

# Nall Hills Shopping Center

9502-9628 NALL AVENUE, OVERLAND PARK, KANSAS

## Property Highlights

- Anchored by Sprouts and Half Price Books
- Two junior box spaces available
- Situated in a densely populated high income community
- Across from Meadowbrook Park development featuring 80 acres of residential, hotel, restaurant, and retail
- Traffic count of 16,600 cars-per-day on 95th Street and 21,400 on Nall Avenue
- Convenient access to businesses along Metcalf Avenue
- Join a strong mix of tenants including, Capital Federal, Community America Credit Union, Orange Theory Fitness, Firestone, Papa John's, Honey Baked Ham, Kidstrong, and Golden Scoop Ice Cream



For Lease  
3,909 - 22,176 (±) SF Retail Available

**NEWMARK**  
ZIMMER

**Justin A. Beal, CRRP**

*Executive Managing Director, Principal*

t 816-268-4241

jbeal@nzimmer.com

**Nicole Daugherty**

*Associate Director*

t 816-268-4215

ndaugherty@nzimmer.com

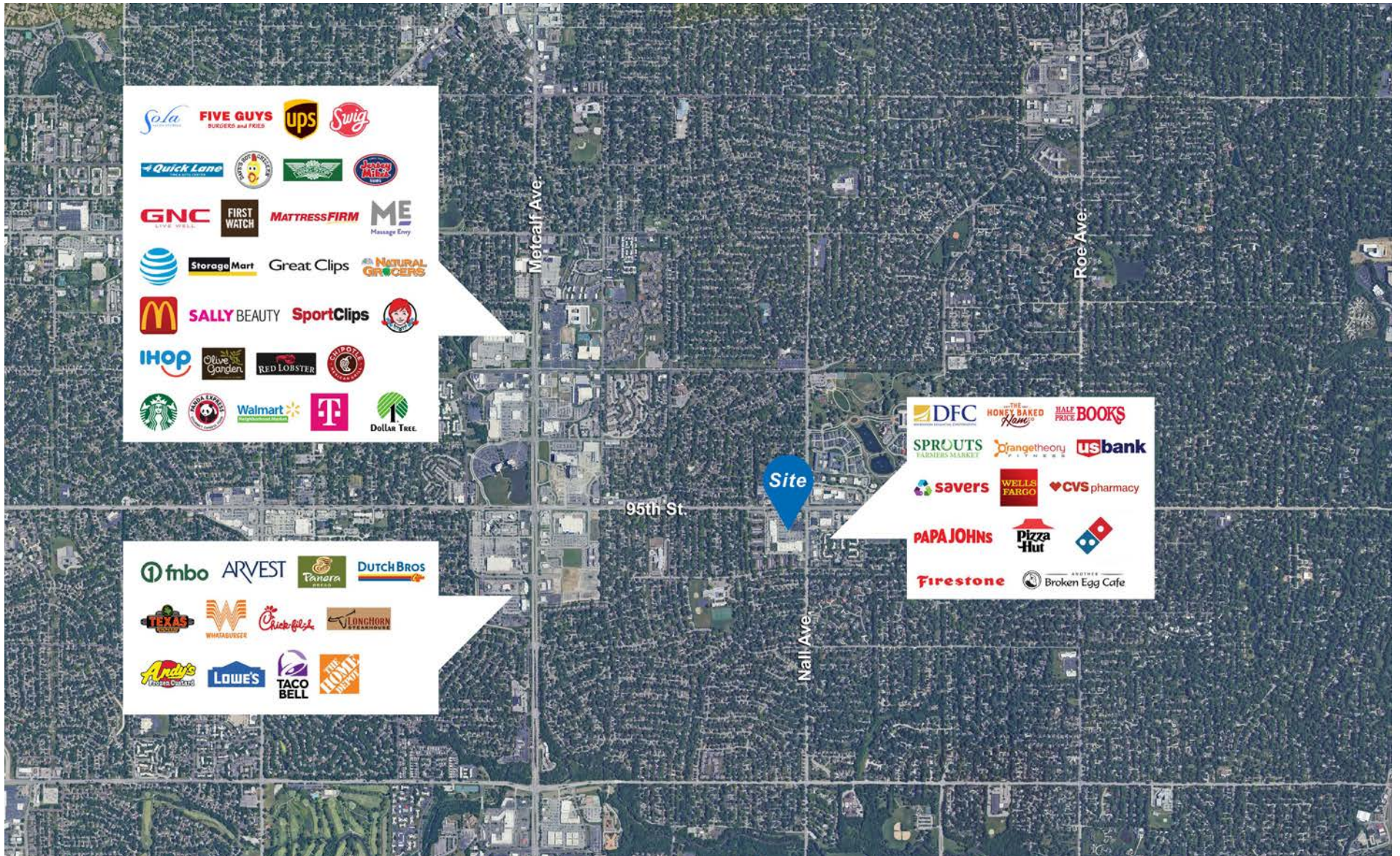


[nrmkzimmer.com](http://nrmkzimmer.com)

