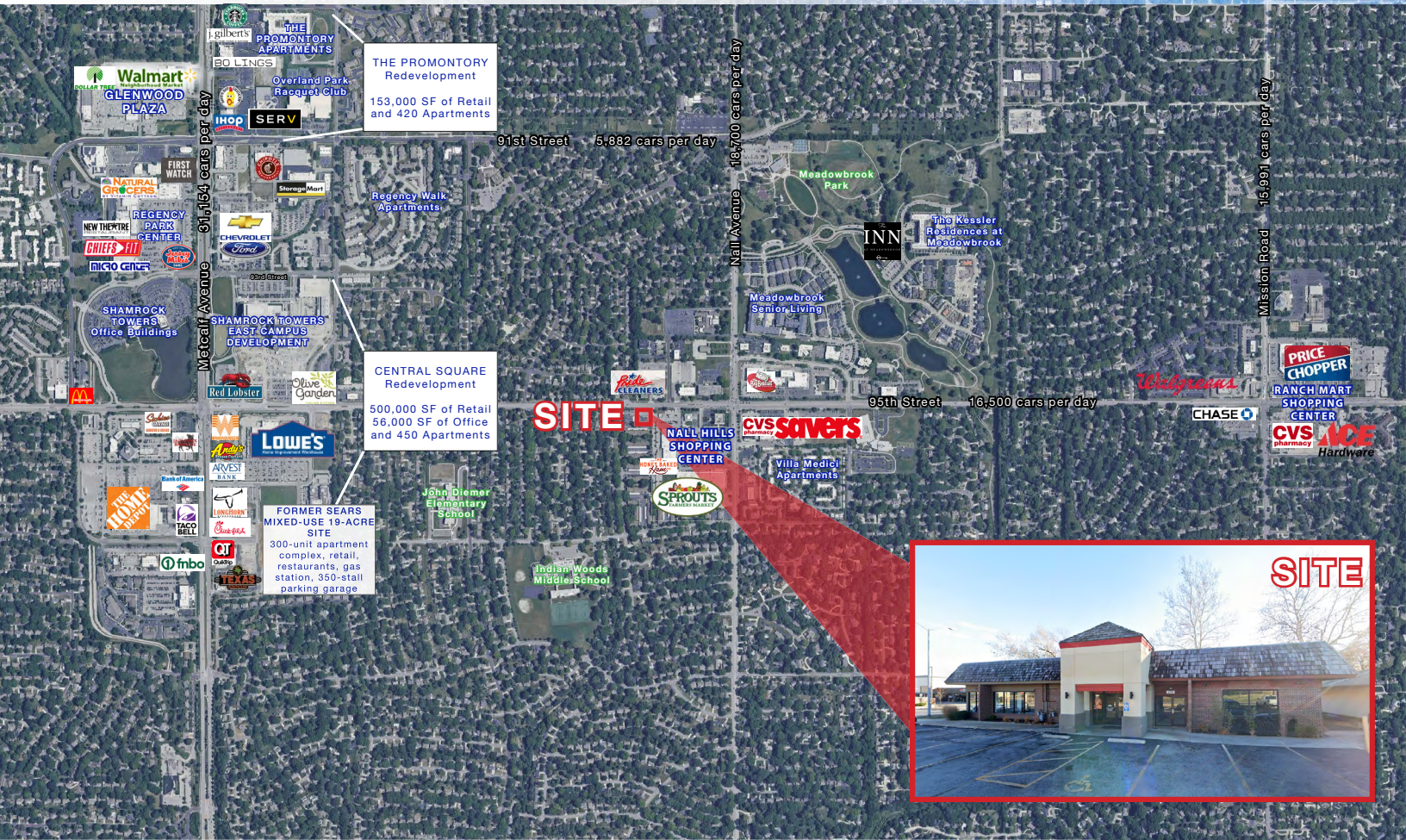


FREESTANDING BUILDING FOR SALE

95th & Nall | 5695-5701 W. 95th Street, Overland Park, KS



SALE PRICE: \$1,250,000 | 4,620 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,151	91,568	259,717
Avg. Household Income	\$160,633	\$143,839	\$142,943

