

# OAK PARK MALL PAD DEVELOPMENT

95th & Nieman Road (SWC), Overland Park, Kansas



## Oak Park Mall Pad Development | 1.236 Acre Pad Site



- One remaining pad site available - 1.236 acres
- Join tenants IHOP, Paris Baguette and Bank of America
- Site to be delivered pad ready
- Easy access off 69 Highway & I-35
- Intersection carries over 30,000 cars per day
- Oak Park Mall is Kansas City's #1 mall
- 3.18 acre total lot size with approximately 185 total parking stalls



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents

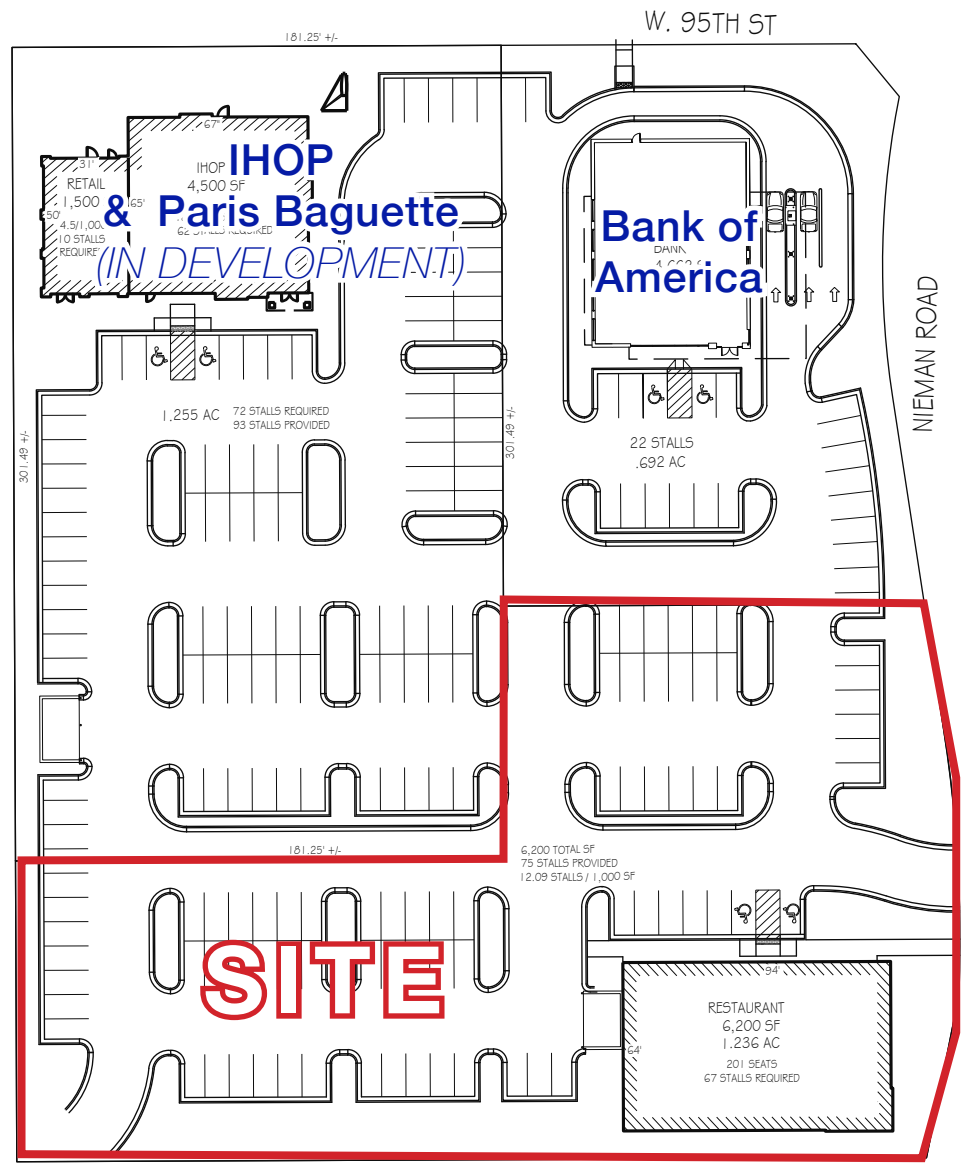


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**1.236 ACRE  
PAD SITE  
AVAILABLE**

