



# REGENCY PARK

NWC 93RD ST & METCALF AVE  
OVERLAND PARK, KS

*ADDITIONAL \$25,000 COMMISSION TO OUTSIDE BROKER  
FOR A FULLY EXECUTED LEASE ON SUITE 9152  
BY APRIL 15TH, 2025.*

 **NATURAL  
GROCERS**  
SINCE 1955

**AREA**  
REAL ESTATE ADVISORS



[CLICK TO VIEW DRONE VIDEO](#)

## PROPERTY HIGHLIGHTS:

---

JOIN NATURAL GROCERS, MICRO CENTER, THE NEW THEATRE RESTAURANT, CHIEFS FIT AND MANY MORE DAILY USE TENANTS

EASY ACCESS TO METCALF AVE AND 95TH STREET

STRONG DEMOGRAPHICS WITH APPROXIMATELY 260,000 PEOPLE WITHIN A 5 MILE RADIUS, WITH AN AVERAGE HH INCOME OF \$101,000

ACROSS FROM SHAMROCK TRADING AND RYAN TRANSPORTATION - VOTED BEST PLACE TO WORK IN 2022 AND GROWING RAPIDLY WITH OVER 2,000 EMPLOYEES AND PLANS TO DOUBLE IN SIZE

APPROXIMATELY 45,200 CPD ON 91ST & METCALF AVE

## MORE INFORMATION:

---

RACHEL WEST

**D** 816.895.4802

**E** RWEST@OPENAREA.COM

ANDY EPSTEIN

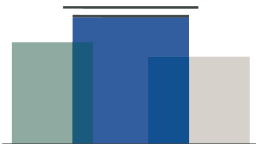
**D** 816.777.2846

**E** AEPSTEIN@OPENAREA.COM

MATT VAUPELL

**D** 816.876.2501

**E** MVAUPELL@OPENAREA.COM



# REGENCY PARK



# CORRIDOR VIEW:



# SITE PLAN:



*Additional \$25,000 commission to outside broker for a fully executed lease on Suite 9152 by April 15th, 2025.*



## ROSTER REGENCY PARK

TENANT	SUITE	SIZE (SF)
Natural Grocers	9108	28,671
Art & Frame Relo	9112	3,547
F.I.T Muscle Joint	9120	1,356
H&R Block	9124	2,200
Verlo Mattress	9140	9,600
Metcalf Antique Mall	9148	27,000
<b>VACANT</b>	<b>9152</b>	<b>10,894</b>
Tabletop Game & Hobby	9156	5,292
Vintage Stock	9200	4,418
Zoom Room	9216	2,989
Storage	9236	500
Professional Eye Care	9216A	2,000
UPS Store	9218	1,465
Jersey Mike's	9220	1,465
La Fuente Mexican Street Food	9222	3,191
Connie's Cookies	9224	1,475
Great Clips	9226	1,180
Petworks Veterinary Hospital	9232	4,263
KC Brick Store	9252	2,586
Energize OP	9264	900
Star Nails	9266	900
<b>VACANT</b>	<b>9268</b>	<b>1,195</b>
Phoenix Salon Suites	9270	5,350
Chiefs Fit	9290	36,960
MicroCenter	9294	36,272
Visionary Jewelers	9298	1,264
151 Coffee	Pad	850

