



METCALFCROSSING

SHAWNEE MISSION PKWY & MARTY • OVERLAND PARK, KS



PROPERTY HIGHLIGHTS:

RESTAURANT /QSR /RETAIL /OFFICE /MEDICAL PAD

1.3 ACRES

INFRASTRUCTURE IN PLACE

FOR LEASE, SALE, OR BUILD-TO-SUIT

14,250 SF MAX APPROVED (1,400 SF MINIMAL DIVISIBLE)

80,000 CPD

1.9M SF OF OFFICE WITHIN 1/2 MILE

DEDICATED TURN LANES & TWO POINT ACCESS

5' INFILL FOR MAXIMUM VISIBILITY

59 DEDICATED PARKING STALLS AS CONFIGURED (4.1/1,000)

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CHIPOTLE
RALLY HOUSE
WING STOP
NEW CHINA TOWN

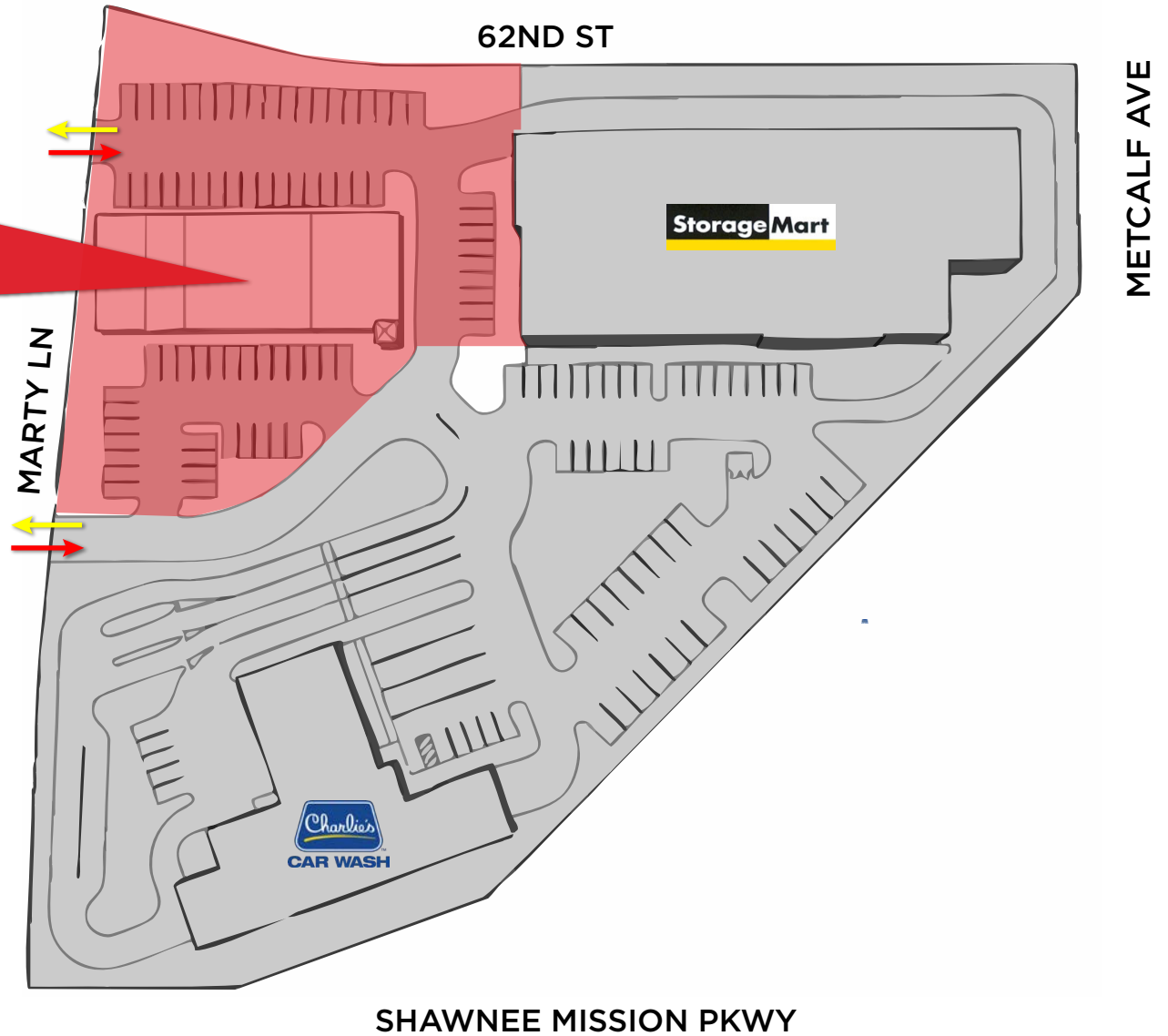
GOODYEAR
Advance Auto Parts
Bully's
Petterson
CVS pharmacy
Starbucks
Goodcents
Wing Stand
PLATO'S CLOSET
UPS
ROCK CREEK BREWING CO
TACO BELL
SMOOTHIE KING

