

# 100% LEASED

DOWNTOWN OVERLAND PARK

7224 W 79th St  
Overland Park, Kansas



## SITE SUMMARY

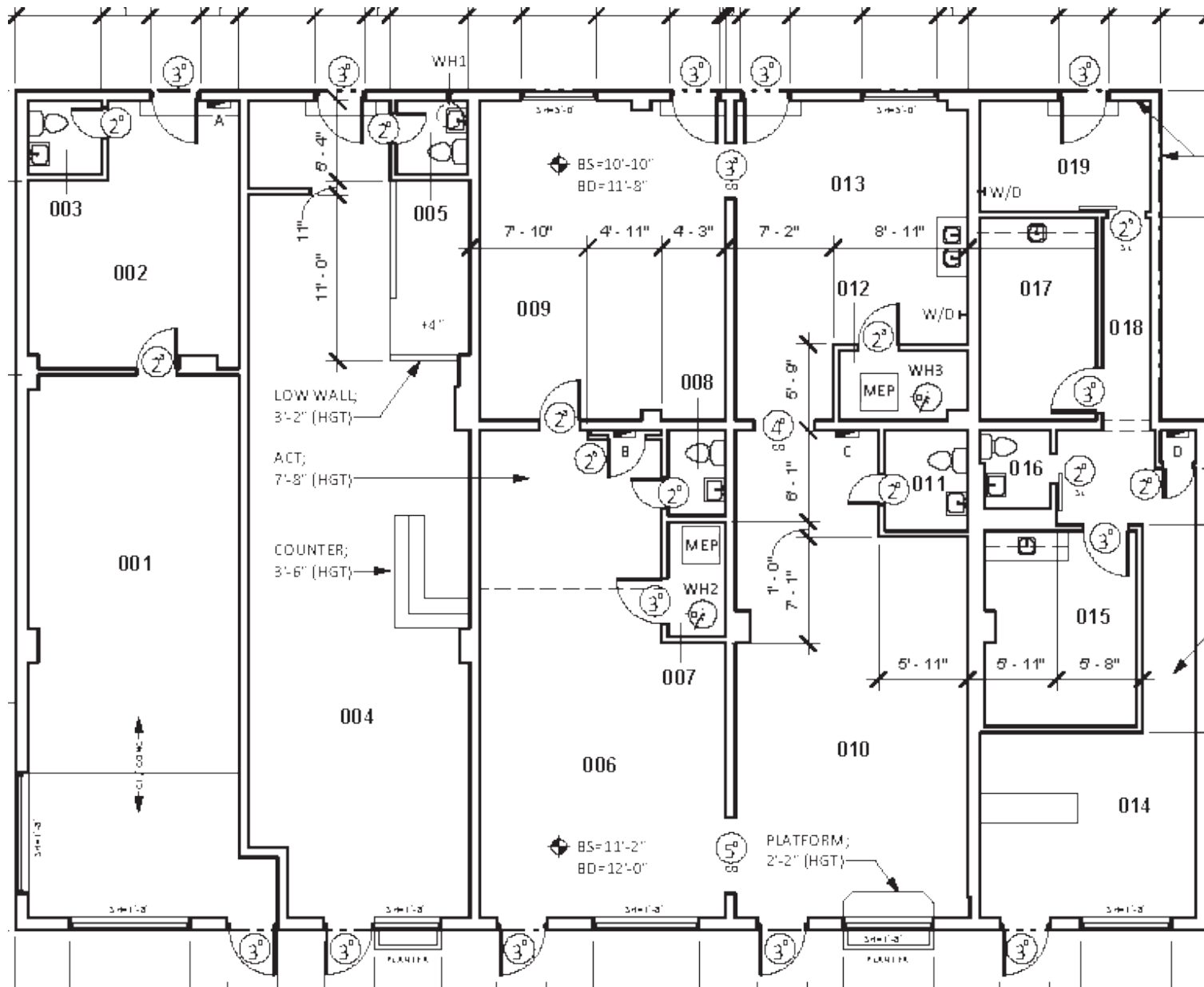
- 100% Leased
- In the Heart of Fast-growing Downtown Overland Park
- Over 800 New Apartment Units in the Area
- Great Access and Visibility



