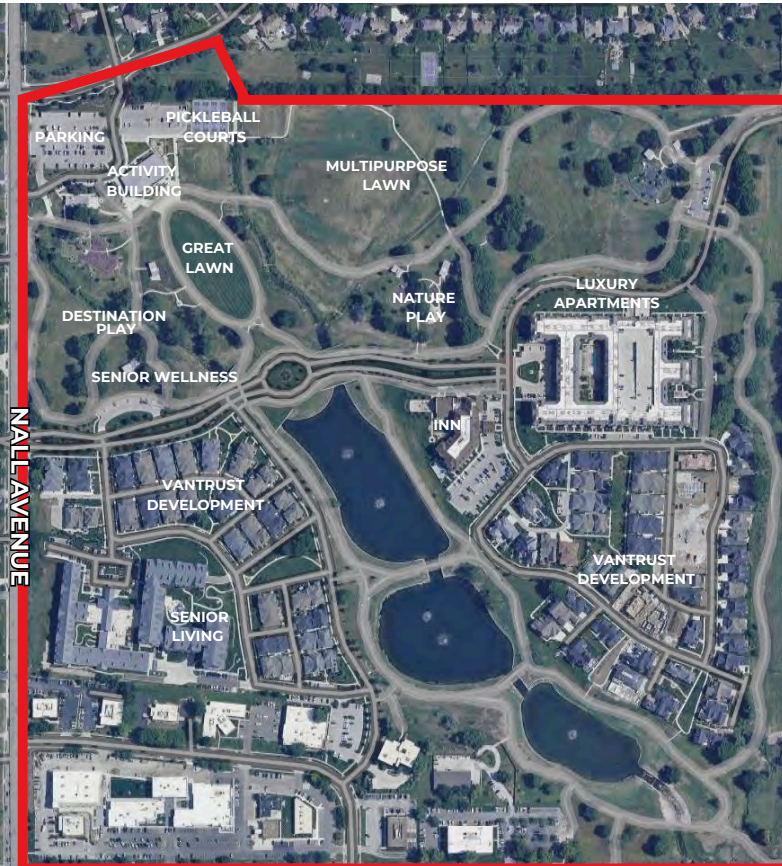
# MEADOWBROOK PARK DEVELOPMENT

**PEAK**  
Real Estate Partners

NALL HILLS SHOPPING CENTER

## Meadowbrook Park

- 136-acre mixed use development
- High end residential, hotel, parks, and senior living
- 282 luxury apartment complexes
- 52 single family homes (\$ million plus sites)
- 70 twin villa units
- 54 room boutique hotels
- 225-unit senior living complex
- 50-acre park with pickleball courts, walking trails, multiple kids parks, ponds for fishing and a pavilion for special events



95TH STREET

NALL HILLS  
SHOPPING CENTER

# SITE PLAN

## NALL HILLS SHOPPING CENTER



Real Estate Partners



AVAILABILITY		
SUITE	TENANT	SF
9630	SPROUTS	
9626	AVAILABLE	22,072 SF
9622	HALF PRICE BOOKS	
9606	AVAILABLE	18,267 SF
9600	AVAILABLE	3,909 SF
9544	NALL HILLS ANIMAL HOSPITAL	
9542	SIGNATURE NAILS	
9540	GOLDEN SCOOP	
9538	ORANGE THEORY	
9532	HONEY BAKED HAM	
9526	AVAILABLE	5,375 SF
9522	KIDS STRONG	
9518	LIAM'S WATCH & JEWELRY	
9514	BIKE AMERICA	
9510	CERAMIC CAFE	
9506	LAUGHLIN PERFORMANCE & PHYSICAL THERAPY	
9502	FIRESTONE	



FOR LEASE: RETAIL SPACE

# NALL HILLS SHOPPING CENTER

SWC 95TH & NALL  
OVERLAND PARK, KS

# PEAK

Real Estate Partners



## PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300  
Leawood, KS 66206

(913) 214-6445

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

## KIMBERLY TRANBARGER

Vice President

(913) 406-8875

[kimberly@peakrealestatepartners.com](mailto:kimberly@peakrealestatepartners.com)

## MARK ARENSBERG

Partner

(913) 271-9964

[mark@peakrealestatepartners.com](mailto:mark@peakrealestatepartners.com)