JJ
Domino's Pizza
LONGBOARDS wraps & bowls
The Peanut
DOLLAR GENERAL
FedEx
Wendy's
Baskin Robbins

PSUB
Sport Clips
NATURAL GROCERS
Popeyes
FIVE GUYS
BURGERS and FRIES
Panera BREAD
ride CLEANERS
SLIM CHICKENS
crumbl cookies
McDonald's
HyVee
Culver's
Chick-fil-A
LaMar's Donuts
DOLLAR TREE
TIDAL WAVE AUTO WAX
LOTILLA PASTRY
BAA

SITE PLAN:

CONCEPTUAL BUILDING IDEAS



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TRADE AREA OVERVIEW:



MISSION, KS

DOWNTOWN MISSION, KANSAS, AT JUST 2.68 SQUARE MILES IN SIZE, IS HOME TO 418 BUSINESSES MAKING MISSION ONE OF THE MOST DENSELY COMMERCIALIZED AREAS WITHIN THE COUNTY. OVER 1.5 MILLION SF OF OFFICE SPACE AND 1.3 MILLION SF OF RETAIL SPACE MAKE UP THE MISSION SUBMARKET WITH JUST 5.40% VACANCY AMONG RETAIL SPACE AND 9.10% VACANCY AMONG OFFICE SPACE.

THE LARGEST POCKET OF OFFICE SPACE WITHIN MISSION IS CONCENTRATED IMMEDIATELY EAST OF METCALF CROSSING ALONG SHAWNEE MISSION PARKWAY, ACCOUNTING FOR 54% OF MISSION'S TOTAL OFFICE MARKET. ADDITIONALLY, THE CLOVERLEAF OFFICE PARK, BORDERING MISSION CITY LIMITS ALONG SHAWNEE MISSION PARKWAY TO THE SOUTH, ACCOUNTS FOR A FURTHER 400,000 SF OF OFFICE BRINGING THE HALF MILE TOTAL TO 1.9 MILLION SF.

MISSION ALSO BOASTS AN IMPRESSIVE, THRIVING RETAIL SUBMARKET COMPRISED OF A MIX OF LOCAL AND CREDIT TENANTS LOCATED ALONG THE JOHNSON DRIVE CORRIDOR BEGINNING TWO BLOCKS NORTH OF METCALF CROSSING AND EXTENDING 1.5 MILES EAST TO ROE AVENUE. THE JOHNSON DRIVE RETAIL CORRIDOR HAS EXPERIENCED TREMENDOUS INVESTMENT WITH THE LAST YEAR WITH OVER \$200 MILLION IN PLANNED DEVELOPMENT MOVING FORWARD ALONG ROE AVENUE, EXHAUSTING THE LAST REMAINING UNDEVELOPED PARCELS WITHIN THE AREA OUTSIDE OF METCALF CROSSING.

DOWNTOWN OVERLAND PARK, KS

DOWNTOWN OVERLAND PARK, IN SIMILAR FASHION TO MISSION, IS A DENSE, FLOURISHING COMMERCIAL CENTER WITH 280 BUSINESSES WITHIN A .15 SQUARE MILE AREA. OVER 375,000 SF OF RETAIL AND 185,000 SF OF OFFICE SPACE COMPRISE THE DOWNTOWN MARKET WITH AN ADDITIONAL 42,500 SF OF RETAIL, 216,000 SF OF OFFICE, AND 707 MULTI-FAMILY UNITS OF NEWLY COMPLETED OR PLANNED DEVELOPMENT.