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# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9861/-94.6696

| 7224 W 79th St<br>Overland Park, KS 66204  | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| <b>Population</b>                          |             |             |             |
| 2024 Estimated Population                  | 12,623      | 105,017     | 269,626     |
| 2029 Projected Population                  | 12,856      | 105,899     | 270,700     |
| 2020 Census Population                     | 12,500      | 101,888     | 265,182     |
| 2010 Census Population                     | 11,688      | 98,240      | 256,633     |
| Projected Annual Growth 2024 to 2029       | 0.4%        | 0.2%        | -           |
| Historical Annual Growth 2010 to 2024      | 0.6%        | 0.5%        | 0.4%        |
| <b>Households</b>                          |             |             |             |
| 2024 Estimated Households                  | 6,395       | 48,433      | 121,802     |
| 2029 Projected Households                  | 6,567       | 49,255      | 123,237     |
| 2020 Census Households                     | 6,049       | 46,143      | 118,330     |
| 2010 Census Households                     | 5,592       | 44,298      | 113,350     |
| Projected Annual Growth 2024 to 2029       | 0.5%        | 0.3%        | 0.2%        |
| Historical Annual Growth 2010 to 2024      | 1.0%        | 0.7%        | 0.5%        |
| <b>Age</b>                                 |             |             |             |
| 2024 Est. Population Under 10 Years        | 10.6%       | 11.6%       | 11.6%       |
| 2024 Est. Population 10 to 19 Years        | 8.5%        | 10.3%       | 10.4%       |
| 2024 Est. Population 20 to 29 Years        | 15.6%       | 14.4%       | 14.0%       |
| 2024 Est. Population 30 to 44 Years        | 23.6%       | 22.2%       | 22.0%       |
| 2024 Est. Population 45 to 59 Years        | 16.2%       | 16.1%       | 16.3%       |
| 2024 Est. Population 60 to 74 Years        | 16.5%       | 16.5%       | 17.3%       |
| 2024 Est. Population 75 Years or Over      | 9.1%        | 8.8%        | 8.4%        |
| 2024 Est. Median Age                       | 38.4        | 38.6        | 39.0        |
| <b>Marital Status &amp; Gender</b>         |             |             |             |
| 2024 Est. Male Population                  | 48.4%       | 48.5%       | 49.0%       |
| 2024 Est. Female Population                | 51.6%       | 51.5%       | 51.0%       |
| 2024 Est. Never Married                    | 35.0%       | 32.7%       | 31.8%       |
| 2024 Est. Now Married                      | 44.7%       | 48.1%       | 50.0%       |
| 2024 Est. Separated or Divorced            | 14.7%       | 14.4%       | 13.6%       |
| 2024 Est. Widowed                          | 5.7%        | 4.8%        | 4.7%        |
| <b>Income</b>                              |             |             |             |
| 2024 Est. HH Income \$200,000 or More      | 5.1%        | 11.3%       | 13.3%       |
| 2024 Est. HH Income \$150,000 to \$199,999 | 8.4%        | 10.2%       | 10.5%       |
| 2024 Est. HH Income \$100,000 to \$149,999 | 20.3%       | 18.3%       | 19.9%       |
| 2024 Est. HH Income \$75,000 to \$99,999   | 16.4%       | 15.0%       | 14.3%       |
| 2024 Est. HH Income \$50,000 to \$74,999   | 21.1%       | 19.1%       | 16.7%       |
| 2024 Est. HH Income \$35,000 to \$49,999   | 12.4%       | 9.9%        | 9.0%        |
| 2024 Est. HH Income \$25,000 to \$34,999   | 5.8%        | 6.2%        | 6.8%        |
| 2024 Est. HH Income \$15,000 to \$24,999   | 6.2%        | 4.9%        | 4.6%        |
| 2024 Est. HH Income Under \$15,000         | 4.4%        | 4.9%        | 4.9%        |
| 2024 Est. Average Household Income         | \$93,914    | \$117,082   | \$128,211   |
| 2024 Est. Median Household Income          | \$77,789    | \$92,300    | \$99,744    |
| 2024 Est. Per Capita Income                | \$47,723    | \$54,105    | \$58,031    |
| 2024 Est. Total Businesses                 | 471         | 4,558       | 13,590      |
| 2024 Est. Total Employees                  | 3,481       | 55,221      | 196,883     |