1220 Washington Street, Suite 300  
Kansas City, MO 64105

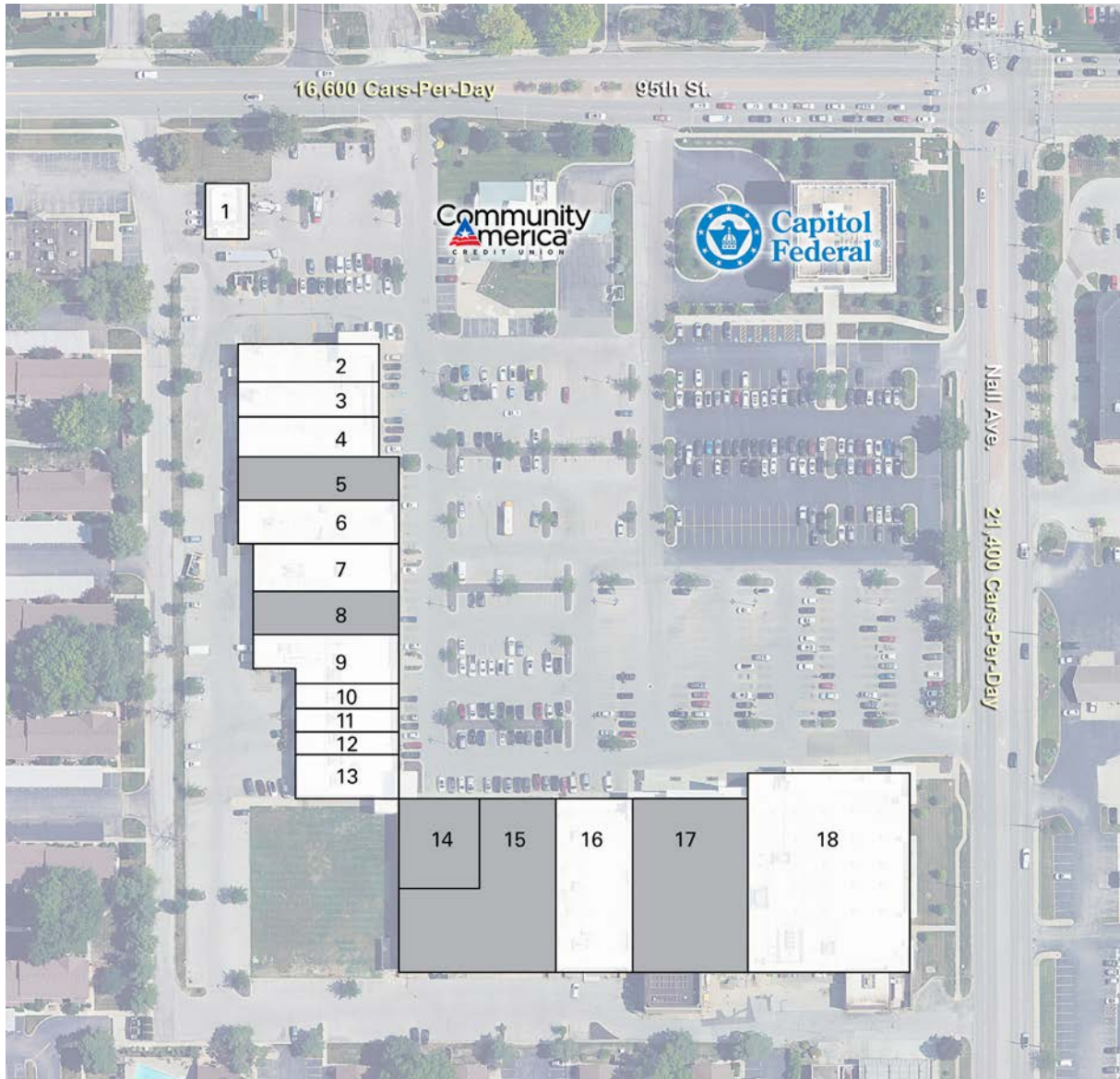
# NALL HILLS SHOPPING CENTER

