



METCALFCROSSING

SHAWNEE MISSION PKWY & MARTY • OVERLAND PARK, KS



AREA
REAL ESTATE ADVISORS

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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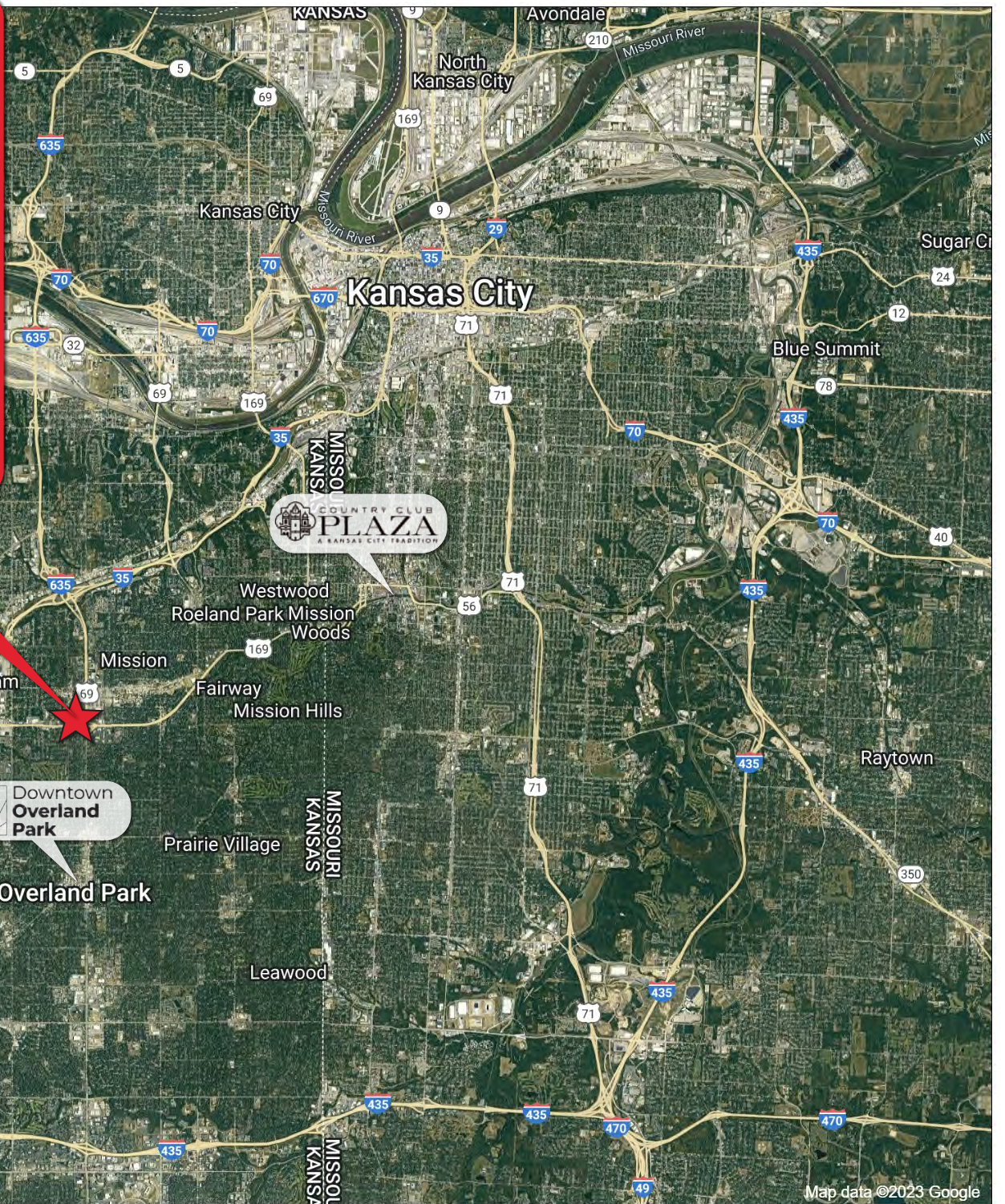
CHIPOTLE
RALLY HOUSE
WING-STOP
NEW CHINA TOWN

GOODYEAR
Advance Auto Parts
Wing Stand
Goodcents
PLATO'S CLOSET
Bully's
UPS
Rock Creek Brewing Co
TACO BELL
Petterson
CVS pharmacy
Starbucks
SMOOTHIE KING