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|--|--|-------------|-------------|-------------|
| Overland Park, KS 66204                          |  |             |             |             |
| <b>Race</b>                                      |  |             |             |             |
| 2024 Est. White                                  |  | 81.5%       | 80.4%       | 79.3%       |
| 2024 Est. Black                                  |  | 4.6%        | 5.9%        | 6.8%        |
| 2024 Est. Asian or Pacific Islander              |  | 2.8%        | 2.7%        | 3.3%        |
| 2024 Est. American Indian or Alaska Native       |  | 0.4%        | 0.3%        | 0.4%        |
| 2024 Est. Other Races                            |  | 10.7%       | 10.7%       | 10.3%       |
| <b>Hispanic</b>                                  |  |             |             |             |
| 2024 Est. Hispanic Population                    |  | 1,471       | 11,810      | 29,486      |
| 2024 Est. Hispanic Population                    |  | 11.7%       | 11.2%       | 10.9%       |
| 2029 Proj. Hispanic Population                   |  | 11.9%       | 11.6%       | 11.5%       |
| 2020 Hispanic Population                         |  | 13.8%       | 12.3%       | 11.7%       |
| <b>Education (Adults 25 &amp; Older)</b>         |  |             |             |             |
| 2024 Est. Adult Population (25 Years or Over)    |  | 9,523       | 75,846      | 194,655     |
| 2024 Est. Elementary (Grade Level 0 to 8)        |  | 2.0%        | 2.0%        | 1.7%        |
| 2024 Est. Some High School (Grade Level 9 to 11) |  | 4.3%        | 2.7%        | 2.6%        |
| 2024 Est. High School Graduate                   |  | 18.0%       | 14.3%       | 14.8%       |
| 2024 Est. Some College                           |  | 18.6%       | 18.5%       | 18.3%       |
| 2024 Est. Associate Degree Only                  |  | 8.0%        | 7.7%        | 7.3%        |
| 2024 Est. Bachelor Degree Only                   |  | 32.2%       | 33.7%       | 33.6%       |
| 2024 Est. Graduate Degree                        |  | 16.9%       | 21.0%       | 21.8%       |
| <b>Housing</b>                                   |  |             |             |             |
| 2024 Est. Total Housing Units                    |  | 6,750       | 51,017      | 129,212     |
| 2024 Est. Owner-Occupied                         |  | 52.4%       | 56.3%       | 59.1%       |
| 2024 Est. Renter-Occupied                        |  | 42.3%       | 38.7%       | 35.2%       |
| 2024 Est. Vacant Housing                         |  | 5.3%        | 5.1%        | 5.7%        |
| <b>Homes Built by Year</b>                       |  |             |             |             |
| 2024 Homes Built 2010 or later                   |  | 11.5%       | 9.4%        | 8.3%        |
| 2024 Homes Built 2000 to 2009                    |  | 7.8%        | 6.8%        | 7.1%        |
| 2024 Homes Built 1990 to 1999                    |  | 4.1%        | 5.5%        | 6.6%        |
| 2024 Homes Built 1980 to 1989                    |  | 6.7%        | 8.4%        | 11.7%       |
| 2024 Homes Built 1970 to 1979                    |  | 8.9%        | 13.6%       | 16.8%       |
| 2024 Homes Built 1960 to 1969                    |  | 11.7%       | 21.5%       | 14.6%       |
| 2024 Homes Built 1950 to 1959                    |  | 34.5%       | 23.0%       | 17.2%       |
| 2024 Homes Built Before 1949                     |  | 9.6%        | 6.8%        | 12.2%       |
| <b>Home Values</b>                               |  |             |             |             |
| 2024 Home Value \$1,000,000 or More              |  | 1.1%        | 3.2%        | 3.4%        |
| 2024 Home Value \$500,000 to \$999,999           |  | 8.0%        | 15.1%       | 15.2%       |
| 2024 Home Value \$400,000 to \$499,999           |  | 9.1%        | 12.4%       | 12.3%       |
| 2024 Home Value \$300,000 to \$399,999           |  | 26.9%       | 25.0%       | 25.8%       |
| 2024 Home Value \$200,000 to \$299,999           |  | 36.4%       | 33.2%       | 29.0%       |
| 2024 Home Value \$150,000 to \$199,999           |  | 13.7%       | 6.8%        | 7.7%        |
| 2024 Home Value \$100,000 to \$149,999           |  | 3.2%        | 2.0%        | 3.3%        |
| 2024 Home Value \$50,000 to \$99,999             |  | 0.2%        | 0.5%        | 1.1%        |
| 2024 Home Value \$25,000 to \$49,999             |  | 1.0%        | 1.0%        | 1.0%        |
| 2024 Home Value Under \$25,000                   |  | 0.3%        | 0.9%        | 1.1%        |
| 2024 Median Home Value                           |  | \$289,087   | \$350,587   | \$359,603   |
| 2024 Median Rent                                 |  | \$1,153     | \$1,131     | \$1,102     |

