

# MULTI-TENANT INVESTMENT PROPERTY FOR SALE

## 95TH & NALL AVENUE

9555 NALL AVENUE | OVERLAND PARK, KS



**Sale Price:** \$1,875,000  
**NOI:** \$122,000  
**Cap Rate:** 6.5%  
**Building Size:** 7,331 square feet  
**Property Size:** 0.86 acre parcel

### Highlights:

- New roof installed March 2017
- 100% Leased
- Directly across the street from Sprouts Farmers Market in the Nall Hills Shopping Center



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### The Studio Knitting & Needle Point

Operating in Overland Park since 2014, Studio Knitting specializes in premier needlepoint and knitting. They provide classes for customers to learn about knitting and help with projects. [www.thestudiokc.com](http://www.thestudiokc.com)



Sawa Sushi & Hibachi specializes in traditional and contemporary sushi and Japanese cuisine. Each dish is crafted with care by their experienced chefs and made with only the finest, fresh ingredients. Sawa was established in 2015. [www.sawakc.com](http://www.sawakc.com)



Established in 2017, Pretzel Boy's is a family-owned and operated business. Pretzels are made from scratch baked throughout the day to guarantee a fresh-out-of-the-oven, mouth-watering snack for every guest. In addition to soft twisted pretzels, they offer pretzel nuggets, pretzel wrapped sausages, dessert pretzels, homemade cheese dips, and drinks. Pretzel Boy's is headquartered in St. Louis and currently has 3 locations in St. Louis and 1 in Kansas City. [www.kcpretzelboys.com](http://www.kcpretzelboys.com)

### Salon Spice

The Salon Spice offers the top looks on color and cuts using only authentic, salon-quality products to ensure their customers' satisfaction. Services include hair cutting, styling, custom coloring, hair extensions, bridal & special occasion styles, and makeup, among others. Salon Spice has been successfully operating in Overland Park since 2014. [www.salonspice.com](http://www.salonspice.com)



Papa Murphy's is a take-and-bake pizza company based in Vancouver, Washington. It began in 1995 as the merger of two local take-and-bake pizza companies: Papa Aldo's Pizza and Murphy's Pizza. The company and its franchisees operate more than 1,300 outlets in the United States and Canada. [www.papamurphys.com](http://www.papamurphys.com)



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### Demographics

Radius	Population	Daytime Population	Median Household Income
1 Mile	11,579	4,522	\$100,135
3 Miles	87,339	110,207	\$91,335
5 Miles	253,371	224,468	\$87,420



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