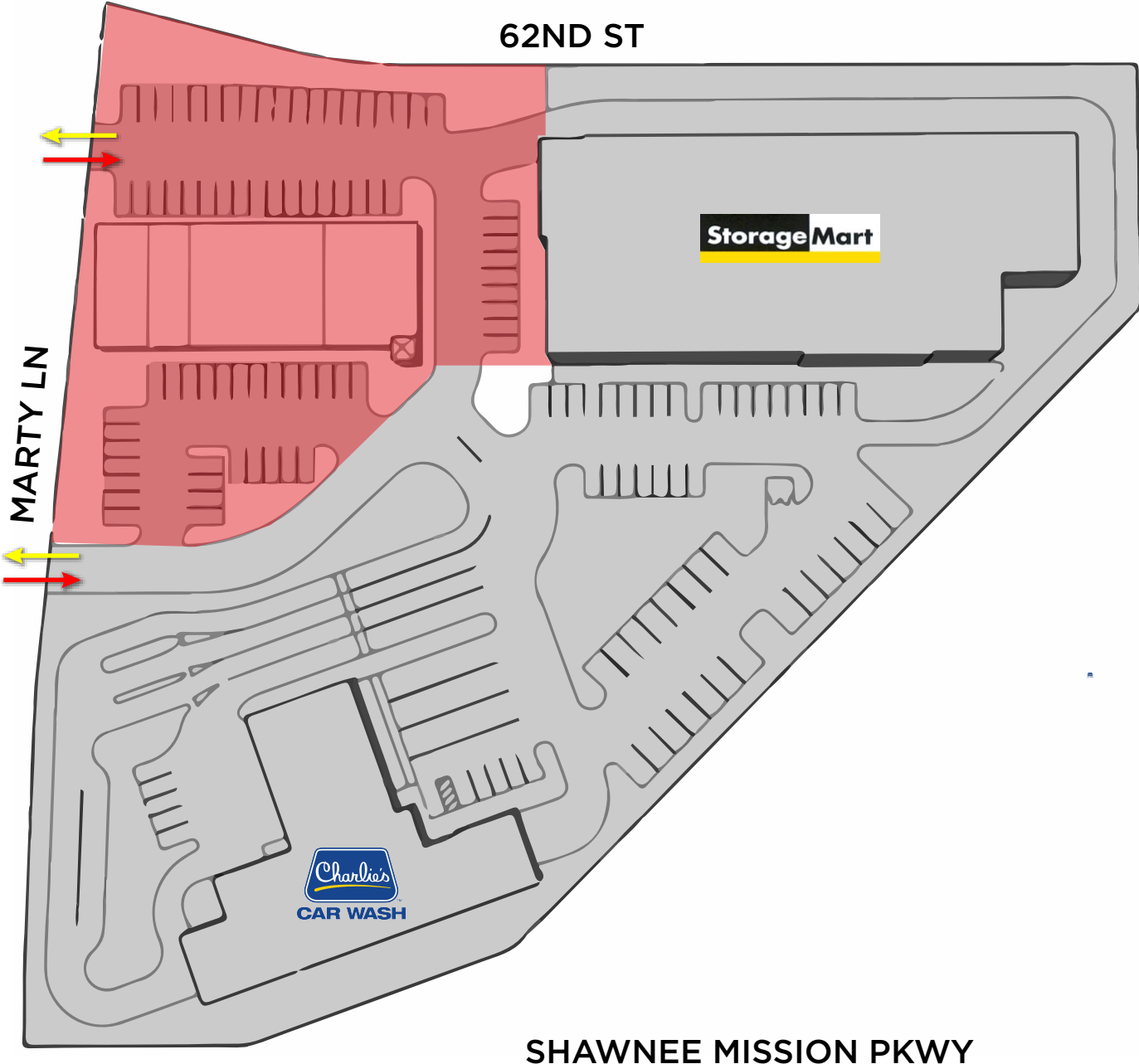
JJ
Domino's Pizza
LONGBOARDS wraps & bowls
The Peanut Butter
DOLLAR GENERAL
FedEx
Wendy's
Baskin Robbins

PSUB
Sport Clips HAIRCUTS
NATURAL GROCERS
The Big Biscuit
POPEYES
Panera BREAD
FIVE GUYS BURGERS and FRIES
Ride CLEANERS
SLIM CHICKENS
crumbl cookies
McDonald's
HyVee EMPLOYEE OWNED
Culver's
Chick-fil-A
LaMar's Donuts
DOLLAR TREE
TIDAL WAVE AUTO WASH
TORTILLA FACTORY
BBA





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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, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.015/-94.6711