# Full Profile

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



Lat/Lon: 38.9614/-94.6695

Regency Park Shopping Center Overland Park, KS 66212		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2024 Estimated Population	12,709	97,977	263,336	
2029 Projected Population	12,755	99,436	267,998	
2020 Census Population	12,114	93,928	254,400	
2010 Census Population	11,746	90,091	246,096	
Projected Annual Growth 2024 to 2029	-	0.3%	0.4%	
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.5%	
<b>Households</b>				
2024 Estimated Households	5,996	44,685	120,451	
2029 Projected Households	6,080	45,897	123,926	
2020 Census Households	5,661	42,194	114,894	
2010 Census Households	5,389	40,085	109,696	
Projected Annual Growth 2024 to 2029	0.3%	0.5%	0.6%	
Historical Annual Growth 2010 to 2024	0.8%	0.8%	0.7%	
<b>Age</b>				
2024 Est. Population Under 10 Years	11.1%	11.6%	11.2%	
2024 Est. Population 10 to 19 Years	9.9%	10.5%	10.2%	
2024 Est. Population 20 to 29 Years	13.5%	13.5%	13.7%	
2024 Est. Population 30 to 44 Years	22.0%	21.7%	21.5%	
2024 Est. Population 45 to 59 Years	15.3%	15.9%	16.3%	
2024 Est. Population 60 to 74 Years	19.0%	17.5%	18.1%	
2024 Est. Population 75 Years or Over	9.2%	9.3%	9.1%	
2024 Est. Median Age	39.8	39.5	40.1	
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population	47.7%	48.7%	48.7%	
2024 Est. Female Population	52.3%	51.3%	51.3%	
2024 Est. Never Married	31.6%	31.9%	30.5%	
2024 Est. Now Married	47.8%	48.7%	50.9%	
2024 Est. Separated or Divorced	15.1%	13.8%	13.5%	
2024 Est. Widowed	5.5%	5.6%	5.0%	
<b>Income</b>				
2024 Est. HH Income \$200,000 or More	9.0%	13.6%	15.5%	
2024 Est. HH Income \$150,000 to \$199,999	11.6%	11.1%	10.7%	
2024 Est. HH Income \$100,000 to \$149,999	20.3%	19.8%	19.7%	
2024 Est. HH Income \$75,000 to \$99,999	14.7%	14.0%	14.2%	
2024 Est. HH Income \$50,000 to \$74,999	20.6%	17.6%	16.6%	
2024 Est. HH Income \$35,000 to \$49,999	7.7%	8.1%	7.9%	
2024 Est. HH Income \$25,000 to \$34,999	6.0%	6.2%	5.8%	
2024 Est. HH Income \$15,000 to \$24,999	6.5%	4.7%	4.5%	
2024 Est. HH Income Under \$15,000	3.6%	4.8%	5.1%	
2024 Est. Average Household Income	\$106,203	\$125,847	\$134,761	
2024 Est. Median Household Income	\$89,769	\$99,548	\$103,705	
2024 Est. Per Capita Income	\$50,175	\$57,534	\$61,769	
2024 Est. Total Businesses	562	5,918	14,368	
2024 Est. Total Employees	7,263	99,873	216,815	

# Full Profile

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



Lat/Lon: 38.9614/-94.6695

Regency Park Shopping Center Overland Park, KS 66212		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2024 Est. White		79.4%	81.5%	80.6%
2024 Est. Black		6.8%	5.6%	6.7%
2024 Est. Asian or Pacific Islander		3.8%	3.5%	4.2%
2024 Est. American Indian or Alaska Native		0.3%	0.3%	0.3%
2024 Est. Other Races		9.7%	9.1%	8.3%
<b>Hispanic</b>				
2024 Est. Hispanic Population		1,253	9,025	21,790
2024 Est. Hispanic Population		9.9%	9.2%	8.3%
2029 Proj. Hispanic Population		10.2%	9.6%	8.9%
2020 Hispanic Population		11.7%	10.8%	9.5%
<b>Education (Adults 25 &amp; Older)</b>				
2024 Est. Adult Population (25 Years or Over)		9,371	70,981	192,005
2024 Est. Elementary (Grade Level 0 to 8)		2.1%	1.5%	1.4%
2024 Est. Some High School (Grade Level 9 to 11)		2.1%	1.9%	1.8%
2024 Est. High School Graduate		18.2%	13.5%	13.3%
2024 Est. Some College		21.6%	18.2%	17.9%
2024 Est. Associate Degree Only		4.5%	7.2%	7.1%
2024 Est. Bachelor Degree Only		33.0%	34.9%	34.9%
2024 Est. Graduate Degree		18.6%	22.7%	23.6%
<b>Housing</b>				
2024 Est. Total Housing Units		6,305	46,918	126,744
2024 Est. Owner-Occupied		51.9%	55.7%	58.0%
2024 Est. Renter-Occupied		43.2%	39.6%	37.1%
2024 Est. Vacant Housing		4.9%	4.8%	5.0%
<b>Homes Built by Year</b>				
2024 Homes Built 2010 or later		9.7%	10.2%	9.3%
2024 Homes Built 2000 to 2009		5.9%	7.5%	8.0%
2024 Homes Built 1990 to 1999		6.4%	6.2%	9.5%
2024 Homes Built 1980 to 1989		11.0%	11.3%	15.0%
2024 Homes Built 1970 to 1979		13.7%	16.3%	16.4%
2024 Homes Built 1960 to 1969		33.7%	22.2%	13.9%
2024 Homes Built 1950 to 1959		11.7%	17.0%	15.1%
2024 Homes Built Before 1949		3.0%	4.7%	7.8%
<b>Home Values</b>				
2024 Home Value \$1,000,000 or More		1.2%	2.6%	3.6%
2024 Home Value \$500,000 to \$999,999		8.1%	17.1%	16.4%
2024 Home Value \$400,000 to \$499,999		16.0%	13.5%	14.4%
2024 Home Value \$300,000 to \$399,999		28.0%	28.6%	26.9%
2024 Home Value \$200,000 to \$299,999		39.8%	29.0%	27.2%
2024 Home Value \$150,000 to \$199,999		2.9%	5.2%	6.2%
2024 Home Value \$100,000 to \$149,999		1.5%	2.0%	2.4%
2024 Home Value \$50,000 to \$99,999		0.9%	0.4%	0.8%
2024 Home Value \$25,000 to \$49,999		0.4%	0.7%	1.1%
2024 Home Value Under \$25,000		1.1%	1.0%	1.1%
2024 Median Home Value		\$317,470	\$367,307	\$374,797
2024 Median Rent		\$1,122	\$1,145	\$1,130