### PROPOSED REDEVELOPMENT PLAN





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AERIAL



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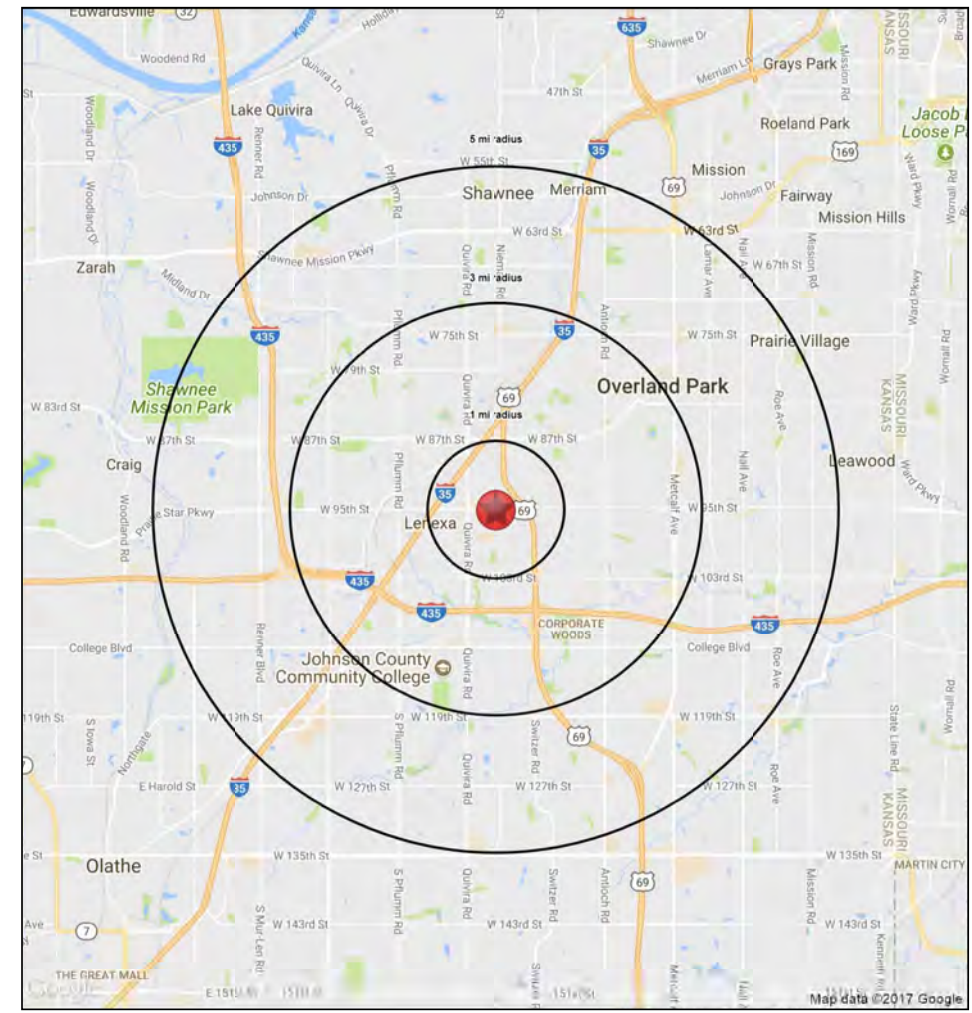
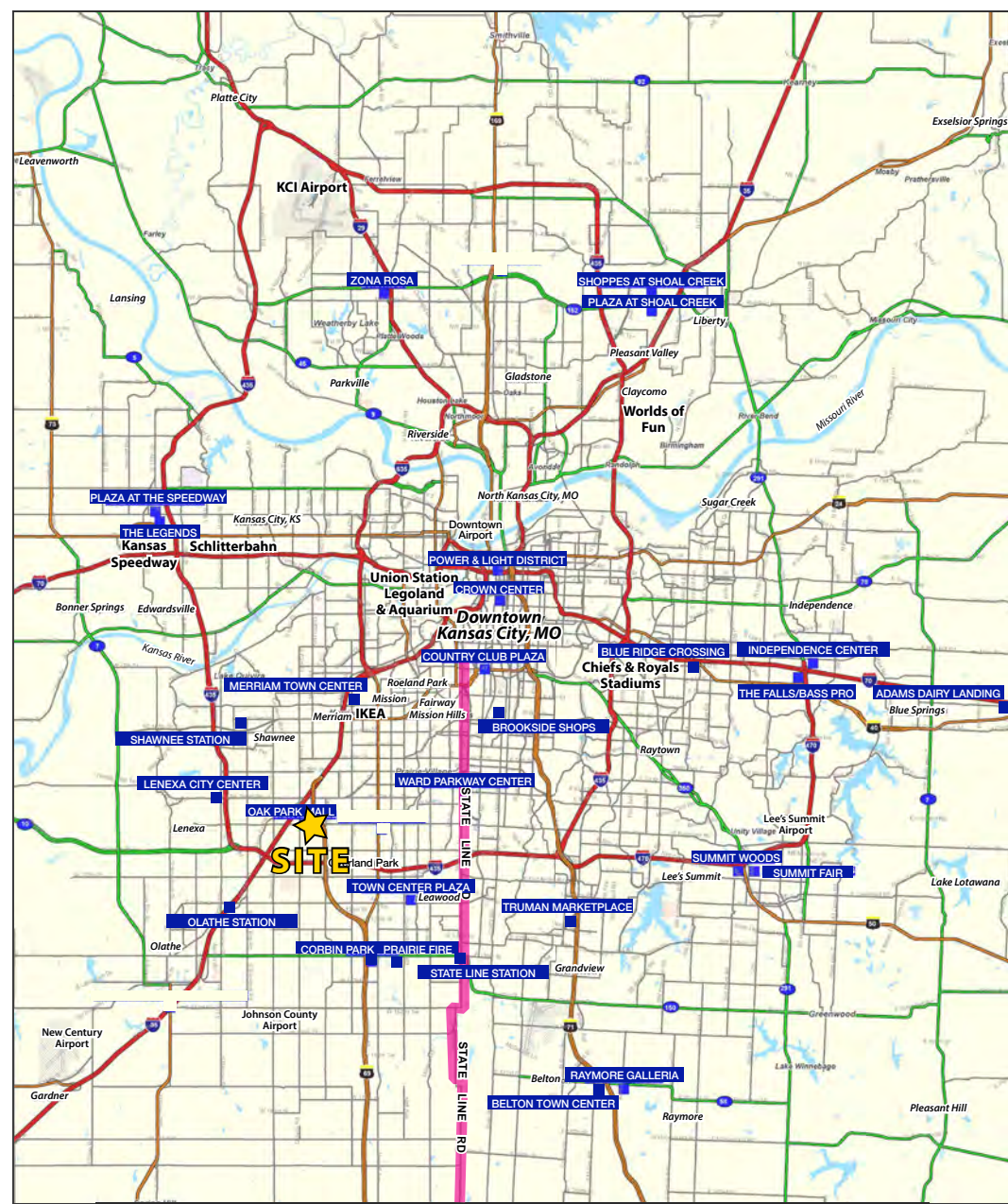