Shawnee Mission Pkwy & Marty Ln Overland Park, KS 66202		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		8,672	96,598	257,332
2028 Projected Population		8,860	98,034	261,645
2020 Census Population		8,567	95,634	255,818
2010 Census Population		8,385	93,361	247,152
Projected Annual Growth 2023 to 2028		0.4%	0.3%	0.3%
Historical Annual Growth 2010 to 2023		0.3%	0.3%	0.3%
Households				
2023 Estimated Households		4,043	44,061	115,863
2028 Projected Households		4,222	45,671	119,110
2020 Census Households		3,942	43,055	113,749
2010 Census Households		3,807	41,926	109,421
Projected Annual Growth 2023 to 2028		0.9%	0.7%	0.6%
Historical Annual Growth 2010 to 2023		0.5%	0.4%	0.5%
Age				
2023 Est. Population Under 10 Years		10.4%	10.6%	10.5%
2023 Est. Population 10 to 19 Years		10.6%	10.8%	11.0%
2023 Est. Population 20 to 29 Years		15.0%	15.9%	14.9%
2023 Est. Population 30 to 44 Years		19.3%	20.6%	20.0%
2023 Est. Population 45 to 59 Years		18.7%	17.5%	18.2%
2023 Est. Population 60 to 74 Years		17.8%	16.8%	17.6%
2023 Est. Population 75 Years or Over		8.2%	7.8%	7.7%
2023 Est. Median Age		39.9	38.5	39.7
Marital Status & Gender				
2023 Est. Male Population		48.4%	48.4%	48.8%
2023 Est. Female Population		51.6%	51.6%	51.2%
2023 Est. Never Married		37.3%	34.5%	34.7%
2023 Est. Now Married		45.5%	47.2%	48.1%
2023 Est. Separated or Divorced		12.2%	14.1%	12.9%
2023 Est. Widowed		5.0%	4.2%	4.2%
Income				
2023 Est. HH Income \$200,000 or More		10.5%	12.1%	14.9%
2023 Est. HH Income \$150,000 to \$199,999		10.3%	9.0%	9.6%
2023 Est. HH Income \$100,000 to \$149,999		19.9%	17.9%	18.2%
2023 Est. HH Income \$75,000 to \$99,999		14.4%	15.1%	13.8%
2023 Est. HH Income \$50,000 to \$74,999		18.2%	18.1%	16.1%
2023 Est. HH Income \$35,000 to \$49,999		10.2%	10.3%	9.7%
2023 Est. HH Income \$25,000 to \$34,999		5.3%	6.4%	6.5%
2023 Est. HH Income \$15,000 to \$24,999		4.5%	4.8%	4.7%
2023 Est. HH Income Under \$15,000		6.6%	6.2%	6.6%
2023 Est. Average Household Income		\$101,257	\$107,972	\$126,077
2023 Est. Median Household Income		\$89,016	\$90,052	\$96,273
2023 Est. Per Capita Income		\$47,266	\$49,332	\$56,865
2023 Est. Total Businesses		592	3,582	11,518
2023 Est. Total Employees		10,511	41,879	124,473

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Race				
2023 Est. White		81.8%	79.1%	78.3%
2023 Est. Black		6.3%	5.8%	6.6%
2023 Est. Asian or Pacific Islander		1.9%	2.7%	3.1%
2023 Est. American Indian or Alaska Native		0.2%	0.4%	0.4%
2023 Est. Other Races		9.8%	12.0%	11.5%
Hispanic				
2023 Est. Hispanic Population		873	12,661	32,016
2023 Est. Hispanic Population		10.1%	13.1%	12.4%
2028 Proj. Hispanic Population		10.3%	13.1%	12.4%
2020 Hispanic Population		11.2%	14.9%	14.4%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		6,320	69,402	185,356
2023 Est. Elementary (Grade Level 0 to 8)		1.2%	2.0%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)		1.9%	3.3%	2.8%
2023 Est. High School Graduate		16.5%	17.9%	16.5%
2023 Est. Some College		23.0%	19.1%	18.3%
2023 Est. Associate Degree Only		8.8%	8.3%	6.9%
2023 Est. Bachelor Degree Only		29.1%	30.6%	32.2%
2023 Est. Graduate Degree		19.6%	18.8%	21.2%
Housing				
2023 Est. Total Housing Units		4,285	46,699	123,441
2023 Est. Owner-Occupied		65.7%	59.2%	60.9%
2023 Est. Renter-Occupied		28.7%	35.2%	33.0%
2023 Est. Vacant Housing		5.6%	5.6%	6.1%
Homes Built by Year				
2023 Homes Built 2010 or later		6.1%	5.7%	6.3%
2023 Homes Built 2000 to 2009		7.0%	6.5%	5.9%
2023 Homes Built 1990 to 1999		4.9%	6.2%	6.3%
2023 Homes Built 1980 to 1989		6.6%	9.1%	9.1%
2023 Homes Built 1970 to 1979		9.2%	12.1%	13.5%
2023 Homes Built 1960 to 1969		17.0%	14.9%	14.8%
2023 Homes Built 1950 to 1959		29.9%	26.8%	18.5%
2023 Homes Built Before 1949		13.5%	13.1%	19.4%
Home Values				
2023 Home Value \$1,000,000 or More		1.1%	2.0%	2.6%
2023 Home Value \$500,000 to \$999,999		11.1%	13.3%	14.8%
2023 Home Value \$400,000 to \$499,999		9.7%	9.8%	10.4%
2023 Home Value \$300,000 to \$399,999		22.3%	19.5%	19.2%
2023 Home Value \$200,000 to \$299,999		34.3%	29.7%	28.8%
2023 Home Value \$150,000 to \$199,999		14.4%	14.3%	12.1%
2023 Home Value \$100,000 to \$149,999		4.7%	6.3%	6.3%
2023 Home Value \$50,000 to \$99,999		0.9%	2.7%	3.5%
2023 Home Value \$25,000 to \$49,999		0.6%	1.3%	1.1%
2023 Home Value Under \$25,000		0.9%	1.2%	1.3%
2023 Median Home Value		\$278,780	\$297,293	\$321,008
2023 Median Rent		\$1,017	\$1,003	\$999