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Full Profile

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



Lat/Lon: 38.9614/-94.6695

Regency Park Shopping Center Overland Park, KS 66212	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	10,506	80,227	217,304
2024 Est. Civilian Employed	71.1%	67.2%	66.7%
2024 Est. Civilian Unemployed	1.3%	1.8%	1.6%
2024 Est. in Armed Forces	-	-	0.1%
2024 Est. not in Labor Force	27.5%	30.9%	31.5%
2024 Labor Force Males	47.0%	48.2%	48.3%
2024 Labor Force Females	53.0%	51.8%	51.7%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	7,217	52,220	139,730
2024 Mgmt, Business, & Financial Operations	25.1%	22.8%	23.0%
2024 Professional, Related	33.0%	32.9%	33.2%
2024 Service	11.6%	11.8%	11.2%
2024 Sales, Office	19.2%	21.3%	21.0%
2024 Farming, Fishing, Forestry	0.4%	0.1%	0.1%
2024 Construction, Extraction, Maintenance	2.1%	3.4%	3.4%
2024 Production, Transport, Material Moving	8.5%	7.6%	8.0%
2024 White Collar Workers	77.3%	77.0%	77.3%
2024 Blue Collar Workers	22.7%	23.0%	22.7%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	69.6%	69.9%	69.6%
2024 Drive to Work in Carpool	4.0%	4.1%	4.4%
2024 Travel to Work by Public Transportation	0.5%	0.5%	0.5%
2024 Drive to Work on Motorcycle	-	0.1%	0.1%
2024 Walk or Bicycle to Work	1.0%	1.2%	1.2%
2024 Other Means	0.7%	1.2%	1.1%
2024 Work at Home	23.9%	22.9%	23.1%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	31.7%	29.6%	29.4%
2024 Travel to Work in 15 to 29 Minutes	53.1%	55.0%	54.4%
2024 Travel to Work in 30 to 59 Minutes	14.3%	14.0%	14.6%
2024 Travel to Work in 60 Minutes or More	0.9%	1.4%	1.6%
2024 Average Travel Time to Work	18.2	18.3	18.4
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$422.94 M	\$3.64 B	\$10.56 B
2024 Est. Apparel	\$14.97 M	\$129.79 M	\$377.22 M
2024 Est. Contributions, Gifts	\$24.97 M	\$222.82 M	\$658.09 M
2024 Est. Education, Reading	\$14.11 M	\$127.61 M	\$378.04 M
2024 Est. Entertainment	\$24.24 M	\$210.29 M	\$612.28 M
2024 Est. Food, Beverages, Tobacco	\$64.13 M	\$547.58 M	\$1.58 B
2024 Est. Furnishings, Equipment	\$15.04 M	\$130.24 M	\$378.98 M
2024 Est. Health Care, Insurance	\$38.41 M	\$327.26 M	\$945.67 M
2024 Est. Household Operations, Shelter, Utilities	\$136.45 M	\$1.17 B	\$3.39 B
2024 Est. Miscellaneous Expenses	\$8.08 M	\$69.64 M	\$202.32 M
2024 Est. Personal Care	\$5.69 M	\$48.92 M	\$141.79 M
2024 Est. Transportation	\$76.85 M	\$657.19 M	\$1.9 B

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.