- 4,620 SF +/- freestanding retail building
- Great for office or retail
- New 1500 gallon grease trap
- One of the few remaining development opportunities on the 95th Street corridor
- Intersection carries over 37,000 cars per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com

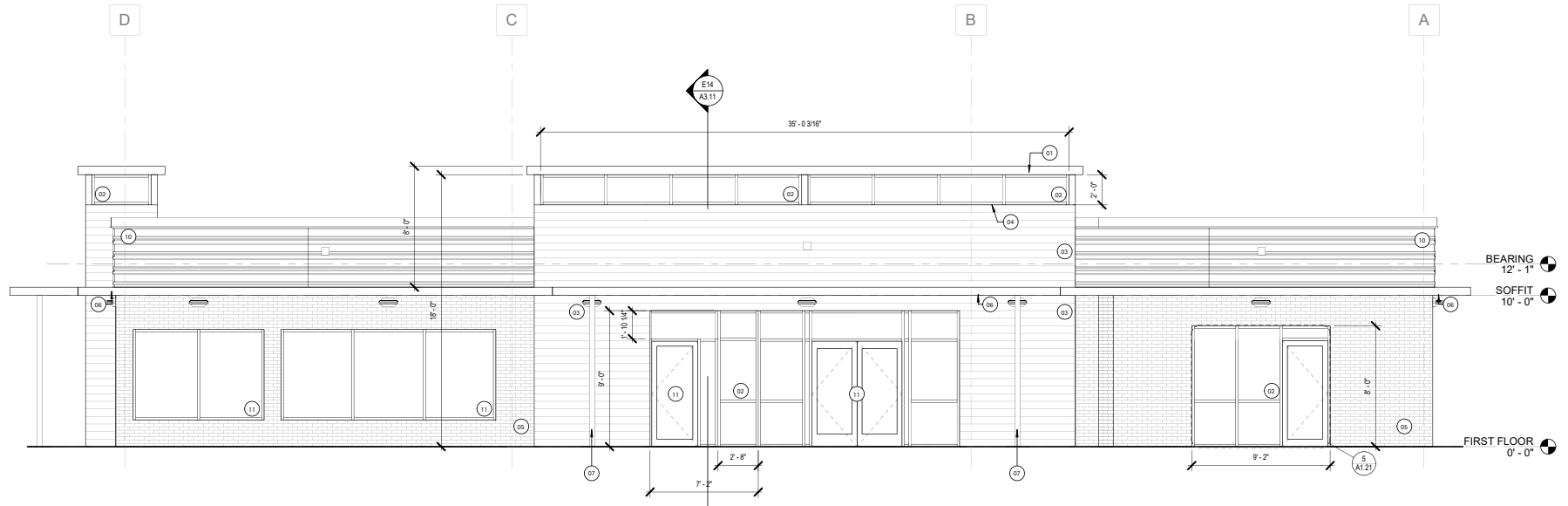
Exclusive Agent



FREESTANDING BUILDING FOR SALE

95th & Nall | 5695-5701 W. 95th Street, Overland Park, KS

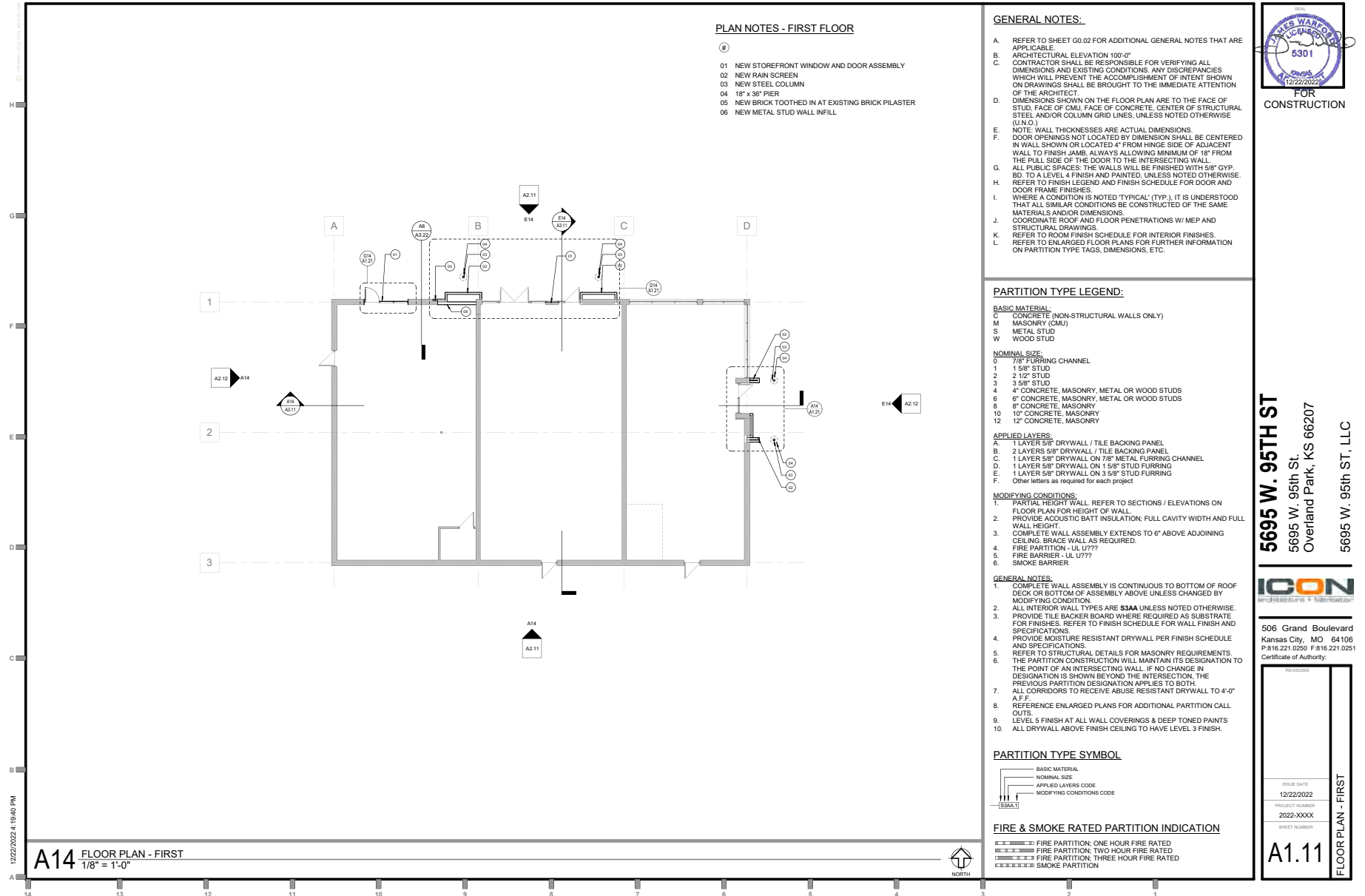
ELEVATION



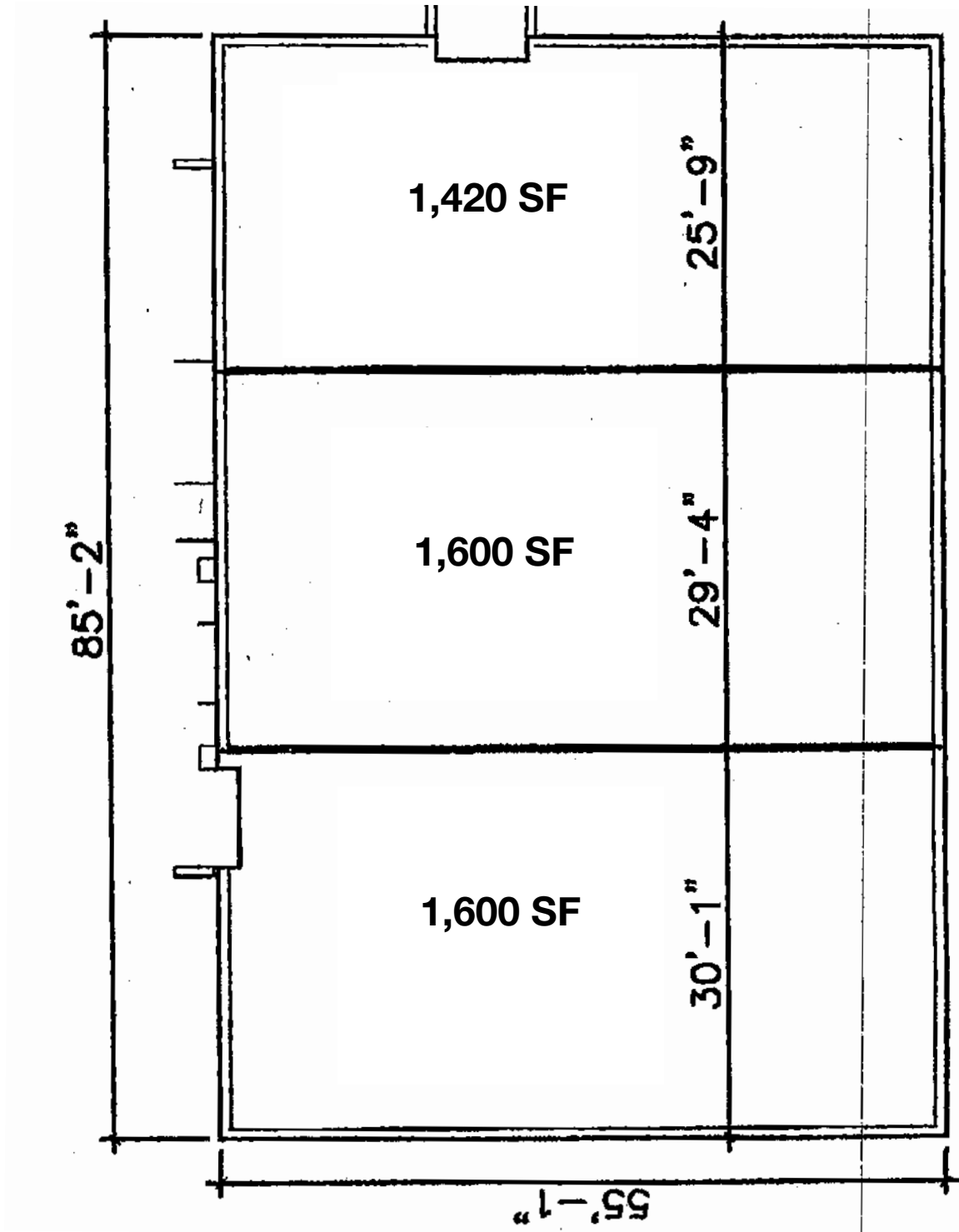
NORTH ELEVATION
1/4" = 1'-0"