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,243	80,038	213,134
2023 Est. Civilian Employed	68.0%	68.8%	69.2%
2023 Est. Civilian Unemployed	1.2%	2.0%	1.6%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	30.7%	29.1%	29.1%
2023 Labor Force Males	47.9%	48.0%	48.3%
2023 Labor Force Females	52.1%	52.0%	51.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,922	55,062	147,516
2023 Mgmt, Business, & Financial Operations	24.0%	22.7%	22.8%
2023 Professional, Related	33.1%	29.0%	29.2%
2023 Service	10.3%	11.3%	11.8%
2023 Sales, Office	20.2%	22.0%	21.8%
2023 Farming, Fishing, Forestry	-	0.1%	0.1%
2023 Construction, Extraction, Maintenance	3.5%	5.4%	5.1%
2023 Production, Transport, Material Moving	8.8%	9.4%	9.1%
2023 White Collar Workers	77.2%	73.7%	73.8%
2023 Blue Collar Workers	22.8%	26.3%	26.2%
Transportation to Work			
2023 Drive to Work Alone	64.1%	65.2%	64.4%
2023 Drive to Work in Carpool	4.8%	5.0%	5.5%
2023 Travel to Work by Public Transportation	0.2%	0.2%	0.4%
2023 Drive to Work on Motorcycle	0.2%	-	-
2023 Walk or Bicycle to Work	1.7%	1.3%	1.5%
2023 Other Means	1.1%	1.2%	0.9%
2023 Work at Home	27.9%	27.1%	27.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	27.7%	28.5%	30.1%
2023 Travel to Work in 15 to 29 Minutes	60.0%	54.9%	51.5%
2023 Travel to Work in 30 to 59 Minutes	10.1%	14.3%	15.9%
2023 Travel to Work in 60 Minutes or More	2.3%	2.3%	2.5%
2023 Average Travel Time to Work	18.1	18.6	18.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$287.87 M	\$3.28 B	\$9.66 B
2023 Est. Apparel	\$10.17 M	\$116.54 M	\$344.77 M
2023 Est. Contributions, Gifts	\$17.05 M	\$198.72 M	\$596.4 M
2023 Est. Education, Reading	\$9.63 M	\$112.87 M	\$343.03 M
2023 Est. Entertainment	\$16.49 M	\$188.37 M	\$557.99 M
2023 Est. Food, Beverages, Tobacco	\$43.68 M	\$495.37 M	\$1.45 B
2023 Est. Furnishings, Equipment	\$10.26 M	\$116.87 M	\$345.58 M
2023 Est. Health Care, Insurance	\$26.27 M	\$296.26 M	\$867.01 M
2023 Est. Household Operations, Shelter, Utilities	\$92.6 M	\$1.05 B	\$3.1 B
2023 Est. Miscellaneous Expenses	\$5.5 M	\$62.54 M	\$184.43 M
2023 Est. Personal Care	\$3.88 M	\$44.03 M	\$129.57 M
2023 Est. Transportation	\$52.35 M	\$593.87 M	\$1.74 B

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