

FOR SALE

NATIONAL
AMERICAN UNIVERSITY

WYCLIFF WEST SHOPPING CENTER

103RD STREET & MASTIN, OVERLAND PARK, KS 66212

PAM PETERSON

ASSOCIATE

816.621.2130

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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSREALESTATE.COM

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OFFERING SUMMARY

Sale Price:	\$7,400,000
Cap Rate:	7.63%
NOI:	\$564,694
Lot Size:	7.93 Acres
Year Built:	1976
Building Size:	75,466
Zoning:	CP-2
Submarket:	Wycliff
Price / SF:	\$98.06

PROPERTY OVERVIEW

Located just 15 minutes from Downtown Kansas City, this shopping center has a retail mix that has been serving the Overland Park community for years. Noted as one of the best areas to live, Wycliff offers residents a suburban feel with a variety of restaurants, retail shops, and service providers. Miller Marley School of Dance has over 600 students and called Wycliff home since 1990.

PROPERTY HIGHLIGHTS

- Neighborhood Shopping Center
- Value-Add Opportunity
- 98.36% Occupancy including several new leases and renewals
- Great Visibility and Access to 69 Hwy & I-435
- Stockyards Brewing Company Anchor Tenant Opening 4th Q 2025
- Confidential Listing: Do Not Disturb Tenants

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1.	Valley View Bank	10300	Owner Occupied
2.	Stockyards Brewing Co.	10310	25,500 SF
3.	GI Associates	10320	4,257 SF
4.	Pound 4 Pound EBA	10324	3,868 SF
5.	Brew Haha Coffeehouse	10332	3,580 SF
6.	Body Gym Shop	10336	2,438 SF
7.	Body Gym Shop	10344	2,400 SF
8.	CORE Strategies PT	10354	2,400 SF
9.	Moxie Art Studio	10360	1,200 SF
10.	Moxie Art Studio	10362	1,200 SF
11.	Miller Marley	10368	2,400 SF
12.	Miller Marley	10372	1,330 SF
13.	Miller Marley	10376	1,820 SF
14.	Hanover Bikes	10380	2,100 SF
15.	Martial Arts	10390	1,050 SF
16.	Martial Arts	10392	1,050 SF
17.	Hanover Bikes	10394	1,050 SF
18.	Mr. P'z Bar & Grill	10400	2,475 SF
19.	Identity Chiropractic	10410	1,512 SF
20.	1981 K's Chicken	10412	1,500 SF
21.	Identity Chiropractic	10420	1,940 SF
22.	Available	10424	1,238 SF
23.	Sol's Jewelry	10428	1,238 SF
24.	Miller Marley	10448	7,920 SF

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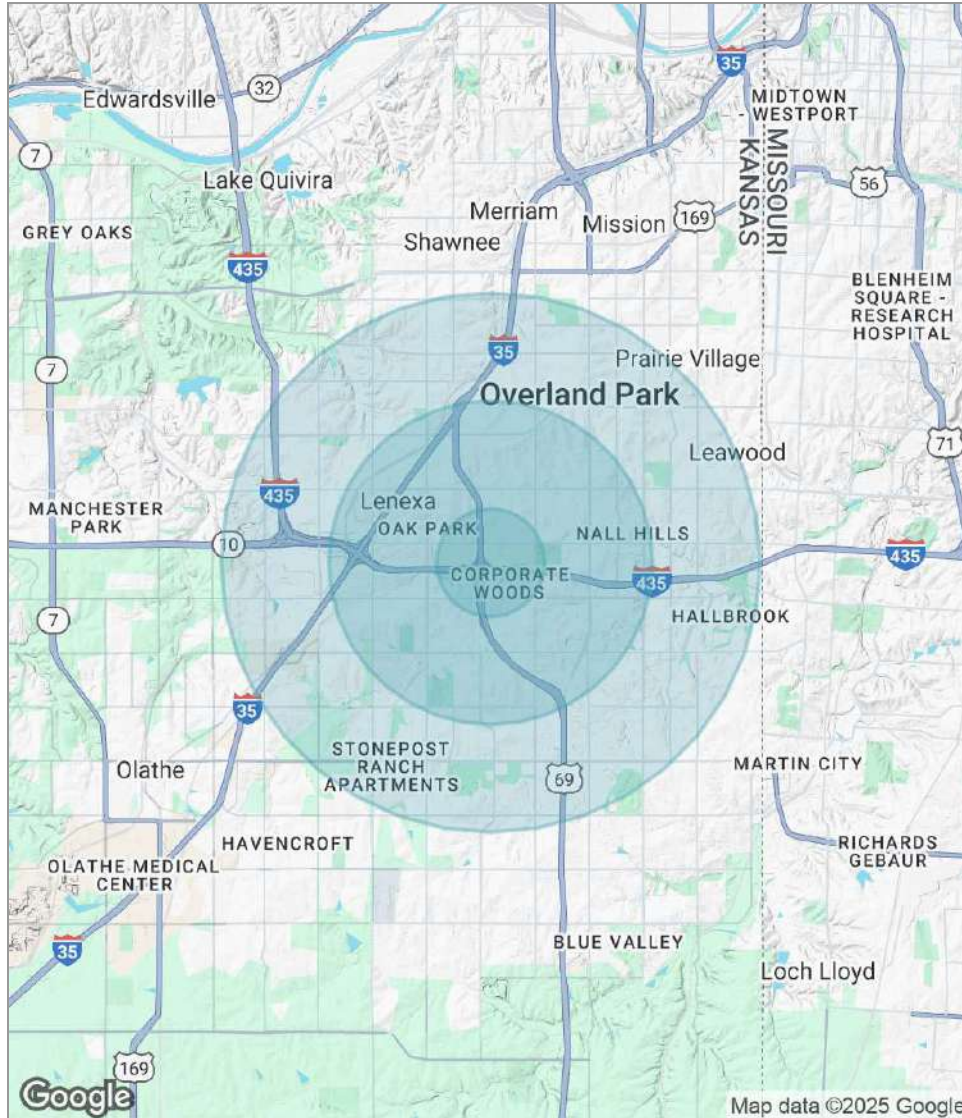
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,064	95,977	254,974
Median Age	37.7	41.7	40.9
Median Age (Male)	37.1	39.6	39.0
Median Age (Female)	39.6	44.0	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,311	45,669	113,289
Number of persons per HH	2.3	2.2	2.3
Average HH Income	\$101,579	\$95,196	\$109,990
Average House Value	\$242,244	\$248,688	\$282,400

DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Number of Businesses	605	8,507	17,940
Number of Employees	5,025	98,663	200,785

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OVERLAND PARK

A REGIONAL LEADER IN GROWTH AND QUALITY OF LIFE

Overland Park is one of the most dynamic and desirable cities in the Midwest—consistently ranked among the best places to live, work, and do business. As the second-largest city in Kansas and a major economic engine of the KC metro, Overland Park boasts a strong corporate presence, top-tier schools, and a high quality of life.

With a population of 200,000 and a median household income exceeding \$100,000, the city offers a highly educated workforce and strong consumer base. Its thriving business parks, Class A office space, and expanding mixed-use developments make it a prime destination for corporate headquarters, professional services, retail, and hospitality investment. Strategic infrastructure, responsive local government, and continued population growth reinforce Overland Park's position as a cornerstone of regional success.

OVERLAND PARK DEMOGRAPHICS



KANSAS CITY DEMOGRAPHICS



POPULAR AREA BUSINESSES