FLOOR PLAN



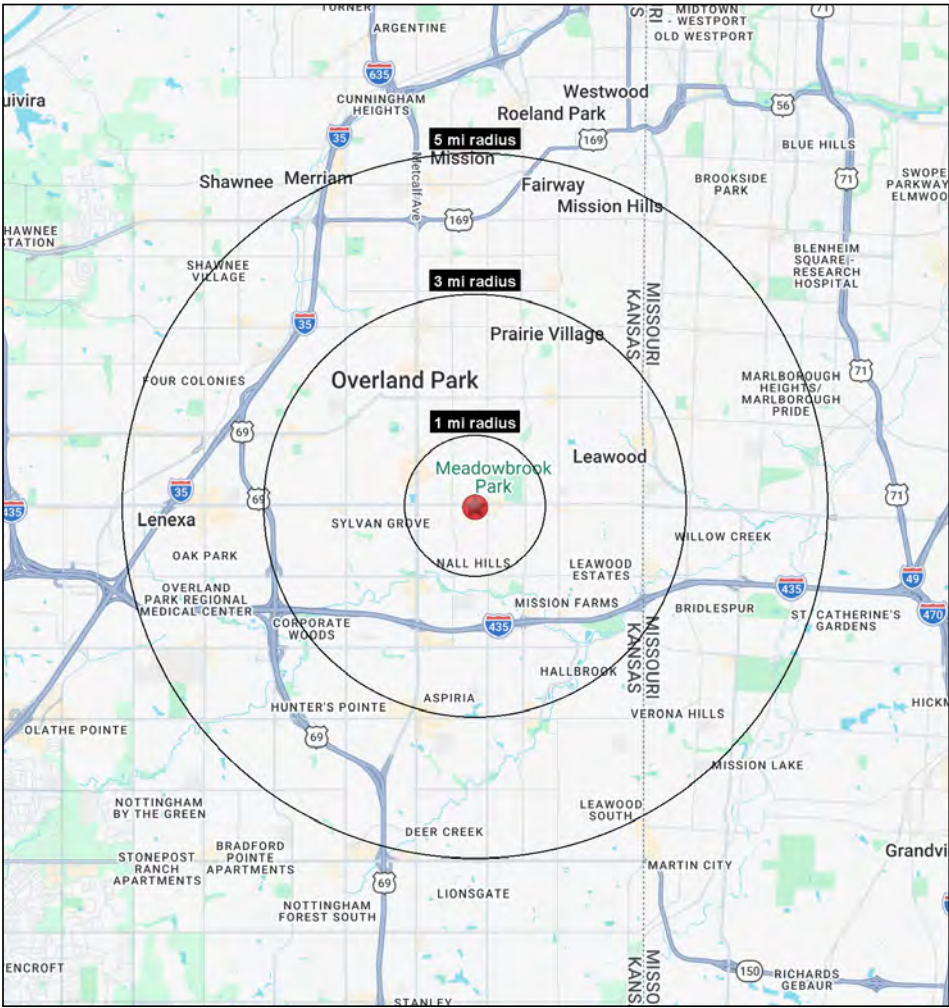