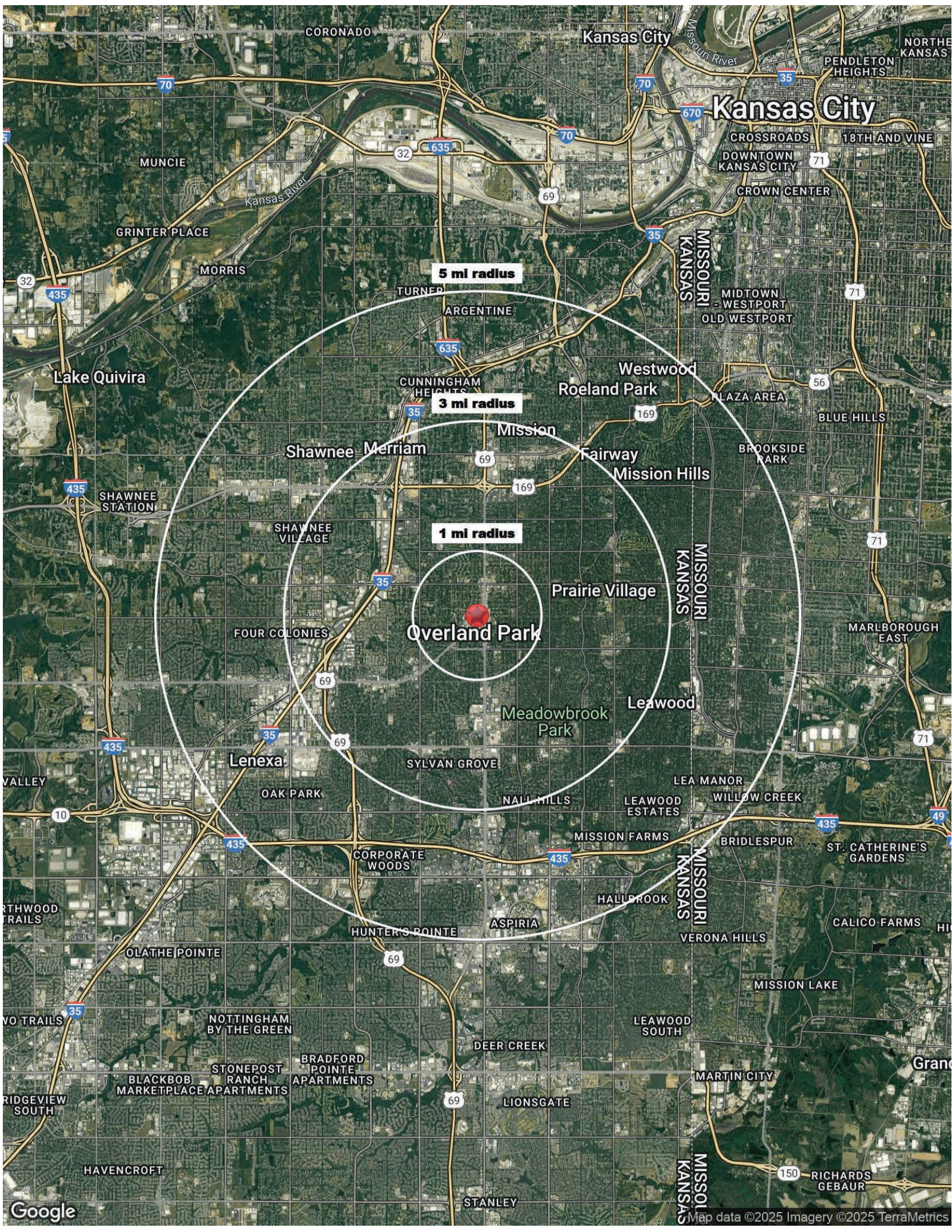
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|--|-------------|-------------|-------------|
| <b>Labor Force</b>                                 |             |             |             |
| 2024 Est. Labor Population Age 16 Years or Over    | 10,622      | 86,030      | 220,889     |
| 2024 Est. Civilian Employed                        | 67.0%       | 71.2%       | 70.3%       |
| 2024 Est. Civilian Unemployed                      | 4.2%        | 3.1%        | 2.6%        |
| 2024 Est. in Armed Forces                          | -           | -           | 0.2%        |
| 2024 Est. not in Labor Force                       | 28.8%       | 25.7%       | 26.9%       |
| 2024 Labor Force Males                             | 48.0%       | 47.9%       | 48.6%       |
| 2024 Labor Force Females                           | 52.0%       | 52.1%       | 51.4%       |
| <b>Occupation</b>                                  |             |             |             |
| 2024 Occupation: Population Age 16 Years or Over   | 7,113       | 61,209      | 155,378     |
| 2024 Mgmt, Business, & Financial Operations        | 21.7%       | 22.5%       | 22.4%       |
| 2024 Professional, Related                         | 34.6%       | 32.6%       | 32.1%       |
| 2024 Service                                       | 10.8%       | 11.8%       | 11.5%       |
| 2024 Sales, Office                                 | 21.7%       | 21.1%       | 20.7%       |
| 2024 Farming, Fishing, Forestry                    | 0.1%        | 0.1%        | 0.1%        |
| 2024 Construction, Extraction, Maintenance         | 3.8%        | 3.5%        | 4.0%        |
| 2024 Production, Transport, Material Moving        | 7.3%        | 8.4%        | 9.1%        |
| 2024 White Collar Workers                          | 78.0%       | 76.2%       | 75.3%       |
| 2024 Blue Collar Workers                           | 22.0%       | 23.8%       | 24.7%       |
| <b>Transportation to Work</b>                      |             |             |             |
| 2024 Drive to Work Alone                           | 67.6%       | 69.8%       | 70.4%       |
| 2024 Drive to Work in Carpool                      | 4.3%        | 4.3%        | 4.6%        |