## Location Aerial



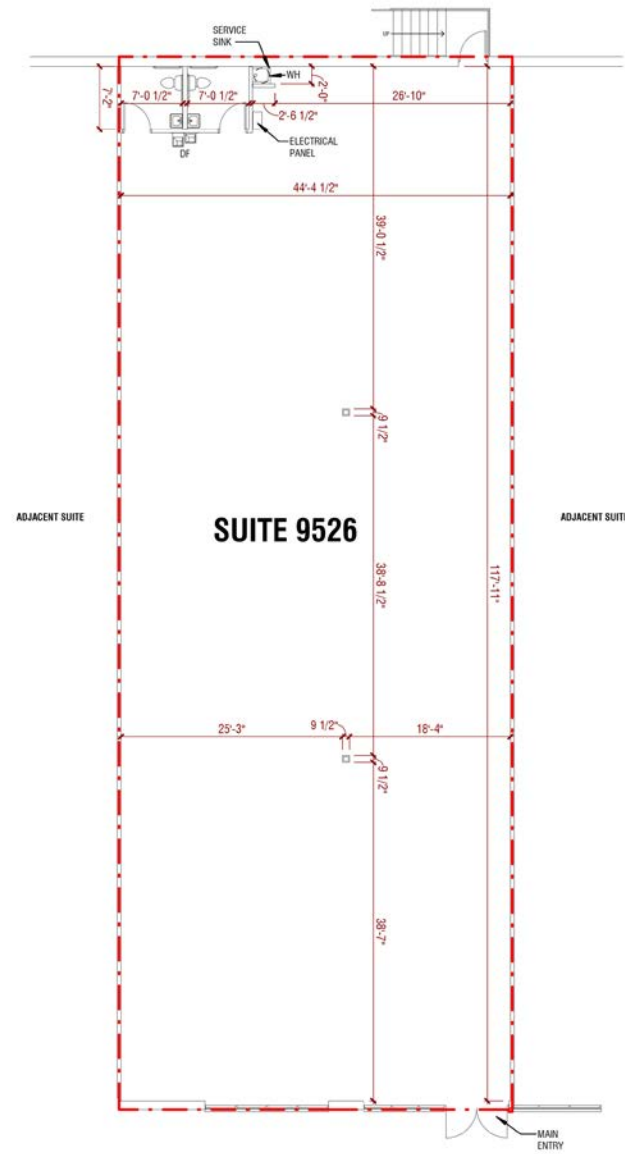
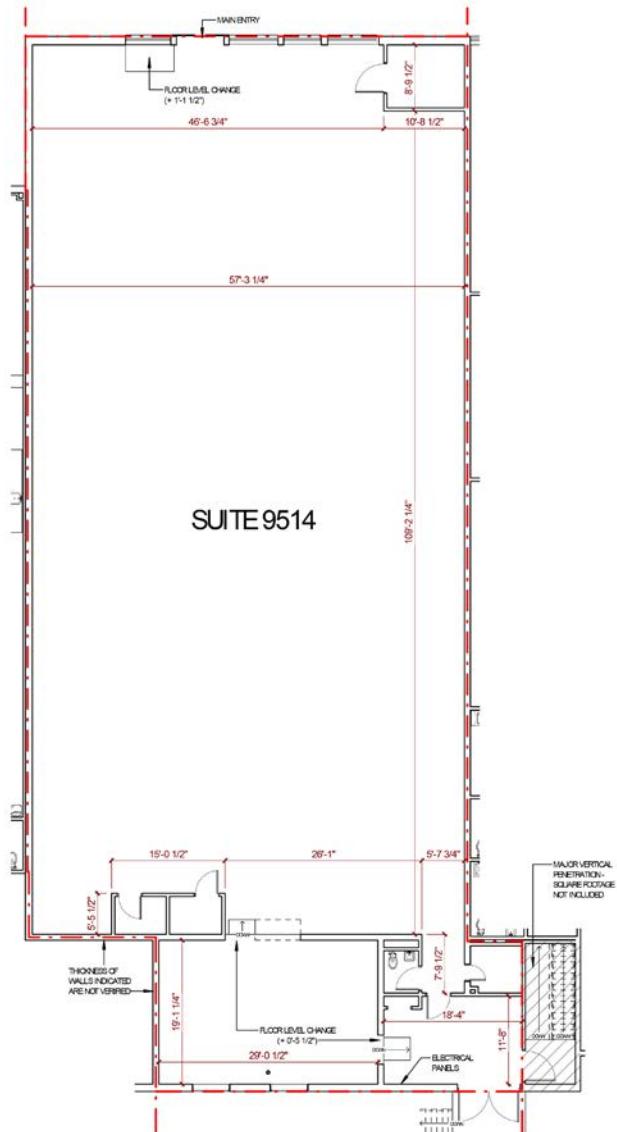
**NALL HILLS SHOPPING CENTER**

