



REGENCY PARK

NWC 93RD ST & METCALF AVE
OVERLAND PARK, KS



****\$25,000 BROKER BONUS ON DEALS OVER 9,600 SF***

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PROPERTY HIGHLIGHTS:

CLICK TO VIEW DRONE VIDEO

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

CRACK SHACK & VIA 313 PIZZA COMING 2023 ON SWC OF CENTER

\$25,000 BROKER BONUS ON DEALS OVER 9,600 SF IF LOI SUBMITTED BY END OF YEAR

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

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PROPERTY PHOTOS:

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CORRIDOR VIEW:

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PROPERTY AERIAL:

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SITE PLAN:



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
VACANT	9152	10,894
Tabletop Game & Hobby	9156	5,292
Vintage Stock	9200	4,418
VACANT	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
Fabric Recycles	9268	1195
Phoenix Salon Suites	9270	5350
Chiefs Fit	9290	36,960
MicroCenter	9294	36,272
Visionary Jewelers	9298	1,264
Coffee Drive-Thru	Pad	850

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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9616/-94.6698

Regency Park Shopping Center			
Overland Park, KS 66212			
	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	12,240	94,651	258,678
2027 Projected Population	12,533	96,852	266,768
2020 Census Population	12,222	93,964	255,592
2010 Census Population	11,854	90,117	247,239
Projected Annual Growth 2022 to 2027	0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2022	0.3%	0.4%	0.4%
Households			
2022 Estimated Households	5,771	42,916	117,594
2027 Projected Households	6,042	44,914	123,452
2020 Census Households	5,707	42,213	115,484
2010 Census Households	5,435	40,098	110,279
Projected Annual Growth 2022 to 2027	0.9%	0.9%	1.0%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.6%
Age			
2022 Est. Population Under 10 Years	8.8%	9.5%	9.6%
2022 Est. Population 10 to 19 Years	9.4%	10.5%	10.7%
2022 Est. Population 20 to 29 Years	14.2%	13.9%	13.9%
2022 Est. Population 30 to 44 Years	18.2%	18.1%	18.6%
2022 Est. Population 45 to 59 Years	17.9%	17.9%	18.9%
2022 Est. Population 60 to 74 Years	20.0%	19.7%	19.0%
2022 Est. Population 75 Years or Over	11.5%	10.4%	9.3%
2022 Est. Median Age	43.7	43.1	42.4
Marital Status & Gender			
2022 Est. Male Population	48.3%	48.2%	48.2%
2022 Est. Female Population	51.7%	51.8%	51.8%
2022 Est. Never Married	28.0%	30.3%	29.8%
2022 Est. Now Married	50.5%	49.4%	51.1%
2022 Est. Separated or Divorced	15.9%	14.7%	13.9%
2022 Est. Widowed	5.6%	5.7%	5.2%
Income			
2022 Est. HH Income \$200,000 or More	5.5%	10.1%	11.4%
2022 Est. HH Income \$150,000 to \$199,999	5.4%	7.3%	7.8%
2022 Est. HH Income \$100,000 to \$149,999	15.9%	18.7%	19.6%
2022 Est. HH Income \$75,000 to \$99,999	18.1%	16.5%	16.0%
2022 Est. HH Income \$50,000 to \$74,999	23.3%	20.1%	18.7%
2022 Est. HH Income \$35,000 to \$49,999	12.9%	10.7%	10.8%
2022 Est. HH Income \$25,000 to \$34,999	9.5%	6.7%	6.3%
2022 Est. HH Income \$15,000 to \$24,999	5.0%	4.5%	4.3%
2022 Est. HH Income Under \$15,000	4.4%	5.5%	5.2%
2022 Est. Average Household Income	\$86,463	\$105,407	\$114,833
2022 Est. Median Household Income	\$70,429	\$85,628	\$89,843
2022 Est. Per Capita Income	\$40,826	\$47,912	\$52,315
2022 Est. Total Businesses	520	6,184	14,579
2022 Est. Total Employees	7,199	108,615	245,179