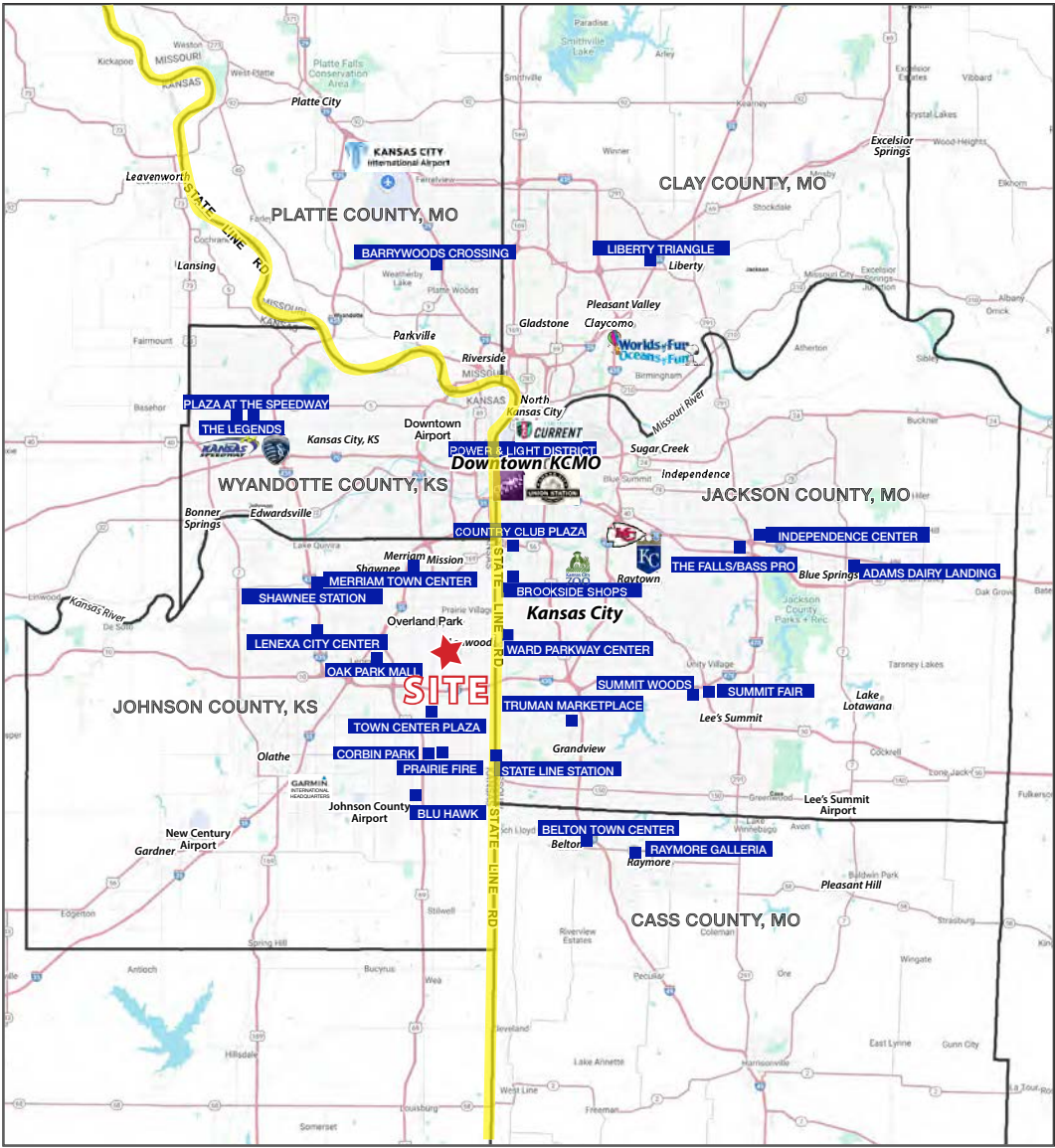
SITE PLAN





