

## Under New Ownership



### High Profile Retail Location - 95th St & Quivira Rd

- Shadow anchored by Sam's Club and DSW. Tenants include Northern Tool, Chipotle, First Watch, Panda Express, Dix Liquors, Entourage Beauty School, Sports Clips, Enterprise, Crumbl Cookie, Missouri Sewing Machine and many others.
- Spaces available ranges from 1,183 SF to 1,800 SF
- Can combine spaces for 2,700 SF, 3,300 SF, or 4,500 SF
- Over 55,000 cars per day
- Adjacent to Oak Park Mall, the metro's #1 enclosed regional mall
- 17,000 SF coming available

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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## Building Specifications

| Square Feet Available:      | SUITE #             | SF                              |
|-----------------------------|---------------------|---------------------------------|
|                             | 11946               | 1,200 SF                        |
|                             | 11948               | 1,500 SF Combinable at 2,700 SF |
|                             | 11950               | 1,800 SF Combinable at 3,300 SF |
|                             | 12120               | 17,018 SF Coming Available      |
|                             | 12132               | 1,775 SF                        |
|                             | 12238               | 1,183 SF                        |
|                             | Up to               | 4,500 SF                        |
| Total Center:               | 351,896 SF          |                                 |
| Total Building Square Feet: | 109,279 SF          |                                 |
| Year Built:                 | 1987                |                                 |
| Zoning:                     | CP3                 |                                 |
| Type of Lease:              | NNN                 |                                 |
| Offering Rate:              | Call for quote      |                                 |
| CAM:                        | \$2.95 PSF per year |                                 |
| Property Taxes:             | \$3.10 PSF per year |                                 |
| Insurance:                  | \$0.50 PSF per year |                                 |
| Est. Population:            | 228,022             |                                 |
| Est. Household:             | 101,250             |                                 |
| Est. Avg. Income:           | \$125,369           |                                 |

## Property Photos



# Oak Park Commons

11942-12242 W. 95th Street, Lenexa, KS

# For Lease

Site Plan

### AVAILABLE SPACES

| SUITE #    | SF     |
|------------|--------|
| 11946      | 1,200  |
| 11948      | 1,500  |
| 11950      | 1,800  |
| 12120      | 17,018 |
| 12132      | 1,775  |
| 12238      | 1,183  |
| Combinable | 2,700  |
|            | 3,300  |
|            | 4,500  |



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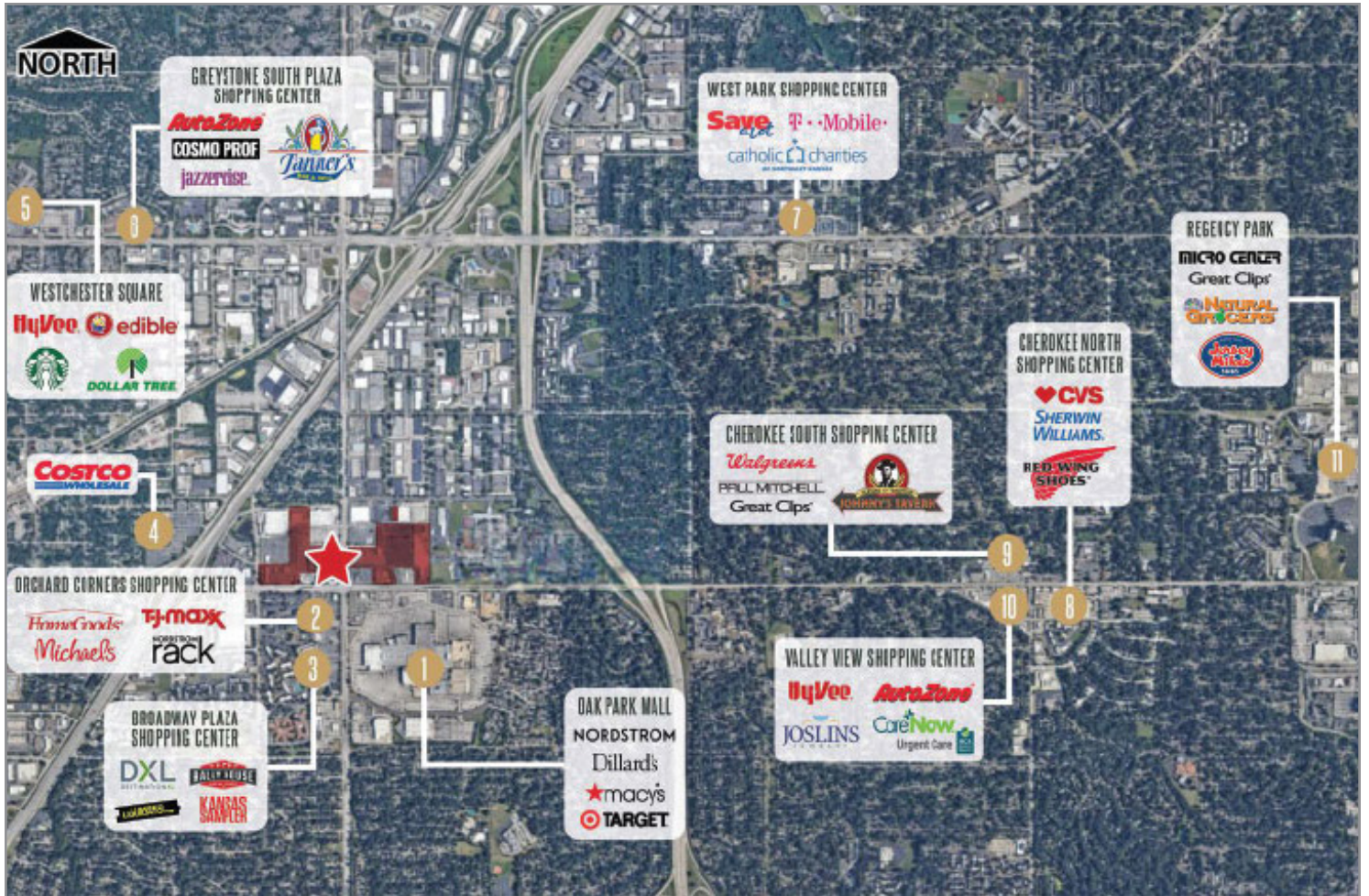
JOINT VENTURE BY:



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