

FOR LEASE



NALL HILLS SHOPPING CENTER

9502-9628 NALL AVE, OVERLAND PARK, KS 66207

KIM ANSARI, CCIM
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CLEMONS REAL ESTATE, LLC 1 E. ARMOUR BLVD. 816.7744250 CLEMONSLIFE.COM

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LOCATION DESCRIPTION

Located on the corner of 95th street & Nall Avenue in Overland Park, Kansas.

PROPERTY HIGHLIGHTS

- 141,500 SF Shopping Center
- 42,000 Cars Per Day
- Anchored by Sprouts, Tuesday Morning, Orange Theory Fitness, Bike America & More.

PROPERTY DESCRIPTION

Join a Sprouts anchored shopping center located within a vibrant community in Overland Park. Small retail spaces available along with a Jr. Anchor opportunity. This community offers high income demographics alongside visibility to a high traffic corridor.

SPACES	LEASE RATE	SPACE SIZE
Suite 9626	\$12.00 SF/yr	19,650 SF
Suite 9523	\$20.00 SF/yr	5,446 SF
Suite 9600	\$20.00 SF/yr	3,909 SF
Suite 9522	\$20.00 SF/yr	4,800 SF

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LOCATION INFORMATION

Building Name	Nall Hills Shopping Center
Street Address	9502-9628 Nall Ave
City, State, Zip	Overland Park, KS 66207
County	Johnson
Market	Overland Park
Cross-Streets	95th Street & Nall Ave.
Signal Intersection	No

BUILDING INFORMATION

Occupancy %	80.2%
Tenancy	Multiple
Number of Floors	1
Year Built	1964
NNN Costs	\$5.25

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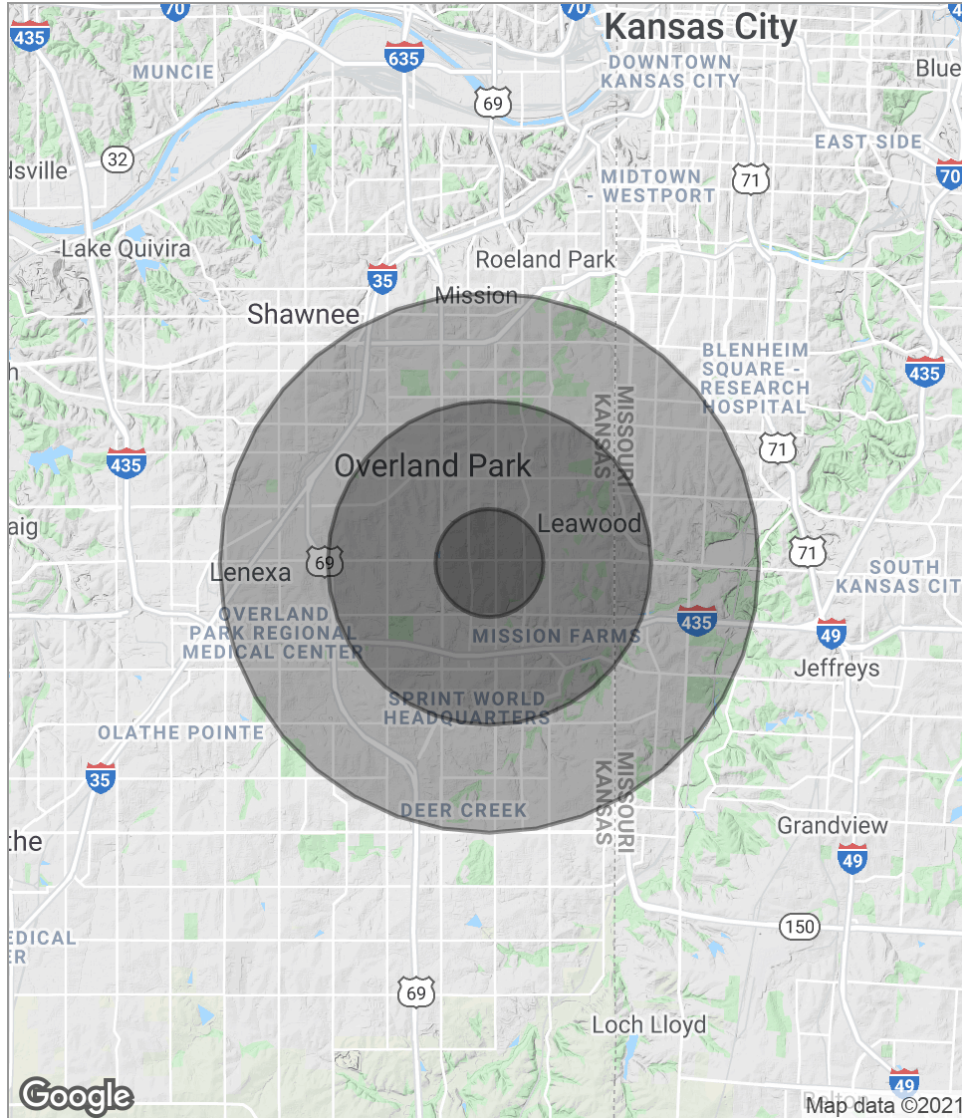
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,889	83,479	239,953
Median age	44.9	43.4	41.0
Median age (Male)	42.5	42.0	39.8
Median age (Female)	46.7	44.7	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,349	38,065	110,236
# of persons per HH	2.3	2.2	2.2
Average HH income	\$93,451	\$90,305	\$88,090
Average house value	\$244,395	\$247,146	\$266,355

** Demographic data derived from 2010 US Census*

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