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## 95th & Nieman Road (SWC), Overland Park, Kansas

95th Street & Nieman Road Overland Park, Kansas	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	11,631	99,813	242,777
2028 Projected Population	11,099	98,924	243,284
2020 Census Population	11,811	98,941	241,381
2010 Census Population	11,796	96,524	226,587
Projected Annual Growth 2023 to 2028	-0.9%	-0.2%	-
Historical Annual Growth 2010 to 2023	-0.1%	0.3%	0.5%
2023 Median Age	41.0	40.4	41.2
<b>Households</b>			
2023 Estimated Households	4,843	45,455	108,013
2028 Projected Households	4,618	45,418	108,832
2020 Census Households	4,902	44,460	105,538
2010 Census Households	4,790	42,283	97,275
Projected Annual Growth 2023 to 2028	-0.9%	-	0.2%
Historical Annual Growth 2010 to 2023	-	0.6%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	75.5%	76.2%	79.0%
2023 Estimated Black or African American	7.8%	7.9%	6.4%
2023 Estimated Asian or Pacific Islander	3.5%	4.4%	5.3%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2023 Estimated Other Races	12.8%	11.2%	9.0%
2023 Estimated Hispanic	13.3%	11.8%	9.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$117,735	\$112,219	\$127,885
2023 Estimated Median Household Income	\$95,331	\$92,231	\$101,202
2023 Estimated Per Capita Income	\$49,256	\$51,191	\$57,012
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.0%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.9%	2.7%	2.1%
2023 Estimated High School Graduate	14.5%	15.0%	13.2%
2023 Estimated Some College	21.3%	21.0%	18.8%
2023 Estimated Associates Degree Only	7.6%	8.0%	7.4%
2023 Estimated Bachelors Degree Only	36.6%	33.5%	34.9%
2023 Estimated Graduate Degree	13.4%	17.9%	21.9%
<b>Business</b>			
2023 Estimated Total Businesses	673	5,734	12,914
2023 Estimated Total Employees	10,620	98,097	215,524
2023 Estimated Employee Population per Business	15.8	17.1	16.7
2023 Estimated Residential Population per Business	17.3	17.4	18.8

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