FREESTANDING BUILDING FOR SALE

95th & Nall | 5695-5701 W. 95th Street, Overland Park, KS



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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FREESTANDING BUILDING FOR SALE

95th & Nall | 5695-5701 W. 95th Street, Overland Park, KS

5695-5701 W. 95th Street Overland Park, KS 66207	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,121	91,568	259,717
2031 Projected Population	12,417	90,848	257,492
2020 Census Population	10,479	88,343	254,367
2010 Census Population	10,166	83,765	245,777
Projected Annual Growth 2026 to 2031	0.5%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	1.2%	0.6%	0.4%
2026 Median Age	43.1	41.2	39.9
Households			
2026 Estimated Households	5,523	42,492	120,111
2031 Projected Households	5,725	42,597	120,108
2020 Census Households	4,576	39,879	115,096
2010 Census Households	4,396	37,408	109,728
Projected Annual Growth 2026 to 2031	0.7%	-	-
Historical Annual Growth 2010 to 2026	1.6%	0.8%	0.6%
Race and Ethnicity			
2026 Estimated White	85.4%	81.9%	77.5%
2026 Estimated Black or African American	4.2%	5.1%	8.7%
2026 Estimated Asian or Pacific Islander	3.4%	3.9%	4.4%
2026 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2026 Estimated Other Races	6.8%	8.8%	9.0%
2026 Estimated Hispanic	7.2%	9.1%	9.2%
Income			
2026 Estimated Average Household Income	\$160,633	\$143,839	\$142,943
2026 Estimated Median Household Income	\$117,446	\$113,969	\$110,534
2026 Estimated Per Capita Income	\$73,207	\$66,890	\$66,231
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.1%	1.6%
2026 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.7%	1.8%
2026 Estimated High School Graduate	8.6%	12.8%	13.6%
2026 Estimated Some College	15.5%	16.9%	17.5%
2026 Estimated Associates Degree Only	4.4%	6.5%	6.4%
2026 Estimated Bachelors Degree Only	41.8%	36.3%	35.1%
2026 Estimated Graduate Degree	27.9%	24.6%	23.9%
Business			
2026 Estimated Total Businesses	546	6,454	14,756
2026 Estimated Total Employees	6,043	107,245	217,184
2026 Estimated Employee Population per Business	11.1	16.6	14.7
2026 Estimated Residential Population per Business	22.2	14.2	17.6

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