

SITE FOR REDEVELOPMENT



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 CONTACT

ERIN JOHNSTON
P (816) 701-5028
ejohnston@copaken-brooks.com

NORTH OAK SHOPPING CENTER

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



NEARBY RETAILERS INCLUDE



| 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 | |



LEASING CONTACT

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.