



# GLENWOOD PLAZA SHOPPING CENTER

2,500 SF to 35,000 SF Spaces Available For Lease  
 Metcalf Avenue at 91st Street (NWC), Overland Park, KS



## LEASE RATE: \$9-\$16/SF NNN

### DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Estimated Population	13,400	96,451	258,717
Avg. Household Income	\$72,603	\$97,839	\$107,042

Drive Time	5 min	10 min	15 min
Estimated Population	74,007	281,296	637,564
Avg. Household Income	\$94,908	\$103,915	\$101,159

- 2,500 SF up to 35,000 SF of contiguous space available
- Join Panda Express, Wal-Mart Neighborhood Market, Dollar Tree, and many others
- Excellent visibility and signage to Metcalf Avenue & 91st Street
- 46,000 cars per day at this intersection which is among the highest traffic counts in Johnson County
- Prime infill site located in the heart of Johnson County, Kansas

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*  
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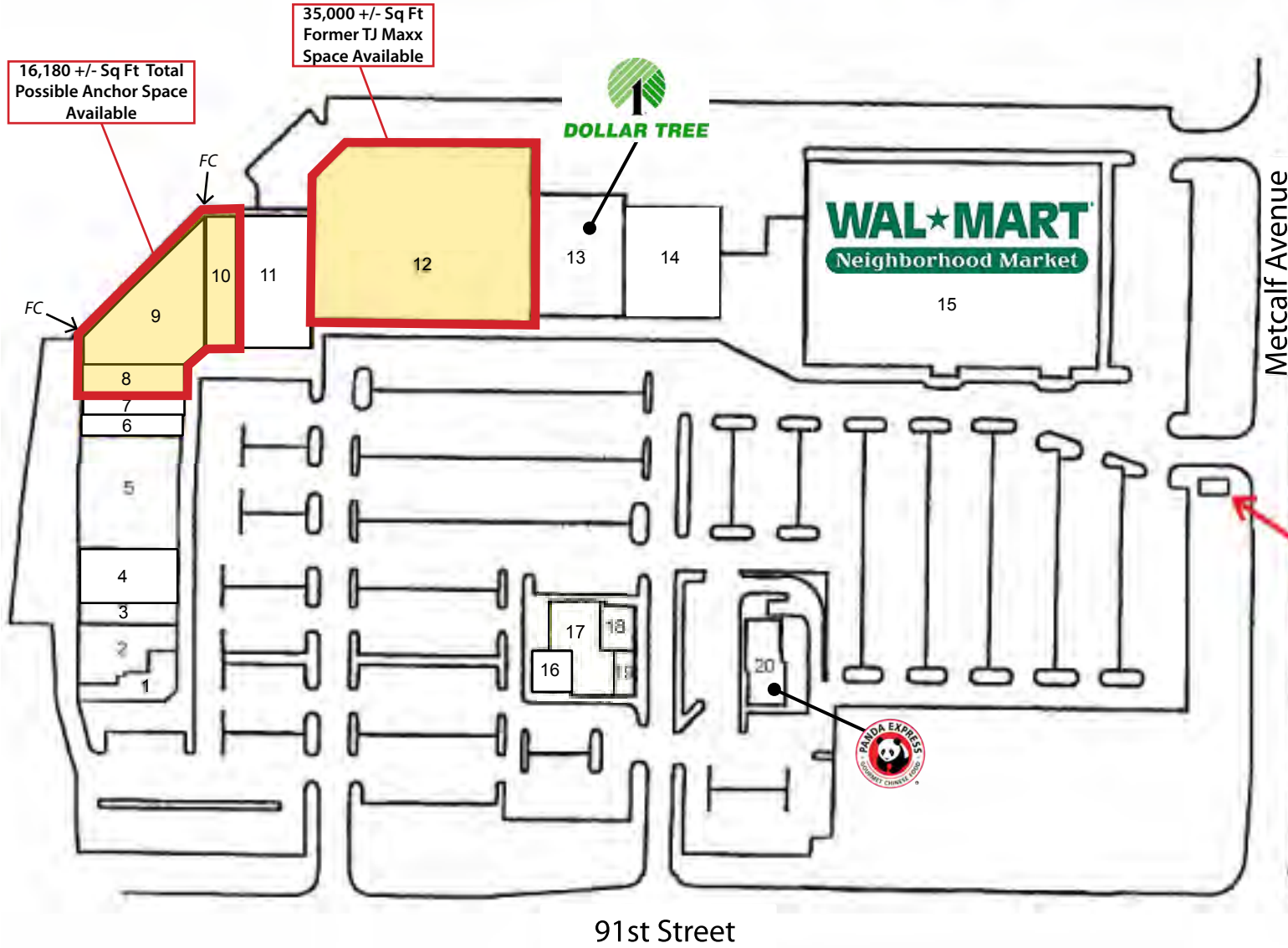




