

# 100% LEASED

# MEADOWBROOK SHOPPING CENTER

95TH & NALL | PRAIRIE VILLAGE, KS



## SITE SUMMARY:

- Full Redevelopment Complete
- 100% Leased
- Adjacent to 150+ Acre Meadowbrook Park Redevelopment
- Over 250k People with Average HH Income of \$112k in 5-Mile Radius
- Great Visibility - Over 40K Vehicles Per Day



Brokerage • Development • Management



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# SITE PLAN





# AERIAL VIEW

FACING NORTH





# MEADOWBROOK OFFICE BUILDING



# MEADOWBROOK PARK

## MASTER PLAN



# AERIAL OVERVIEW

FACING NORTH



MEADOWBROOK  
SENIOR LIVING  
(146 UNITS)

MEADOWBROOK  
EST. 2016  
94+  
ACRE  
PARK

INN  
54 ROOM  
BOUTIQUE  
HOTEL

THE KESSLER  
MEADOWBROOK PARK  
202 UNITS

SINGLE-FAMILY  
HOMES  
STARTING AT  
\$900K

TRAILWOOD  
ELEMENTARY  
SCHOOL

20,284 VPD

16,511 VPD

NALL

95TH STREET

CVS





# AERIAL OVERVIEW

FACING WEST



Logos for Chick-fil'de, Andy's Frozen Custard, WHATABURGER, and LONCHORN STEAKHOUSE.

THE HOME DEPOT

LOWE'S

SHAMROCK  
1,000+  
EMPLOYEES

MICRO CENTER  
NATURAL GROCERS  
CHIEFS FIT  
Jersey Mike's SUBS

Walmart  
Neighborhood Market

SPROUTS  
FARMERS MARKET

20,284 VPD

95TH STREET

16,511 VPD

NALL

MEADOWBROOK





# Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9567/-94.649

Overland Park, KS 66207	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	12,768	88,541	255,853
2026 Projected Population	13,287	89,327	257,471
2010 Census Population	11,391	83,256	244,178
2000 Census Population	12,043	86,041	248,805
Projected Annual Growth 2021 to 2026	0.8%	0.2%	0.1%
Historical Annual Growth 2000 to 2021	0.3%	0.1%	0.1%
2021 Median Age	47.2	43.9	41.7
<b>Households</b>			
2021 Estimated Households	5,785	41,344	118,090
2026 Projected Households	6,245	42,976	121,788
2010 Census Households	4,975	37,451	109,042
2000 Census Households	5,182	37,685	108,050
Projected Annual Growth 2021 to 2026	1.6%	0.8%	0.6%
Historical Annual Growth 2000 to 2021	0.6%	0.5%	0.4%
<b>Race and Ethnicity</b>			
2021 Estimated White	88.2%	85.7%	80.0%
2021 Estimated Black or African American	3.9%	4.9%	9.3%
2021 Estimated Asian or Pacific Islander	3.8%	3.9%	4.6%
2021 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2021 Estimated Other Races	3.8%	5.2%	5.8%
2021 Estimated Hispanic	6.1%	7.8%	8.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$111,367	\$115,110	\$112,560
2021 Estimated Median Household Income	\$94,878	\$90,425	\$87,253
2021 Estimated Per Capita Income	\$50,467	\$53,817	\$52,039
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.0%	1.4%
2021 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.8%	2.3%
2021 Estimated High School Graduate	11.2%	13.6%	15.0%
2021 Estimated Some College	19.0%	18.5%	18.5%
2021 Estimated Associates Degree Only	4.9%	6.9%	6.9%
2021 Estimated Bachelors Degree Only	39.2%	35.7%	34.2%
2021 Estimated Graduate Degree	24.2%	22.5%	21.8%
<b>Business</b>			
2021 Estimated Total Businesses	460	6,049	13,996
2021 Estimated Total Employees	5,079	97,989	224,757
2021 Estimated Employee Population per Business	11.0	16.2	16.1
2021 Estimated Residential Population per Business	27.8	14.6	18.3

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