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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.015/-94.6711



Overland Park, KS 66202				
	1 mi radius	3 mi radius	5 mi radius	
Population				
2024 Estimated Population	8,702	96,246	255,901	
2029 Projected Population	8,751	96,379	255,507	
2020 Census Population	8,567	95,634	255,818	
2010 Census Population	8,385	93,361	247,152	
Projected Annual Growth 2024 to 2029	0.1%	-	-	
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.3%	
Households				
2024 Estimated Households	4,171	44,251	115,560	
2029 Projected Households	4,246	44,708	116,134	
2020 Census Households	3,942	43,055	113,749	
2010 Census Households	3,807	41,926	109,421	
Projected Annual Growth 2024 to 2029	0.4%	0.2%	-	
Historical Annual Growth 2010 to 2024	0.7%	0.4%	0.4%	
Age				
2024 Est. Population Under 10 Years	10.5%	11.6%	11.5%	
2024 Est. Population 10 to 19 Years	9.2%	10.2%	10.5%	
2024 Est. Population 20 to 29 Years	15.3%	15.8%	15.1%	
2024 Est. Population 30 to 44 Years	22.7%	22.9%	22.3%	
2024 Est. Population 45 to 59 Years	16.3%	16.3%	16.5%	
2024 Est. Population 60 to 74 Years	17.4%	15.8%	16.6%	
2024 Est. Population 75 Years or Over	8.6%	7.4%	7.6%	
2024 Est. Median Age	38.8	37.1	37.9	
Marital Status & Gender				
2024 Est. Male Population	48.8%	49.0%	49.4%	
2024 Est. Female Population	51.2%	51.0%	50.6%	
2024 Est. Never Married	37.2%	34.5%	34.8%	
2024 Est. Now Married	44.5%	47.1%	47.9%	
2024 Est. Separated or Divorced	13.0%	14.2%	13.0%	
2024 Est. Widowed	5.2%	4.2%	4.2%	
Income				
2024 Est. HH Income \$200,000 or More	8.8%	9.7%	13.6%	
2024 Est. HH Income \$150,000 to \$199,999	9.3%	9.0%	9.7%	
2024 Est. HH Income \$100,000 to \$149,999	17.8%	18.2%	18.9%	
2024 Est. HH Income \$75,000 to \$99,999	20.2%	16.1%	13.9%	
2024 Est. HH Income \$50,000 to \$74,999	16.5%	19.5%	16.8%	
2024 Est. HH Income \$35,000 to \$49,999	10.9%	9.9%	9.5%	
2024 Est. HH Income \$25,000 to \$34,999	6.7%	6.7%	6.8%	
2024 Est. HH Income \$15,000 to \$24,999	4.1%	5.2%	4.8%	
2024 Est. HH Income Under \$15,000	5.7%	5.7%	6.0%	
2024 Est. Average Household Income	\$103,676	\$112,355	\$126,938	
2024 Est. Median Household Income	\$87,937	\$89,643	\$97,057	
2024 Est. Per Capita Income	\$49,770	\$51,751	\$57,429	
2024 Est. Total Businesses	595	3,576	11,549	
2024 Est. Total Employees	10,560	41,838	124,863	

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Overland Park, KS 66202	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	81.3%	78.0%	77.6%
2024 Est. Black	6.3%	5.9%	6.5%
2024 Est. Asian or Pacific Islander	2.1%	2.8%	3.1%
2024 Est. American Indian or Alaska Native	0.2%	0.4%	0.4%
2024 Est. Other Races	10.1%	12.9%	12.3%
Hispanic			
2024 Est. Hispanic Population	950	13,714	35,110
2024 Est. Hispanic Population	10.9%	14.2%	13.7%
2029 Proj. Hispanic Population	11.3%	14.6%	14.3%
2020 Hispanic Population	12.7%	15.4%	14.8%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	6,478	69,236	183,448
2024 Est. Elementary (Grade Level 0 to 8)	2.1%	2.3%	2.1%
2024 Est. Some High School (Grade Level 9 to 11)	2.0%	3.5%	2.9%
2024 Est. High School Graduate	14.6%	17.3%	16.4%
2024 Est. Some College	22.9%	18.4%	17.6%
2024 Est. Associate Degree Only	8.0%	8.5%	7.1%
2024 Est. Bachelor Degree Only	29.7%	31.4%	32.4%
2024 Est. Graduate Degree	20.7%	18.6%	21.4%
Housing			
2024 Est. Total Housing Units	4,393	46,778	123,764
2024 Est. Owner-Occupied	61.7%	57.1%	57.5%
2024 Est. Renter-Occupied	33.2%	37.5%	35.9%
2024 Est. Vacant Housing	5.0%	5.4%	6.6%
Homes Built by Year			
2024 Homes Built 2010 or later	8.3%	7.8%	7.6%
2024 Homes Built 2000 to 2009	7.1%	7.3%	6.6%
2024 Homes Built 1990 to 1999	6.4%	5.9%	6.2%
2024 Homes Built 1980 to 1989	7.5%	8.5%	8.7%
2024 Homes Built 1970 to 1979	10.0%	12.8%	14.1%
2024 Homes Built 1960 to 1969	15.4%	14.4%	14.8%
2024 Homes Built 1950 to 1959	27.7%	26.0%	17.4%
2024 Homes Built Before 1949	12.5%	11.9%	18.0%
Home Values			
2024 Home Value \$1,000,000 or More	1.9%	3.2%	3.7%
2024 Home Value \$500,000 to \$999,999	9.0%	12.8%	15.6%
2024 Home Value \$400,000 to \$499,999	11.2%	10.6%	11.8%
2024 Home Value \$300,000 to \$399,999	23.8%	22.1%	22.5%
2024 Home Value \$200,000 to \$299,999	40.4%	33.3%	28.6%
2024 Home Value \$150,000 to \$199,999	9.4%	10.3%	8.7%
2024 Home Value \$100,000 to \$149,999	2.6%	3.9%	4.4%
2024 Home Value \$50,000 to \$99,999	0.7%	1.4%	2.1%
2024 Home Value \$25,000 to \$49,999	0.6%	1.5%	1.3%
2024 Home Value Under \$25,000	0.3%	0.9%	1.4%
2024 Median Home Value	\$287,273	\$323,572	\$354,028
2024 Median Rent	\$1,135	\$1,083	\$1,071