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## SITE PLAN



## TENANT LIST

1. JJ's Cool Change Bar & Grill
2. Toro Sushi Hibachi Restaurant
3. Ambica Foods
4. Ambica Foods
5. Statements Furniture
6. Statements Furniture
7. Rose Day Spa
8. AVAILABLE - 2,500 Sq Ft
9. AVAILABLE - 10,680 Sq Ft
10. RESTAURANT AVAILABLE - 3,000 Sq Ft
11. Lily's Estate Sales
12. AVAILABLE - 35,000 Sq Ft
13. Dollar Tree
14. Couches to Curios
15. Walmart Neighborhood Market
16. Mitsu's Hair Academy & Salon
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18. Jen Jen's Restaurant
19. Majestic Nails
20. Panda Express

## Monument Sign

FC = Floor Change



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AERIAL



**SITE**

**GLENWOOD PLAZA SHOPPING CENTER**

**THE PROMONTORY APARTMENTS**  
 (420 units)  
 Under Construction

**THE PROMONTORY Redevelopment**  
 153,000 SF of Retail and 420 Apartments

**WHOLE FOODS**  
**F·Mobile**  
**MATTRESS FIRM**

**CINZETTI'S**

**NATURAL GROCERS**  
 BY VITAMIN COFFAGE

**NEW THEATRE**  
**Michaels**  
**REGENCY PARK CENTER**

**NIGO CENTER**

**SHAMROCK TOWERS**  
 Newly Redeveloped  
 271,000 SF  
 High Rise  
 Office Buildings

**Regency Walk Apartments**

**CENTRAL SQUARE Redevelopment**  
 500,000 SF of Retail  
 56,000 SF of Office  
 and 450 Apartments

**LOWE'S**  
 (Under Construction)

**Sears**



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## OVERLAND PARK, KANSAS FACTS

- Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is the second most populous city in the Kansas City metropolitan area.
- The median income for a household in the city is \$71,513, and the median income for a family is \$93,293.
- The average appraised value of an Overland Park home is \$342,337 (2019) and the average sales price is \$365,772 (2018). Overland Park, as a whole, benefits from a high level of owner occupancy as the citywide single-family home ownership rate was 64% in December 2014.
- 99.6% of residents have high school diplomas, 61.4% have a Bachelor's degree or higher, and 24.2% graduate or professional degree.
- The Scheels Overland Park Soccer Complex is the only complex of its kind in the country and helped Overland Park be named the number one soccer city in the nation by Livability.com. The 96-acre complex with 12 lighted regulation-size fields, all with synthetic turf, hosted the 2010 and 2013 US Youth Soccer National Championships and will host the 2019 and 2020 US Youth Soccer National Championships.
- Click Here To View: [Overland Park Economic and Development Profile Report](#)
- [Best Cities to Buy a House in America \(#1\) - Niche.com](#)
- [Top 100 Best Places to Live \(#11\) - Livability.com](#)
- [Best Places to Live \(#15\) - Money.com](#)
- [Best Place to Live in Kansas - Thisisinsider.com](#)
- [Hottest Zip Codes in the United States \(#8\) - Realtor.com](#)
- [Most Popular Large Cities to Relocate to \(#6\) - moveBuddha.com](#)
- [Best Cities for Young Families to Buy a Home \(#17 overall, #1 in the Midwest\) - valuepenguin.com](#)
- [Top 25 Cities Where Millennials Are Buying Homes \(#11\) - SmartAsset.com](#)
- [Best Places to Raise a Family \(#1\) - Wallethub.com](#)
- [Best Places to Rent in America \(#7\) - Wallethub.com](#)
- [Best Cities for People With Disabilities \(#1\) - WalletHub.com](#)
- [Best Cities for Hispanic Entrepreneurs \(#24\) - Wallethub.com](#)
- [Best Cities for Wallet Fitness \(#8\) - WalletHub.com](#)
- [Best Places for Staycation \(#4\) - Viewfinder - Expedia](#)

## JOHNSON COUNTY, KANSAS FACTS

- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, Johnson County residents are more educated and more likely to own their own home than elsewhere in Kansas
- The unemployment rate in Johnson County has dropped steadily since early 2011, with a current rate of 2.8%, as compared to the state average of 3.4% and the national average of 4.0%
- 95.6% of residents have high school diplomas, 51.1% have a Bachelor's degree or higher, and 17.9% graduate or professional degree.
- [25 Best Counties in the Country to Live in \(Johnson County, #23\) - USA TODAY](#)