# Site Plan and Availability



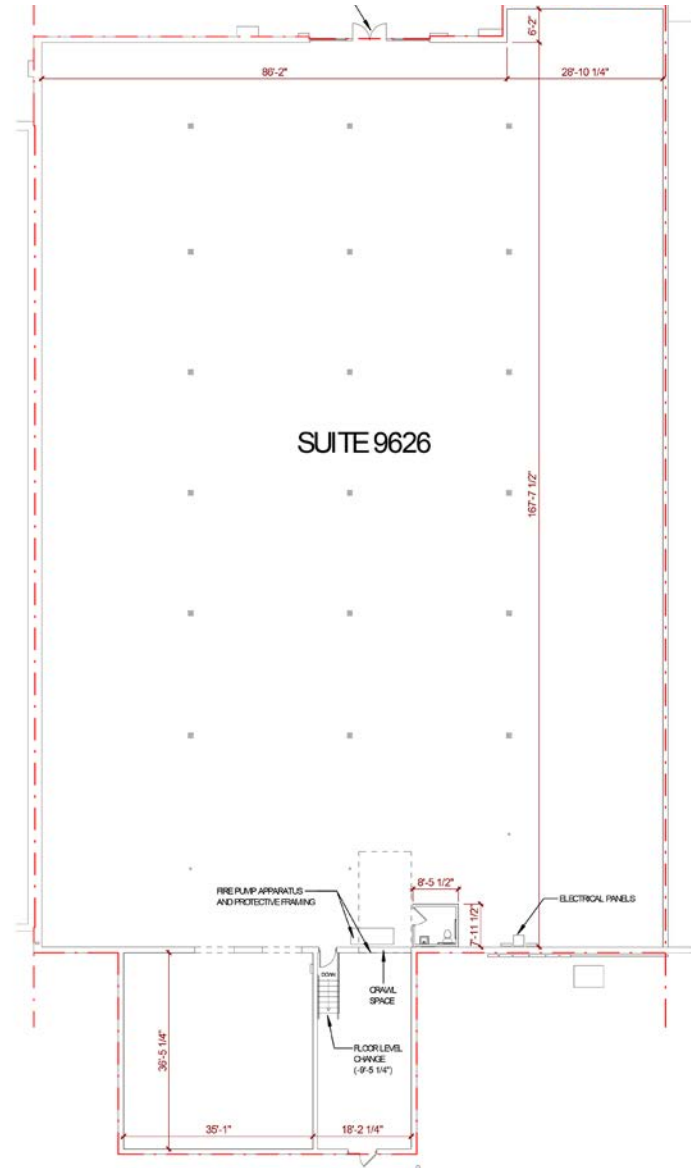
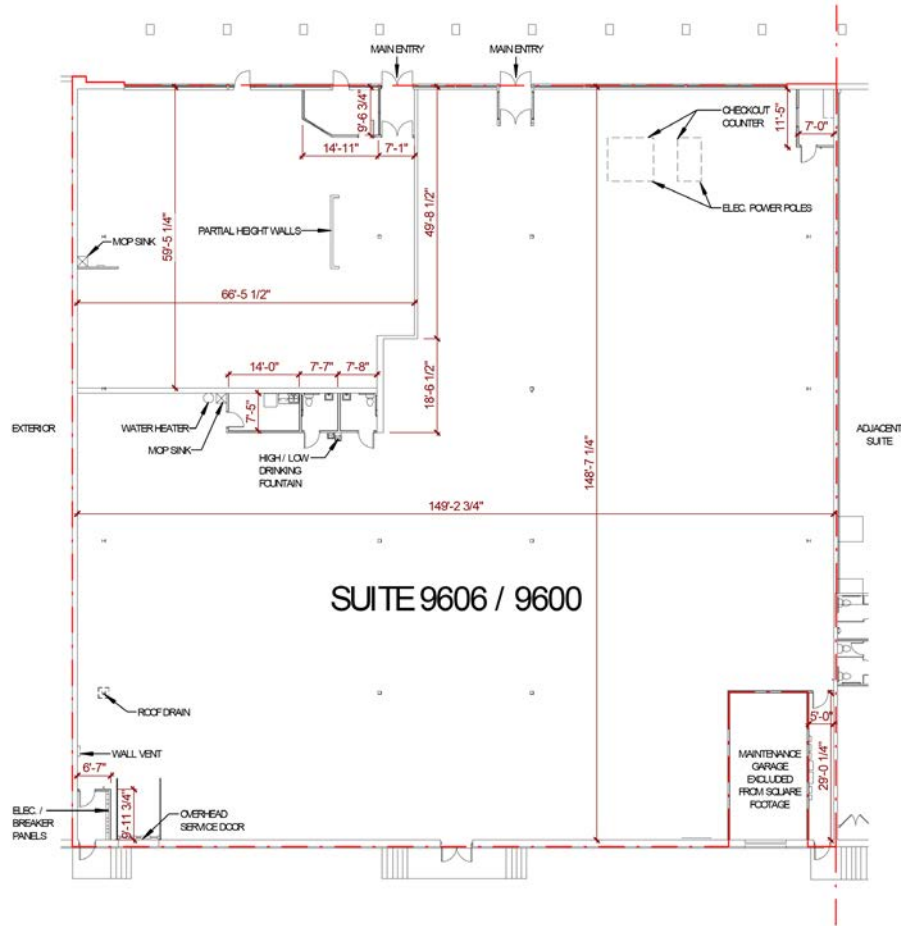
1	Papa John's Pizza
2	Firestone
3	Laughlin Performance & Physical Therapy
4	Ceramic Cafe
5	Available / Suite 9514 / 7,960 SF
6	Liam's Watch and Jewelry
7	Kids Strong
8	Available / Suite 9526 / 5,375 SF
9	Honey Baked Ham
10	Orangetheory Fitness
11	Golden Scoop
12	Signature Nails
13	Nall Hills Animal Hospital
14	Available / Suite 9600 / 3,909 SF Ceiling height: 13' to joist, 16' to deck
15	Available / Suite 9606 / 18,267 SF Ceiling height: 13' to joist, 16' to deck
14&15 Combined	Available / Suite 9600 & 9606 combined 22,176 SF / Ceiling height: 13' to joist, 16' to deck
16	Half Price Books
17	Available / Suite 9626 / 22,072 SF Ceiling height: 15'1" to joist, 16'7" to deck
17	Sprouts