| 2024 Travel to Work by Public Transportation       | 0.5%        | 0.5%        | 0.5%        |
| 2024 Drive to Work on Motorcycle                   | -           | 0.1%        | 0.1%        |
| 2024 Walk or Bicycle to Work                       | 1.3%        | 1.2%        | 1.2%        |
| 2024 Other Means                                   | 1.0%        | 1.1%        | 1.1%        |
| 2024 Work at Home                                  | 25.1%       | 22.9%       | 21.9%       |
| <b>Travel Time</b>                                 |             |             |             |
| 2024 Travel to Work in 14 Minutes or Less          | 25.5%       | 28.0%       | 28.8%       |
| 2024 Travel to Work in 15 to 29 Minutes            | 61.4%       | 56.7%       | 54.9%       |
| 2024 Travel to Work in 30 to 59 Minutes            | 11.8%       | 13.9%       | 14.6%       |
| 2024 Travel to Work in 60 Minutes or More          | 1.3%        | 1.4%        | 1.7%        |
| 2024 Average Travel Time to Work                   | 18.7        | 18.5        | 18.5        |
| <b>Consumer Expenditure</b>                        |             |             |             |
| 2024 Est. Total Household Expenditure              | \$578.41 M  | \$4.97 B    | \$13 B      |
| 2024 Est. Apparel                                  | \$10.7 M    | \$91.35 M   | \$238.5 M   |
| 2024 Est. Contributions, Tax and Retirement        | \$154.03 M  | \$1.43 B    | \$3.83 B    |
| 2024 Est. Education                                | \$13.4 M    | \$115.84 M  | \$304.18 M  |
| 2024 Est. Entertainment                            | \$33.14 M   | \$282.45 M  | \$736.96 M  |
| 2024 Est. Food, Beverages, Tobacco                 | \$68.31 M   | \$573.21 M  | \$1.48 B    |
| 2024 Est. Health Care                              | \$39.91 M   | \$308.82 M  | \$781.2 M   |
| 2024 Est. Household Furnishings and Equipment      | \$15.48 M   | \$132.58 M  | \$346.62 M  |
| 2024 Est. Household Operations, Shelter, Utilities | \$131.2 M   | \$1.09 B    | \$2.82 B    |
| 2024 Est. Miscellaneous Expenses                   | \$10.06 M   | \$85.47 M   | \$223.02 M  |
| 2024 Est. Personal Care                            | \$7.25 M    | \$60.65 M   | \$156.83 M  |
| 2024 Est. Transportation                           | \$94.94 M   | \$799.17 M  | \$2.08 B    |