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1 mi radius 3 mi radius 5 mi radius

Labor Force

2024 Est. Labor Population Age 16 Years or Over	7,299	79,017	209,884
2024 Est. Civilian Employed	70.1%	69.7%	70.6%
2024 Est. Civilian Unemployed	1.3%	3.2%	2.5%
2024 Est. in Armed Forces	-	0.1%	0.1%
2024 Est. not in Labor Force	28.7%	27.0%	26.7%
2024 Labor Force Males	48.2%	48.5%	49.1%
2024 Labor Force Females	51.8%	51.5%	50.9%

Occupation

2024 Occupation: Population Age 16 Years or Over	5,115	55,091	148,214
2024 Mgmt, Business, & Financial Operations	22.2%	21.1%	21.8%
2024 Professional, Related	35.3%	31.8%	31.2%
2024 Service	11.8%	11.2%	11.6%
2024 Sales, Office	19.7%	21.0%	20.5%
2024 Farming, Fishing, Forestry	-	0.1%	0.2%
2024 Construction, Extraction, Maintenance	2.9%	4.8%	4.8%
2024 Production, Transport, Material Moving	8.1%	10.0%	9.9%
2024 White Collar Workers	77.2%	73.9%	73.5%
2024 Blue Collar Workers	22.8%	26.1%	26.5%

Transportation to Work

2024 Drive to Work Alone	73.4%	71.5%	70.3%
2024 Drive to Work in Carpool	3.8%	4.6%	5.2%
2024 Travel to Work by Public Transportation	0.6%	0.5%	0.6%
2024 Drive to Work on Motorcycle	0.2%	0.2%	0.1%
2024 Walk or Bicycle to Work	1.3%	1.1%	1.4%
2024 Other Means	0.9%	1.2%	1.0%
2024 Work at Home	19.8%	20.9%	21.4%

Travel Time

2024 Travel to Work in 14 Minutes or Less	25.0%	26.4%	28.6%
2024 Travel to Work in 15 to 29 Minutes	62.8%	58.6%	54.6%
2024 Travel to Work in 30 to 59 Minutes	10.9%	13.6%	15.2%
2024 Travel to Work in 60 Minutes or More	1.3%	1.4%	1.7%
2024 Average Travel Time to Work	18.0	18.6	18.6

Consumer Expenditure

2024 Est. Total Household Expenditure	\$408.18 M	\$4.39 B	\$12.22 B
2024 Est. Apparel	\$7.48 M	\$80.89 M	\$224.16 M
2024 Est. Contributions, Tax and Retirement	\$114.3 M	\$1.22 B	\$3.59 B
2024 Est. Education	\$9.48 M	\$101.61 M	\$285.04 M
2024 Est. Entertainment	\$23.16 M	\$250.28 M	\$692.78 M
2024 Est. Food, Beverages, Tobacco	\$47.07 M	\$513.78 M	\$1.4 B
2024 Est. Health Care	\$26.51 M	\$277.28 M	\$733.69 M
2024 Est. Household Furnishings and Equipment	\$10.87 M	\$117.09 M	\$325.46 M
2024 Est. Household Operations, Shelter, Utilities	\$88.89 M	\$974.62 M	\$2.66 B
2024 Est. Miscellaneous Expenses	\$7.03 M	\$75.59 M	\$209.31 M
2024 Est. Personal Care	\$4.98 M	\$54.5 M	\$148.04 M
2024 Est. Transportation	\$68.41 M	\$717.68 M	\$1.95 B