

5110-5150 N OAK TRAFFICWAY, KANSAS CITY, MO



PROPERTY HIGHLIGHTS

- Sam's Club outparcel
- Located at the signalized intersection near North Oak Trafficway and Vivion Road
- Infill, re-development opportunity - 4.39 Acres
- Free-standing or multi-tenant building options
- There is an adjacent 6.5 acres prime for development
- National retail synergy from Englewood to Vivion along North Oak

LEASING CONTACTS

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Prime real estate on North Oak Trafficway, a main artery connecting the north and south areas of Kansas City's Northland.



NEARBY RETAILERS INCLUDE

- HuVee
- DRAGONFLY Seasone
- 54 STREET GOLF COURSE
- THE HOME DEPOT
- PIZZA STREET
- CHIPOTLE MEXICAN GRILL
- Gordmans
- Panera BREAD
- PANDA EXPRESS CHINESE KITCHEN
- PRICE CHOPPER
- LOWE'S
- Wendy's
- SUBWAY
- QT QuikTrip
- Arbys
- BIG LOTS!
- Sprint
- usbank
- petco

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	8,491		80,385		161,253	
2019 Estimate	8,032		75,706		151,281	
2010 Census	7,347		68,870		135,147	
Growth 2019 - 2024	5.71%		6.18%		6.59%	
Growth 2010 - 2019	9.32%		9.93%		11.94%	
2019 Population by Hispanic Origin	832		7,143		13,777	
2019 Population	8,032		75,706		151,281	
White	6,366	79.26%	61,777	81.60%	121,548	80.35%
Black	858	10.68%	7,235	9.56%	17,832	11.79%
Am. Indian & Alaskan	59	0.73%	613	0.81%	1,111	0.73%
Asian	455	5.66%	3,111	4.11%	5,158	3.41%
Hawaiian & Pacific Island	58	0.72%	543	0.72%	922	0.61%
Other	235	2.93%	2,426	3.20%	4,709	3.11%
U.S. Armed Forces	4		126		239	
Households						
2024 Projection	3,628		34,442		68,050	
2019 Estimate	3,438		32,528		63,954	
2010 Census	3,159		29,926		57,481	
Growth 2019 - 2024	5.53%		5.88%		6.40%	
Growth 2010 - 2019	8.83%		8.69%		11.26%	
Owner Occupied	2,073	60.30%	19,867	61.08%	39,335	61.51%
Renter Occupied	1,365	39.70%	12,660	38.92%	24,619	38.49%
2019 Households by HH Income	3,440		32,526		63,954	
Income: <\$25,000	508	14.77%	6,558	20.16%	12,724	19.90%
Income: \$25,000 - \$50,000	928	26.98%	8,136	25.01%	14,468	22.62%
Income: \$50,000 - \$75,000	770	22.38%	7,053	21.68%	12,946	20.24%
Income: \$75,000 - \$100,000	490	14.24%	4,422	13.60%	9,075	14.19%
Income: \$100,000 - \$125,000	330	9.59%	2,896	8.90%	6,323	9.89%
Income: \$125,000 - \$150,000	147	4.27%	1,254	3.86%	3,099	4.85%
Income: \$150,000 - \$200,000	90	2.62%	1,204	3.70%	3,097	4.84%
Income: \$200,000+	177	5.15%	1,003	3.08%	2,222	3.47%
2019 Avg Household Income	\$76,044		\$69,119		\$73,604	
2019 Med Household Income	\$57,552		\$54,921		\$58,806	