

## INFILL DEVELOPMENT SITE



## PROPERTY HIGHLIGHTS

- Sam's Club outparcel
- Located at the signalized intersection near North Oak Trafficway and Vivion Road
- Infill, development opportunity - 4.39 Acres
- Free-standing or multi-tenant building options
- National retail synergy from Englewood to Vivion along North Oak
- 30,000 vehicles per day on N Oak

## LEASING CONTACT

**ERIN JOHNSTON**  
P (816) 701-5028  
[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)



## NORTH OAK SHOPPING CENTER

Prime real estate on North Oak Trafficway, a main artery connecting the north and south areas of Kansas City's Northland.



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	8,491		80,385		161,253	
2019 Estimate	8,032		75,706		151,281	
2010 Census	7,347		68,870		135,147	
Growth 2019 - 2024	5.71%		6.18%		6.59%	
Growth 2010 - 2019	9.32%		9.93%		11.94%	
2019 Population by Hispanic Origin	832		7,143		13,777	
2019 Population	8,032		75,706		151,281	
White	6,366	79.26%	61,777	81.60%	121,548	80.35%
Black	858	10.68%	7,235	9.56%	17,832	11.79%
Am. Indian & Alaskan	59	0.73%	613	0.81%	1,111	0.73%
Asian	455	5.66%	3,111	4.11%	5,158	3.41%
Hawaiian & Pacific Island	58	0.72%	543	0.72%	922	0.61%
Other	235	2.93%	2,426	3.20%	4,709	3.11%
U.S. Armed Forces	4		126		239	
Households						
2024 Projection	3,628		34,442		68,050	
2019 Estimate	3,438		32,528		63,954	
2010 Census	3,159		29,926		57,481	
Growth 2019 - 2024	5.53%		5.88%		6.40%	
Growth 2010 - 2019	8.83%		8.69%		11.26%	
Owner Occupied	2,073	60.30%	19,867	61.08%	39,335	61.51%
Renter Occupied	1,365	39.70%	12,660	38.92%	24,619	38.49%
2019 Households by HH Income	3,440		32,526		63,954	
Income: <\$25,000	508	14.77%	6,558	20.16%	12,724	19.90%
Income: \$25,000 - \$50,000	928	26.98%	8,136	25.01%	14,468	22.62%
Income: \$50,000 - \$75,000	770	22.38%	7,053	21.68%	12,946	20.24%
Income: \$75,000 - \$100,000	490	14.24%	4,422	13.60%	9,075	14.19%
Income: \$100,000 - \$125,000	330	9.59%	2,896	8.90%	6,323	9.89%
Income: \$125,000 - \$150,000	147	4.27%	1,254	3.86%	3,099	4.85%
Income: \$150,000 - \$200,000	90	2.62%	1,204	3.70%	3,097	4.84%
Income: \$200,000+	177	5.15%	1,003	3.08%	2,222	3.47%
2019 Avg Household Income	\$76,044		\$69,119		\$73,604	
2019 Med Household Income	\$57,552		\$54,921		\$58,806	



# INFILL DEVELOPMENT SITE



## LEASING CONTACT

**ERIN JOHNSTON**

P (816) 701-5028

[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.