Overland Park

1 mi radius

3 mi radius

5 mi radius

Kansas City

Kansas City

Lake Quivira

FOUR COLONIES

Lenexa

OLATHE POINTE

NOTTINGHAM BY THE GREEN

STONEPOST RANCH

MARKETPLACE APARTMENTS

HAVENCROFT

Shawnee

SHAWNEE VILLAGE

OAK PARK

BRADFORD POINTE APARTMENTS

STANLEY

Merriam

SHAWNEE VILLAGE

OAK PARK

BRADFORD POINTE APARTMENTS

STANLEY

Overland Park

Meadowbrook Park

SYLVAN GROVE

OAK PARK

CORPORATE WOODS

HUNTER'S POINTE

DEER CREEK

LIONSGATE

STANLEY

Mission

Prairie Village

Meadowbrook Park

OAK PARK

CORPORATE WOODS

HUNTER'S POINTE

DEER CREEK

LIONSGATE

STANLEY

Fairway

Mission Hills

Prairie Village

Meadowbrook Park

OAK PARK

CORPORATE WOODS

HUNTER'S POINTE

DEER CREEK

LIONSGATE

STANLEY

Westwood

Roeland Park

Prairie Village

Meadowbrook Park

OAK PARK

CORPORATE WOODS

HUNTER'S POINTE

DEER CREEK

LIONSGATE

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Westwood

Roeland Park

Prairie Village

Meadowbrook Park

OAK PARK

CORPORATE WOODS

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