# Floor Plans



# NALL HILLS SHOPPING CENTER

## Floor Plans



NALL HILLS SHOPPING CENTER

Property Photos



## NALL HILLS SHOPPING CENTER

# Demographics

	ONE-MILE	THREE-MILE	FIVE-MILE
2010 Population	10,858	82,867	243,256
2020 Population	11,780	88,432	255,638
2025 Population	11,741	90,355	261,122
2030 Population	11,752	92,403	265,032
2024 Median Age	43.3	41.5	40.3
2010 Households	4,720	37,223	108,679
2020 Households	4,990	39,287	113,799
2025 Total Households	5,116	40,720	117,628
2030 Total Households	5,166	42,123	120,525
2025 Average Household Size	2.29	2.19	2.19
2025 Median Household Income	\$104,583	\$97,303	\$91,771
2030 Median Household Income	\$113,312	\$107,804	\$102,386
2025 Average Household Income	\$151,593	\$136,064	\$131,511
2030 Average Household Income	\$165,961	\$147,839	\$142,798
2025 Per Capita Income	\$65,053	\$61,344	\$59,253
2030 Per Capita Income	\$71,787	\$67,414	\$64,942
2010 Total Housing Units	5,092	39,912	117,009
2020 Total Housing Units	5,291	42,345	121,491
2025 Total Housing Units	5,419	43,724	125,640
2030 Total Housing Units	5,503	45,396	128,985