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Regency Park Shopping Center Overland Park, KS 66212		1 mi radius	3 mi radius	5 mi radius
Race				
2022 Est. White		80.1%	81.7%	80.8%
2022 Est. Black		6.3%	5.4%	6.5%
2022 Est. Asian or Pacific Islander		3.7%	3.4%	4.1%
2022 Est. American Indian or Alaska Native		0.3%	0.3%	0.3%
2022 Est. Other Races		9.6%	9.2%	8.3%
Hispanic				
2022 Est. Hispanic Population		1,162	8,789	21,194
2022 Est. Hispanic Population		9.5%	9.3%	8.2%
2027 Proj. Hispanic Population		9.5%	9.3%	8.2%
2020 Hispanic Population		10.9%	10.3%	9.1%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)		9,189	69,911	190,168
2022 Est. Elementary (Grade Level 0 to 8)		1.5%	1.5%	1.5%
2022 Est. Some High School (Grade Level 9 to 11)		3.2%	1.9%	1.8%
2022 Est. High School Graduate		19.3%	13.9%	13.2%
2022 Est. Some College		22.4%	18.4%	17.8%
2022 Est. Associate Degree Only		5.6%	7.3%	7.2%
2022 Est. Bachelor Degree Only		32.2%	35.3%	35.5%
2022 Est. Graduate Degree		15.8%	21.8%	23.0%
Housing				
2022 Est. Total Housing Units		6,330	45,979	125,357
2022 Est. Owner-Occupied		56.0%	58.6%	59.6%
2022 Est. Renter-Occupied		35.1%	34.7%	34.2%
2022 Est. Vacant Housing		8.8%	6.7%	6.2%
Homes Built by Year				
2022 Homes Built 2010 or later		12.4%	12.8%	12.1%
2022 Homes Built 2000 to 2009		11.8%	12.9%	12.6%
2022 Homes Built 1990 to 1999		11.2%	11.4%	12.2%
2022 Homes Built 1980 to 1989		11.8%	13.1%	14.7%
2022 Homes Built 1970 to 1979		11.5%	13.6%	13.6%
2022 Homes Built 1960 to 1969		18.5%	13.1%	10.2%
2022 Homes Built 1950 to 1959		10.0%	11.4%	11.2%
2022 Homes Built Before 1949		4.0%	5.0%	7.3%
Home Values				
2022 Home Value \$1,000,000 or More		1.7%	2.2%	2.5%
2022 Home Value \$500,000 to \$999,999		8.5%	16.2%	15.0%
2022 Home Value \$400,000 to \$499,999		16.1%	13.6%	12.7%
2022 Home Value \$300,000 to \$399,999		18.8%	23.5%	23.8%
2022 Home Value \$200,000 to \$299,999		37.5%	30.0%	29.6%
2022 Home Value \$150,000 to \$199,999		11.5%	8.9%	9.1%
2022 Home Value \$100,000 to \$149,999		3.1%	2.9%	3.8%
2022 Home Value \$50,000 to \$99,999		1.3%	1.1%	1.6%
2022 Home Value \$25,000 to \$49,999		0.4%	0.6%	0.8%
2022 Home Value Under \$25,000		1.1%	1.1%	1.1%
2022 Median Home Value		\$294,980	\$338,499	\$335,605
2022 Median Rent		\$1,043	\$1,045	\$1,036

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Labor Force				
2022 Est. Labor Population Age 16 Years or Over		10,490	79,905	217,394
2022 Est. Civilian Employed		72.2%	68.1%	68.6%
2022 Est. Civilian Unemployed		1.2%	2.1%	1.9%
2022 Est. in Armed Forces		0.1%	-	0.2%
2022 Est. not in Labor Force		26.5%	29.8%	29.3%
2022 Labor Force Males		48.0%	47.8%	47.7%
2022 Labor Force Females		52.0%	52.2%	52.3%
Occupation				
2022 Occupation: Population Age 16 Years or Over		7,578	54,390	149,233
2022 Mgmt, Business, & Financial Operations		26.3%	25.1%	24.5%
2022 Professional, Related		28.7%	30.3%	31.2%
2022 Service		12.4%	11.4%	10.7%
2022 Sales, Office		20.1%	21.6%	22.0%
2022 Farming, Fishing, Forestry		0.2%	0.2%	0.1%
2022 Construction, Extraction, Maintenance		3.8%	4.0%	3.7%
2022 Production, Transport, Material Moving		8.4%	7.5%	7.7%
2022 White Collar Workers		75.2%	77.0%	77.7%
2022 Blue Collar Workers		24.8%	23.0%	22.3%
Transportation to Work				
2022 Drive to Work Alone		61.4%	62.4%	62.1%
2022 Drive to Work in Carpool		4.8%	5.1%	5.0%
2022 Travel to Work by Public Transportation		0.1%	0.2%	0.2%
2022 Drive to Work on Motorcycle		0.1%	-	-
2022 Walk or Bicycle to Work		2.0%	1.5%	1.4%
2022 Other Means		0.9%	1.1%	1.0%
2022 Work at Home		30.6%	29.8%	30.3%
Travel Time				
2022 Travel to Work in 14 Minutes or Less		37.7%	33.0%	31.6%
2022 Travel to Work in 15 to 29 Minutes		48.2%	50.6%	50.2%
2022 Travel to Work in 30 to 59 Minutes		12.2%	14.3%	15.7%
2022 Travel to Work in 60 Minutes or More		1.9%	2.2%	2.4%
2022 Average Travel Time to Work		17.3	17.9	18.2
Consumer Expenditure				
2022 Est. Total Household Expenditure		\$365.33 M	\$3.12 B	\$9.11 B
2022 Est. Apparel		\$12.7 M	\$109.9 M	\$322.67 M
2022 Est. Contributions, Gifts		\$20.91 M	\$185.3 M	\$549.22 M
2022 Est. Education, Reading		\$11.11 M	\$102.7 M	\$308.46 M
2022 Est. Entertainment		\$20.58 M	\$178.09 M	\$522.88 M
2022 Est. Food, Beverages, Tobacco		\$56.06 M	\$473.39 M	\$1.38 B
2022 Est. Furnishings, Equipment		\$12.84 M	\$110.64 M	\$324.45 M
2022 Est. Health Care, Insurance		\$34.09 M	\$285.35 M	\$827.83 M
2022 Est. Household Operations, Shelter, Utilities		\$118.27 M	\$1 B	\$2.93 B
2022 Est. Miscellaneous Expenses		\$6.93 M	\$59.3 M	\$173.53 M
2022 Est. Personal Care		\$4.92 M	\$41.9 M	\$122.34 M
2022 Est. Transportation		\$66.91 M	\$567.41 M	\$1.65 B

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