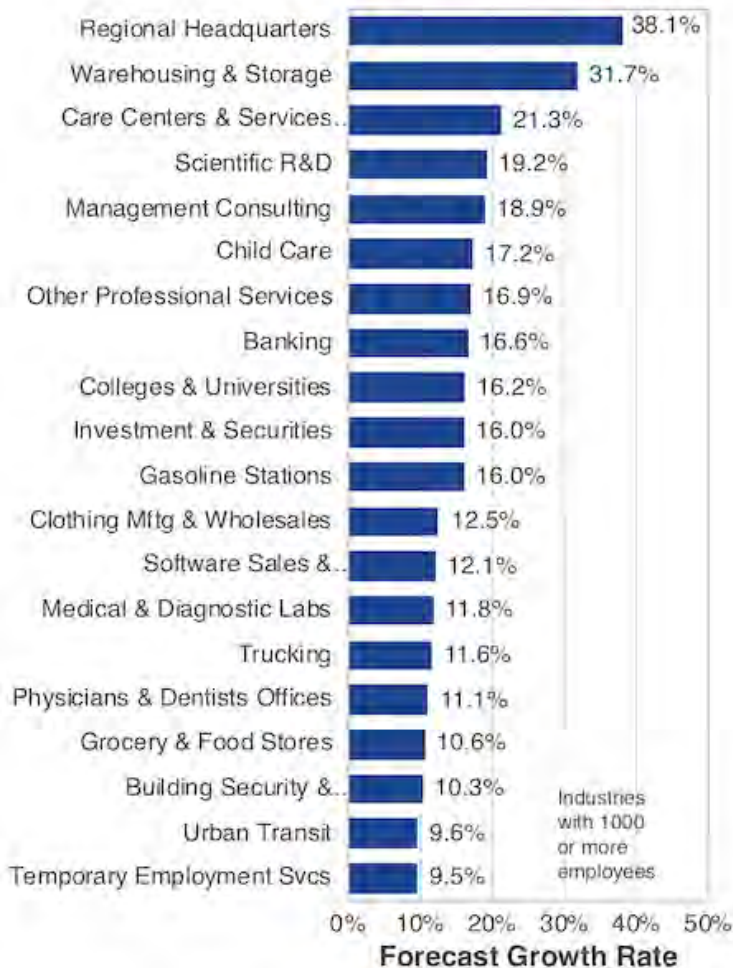
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## FASTEST GROWING INDUSTRIES

### Top 20 Highest % Growth Industries

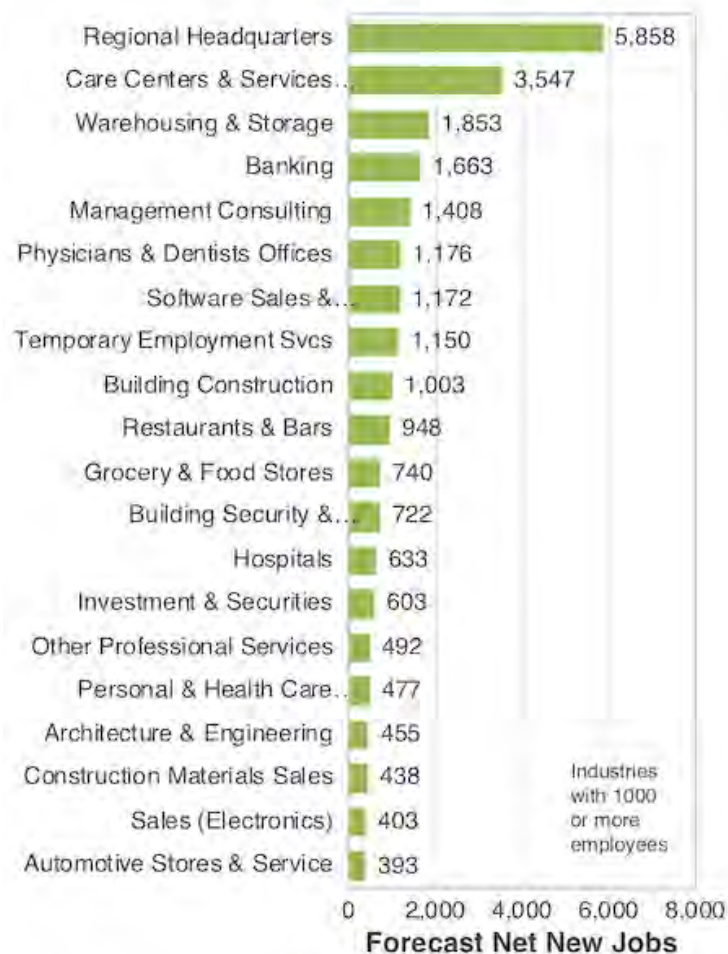
Johnson County KS, Forecast 2017-2022



Source: Avalanche Consulting calculations on data from EMSI

### Top 20 Industries Creating Most New Jobs

Johnson County KS, Forecast 2017-2022



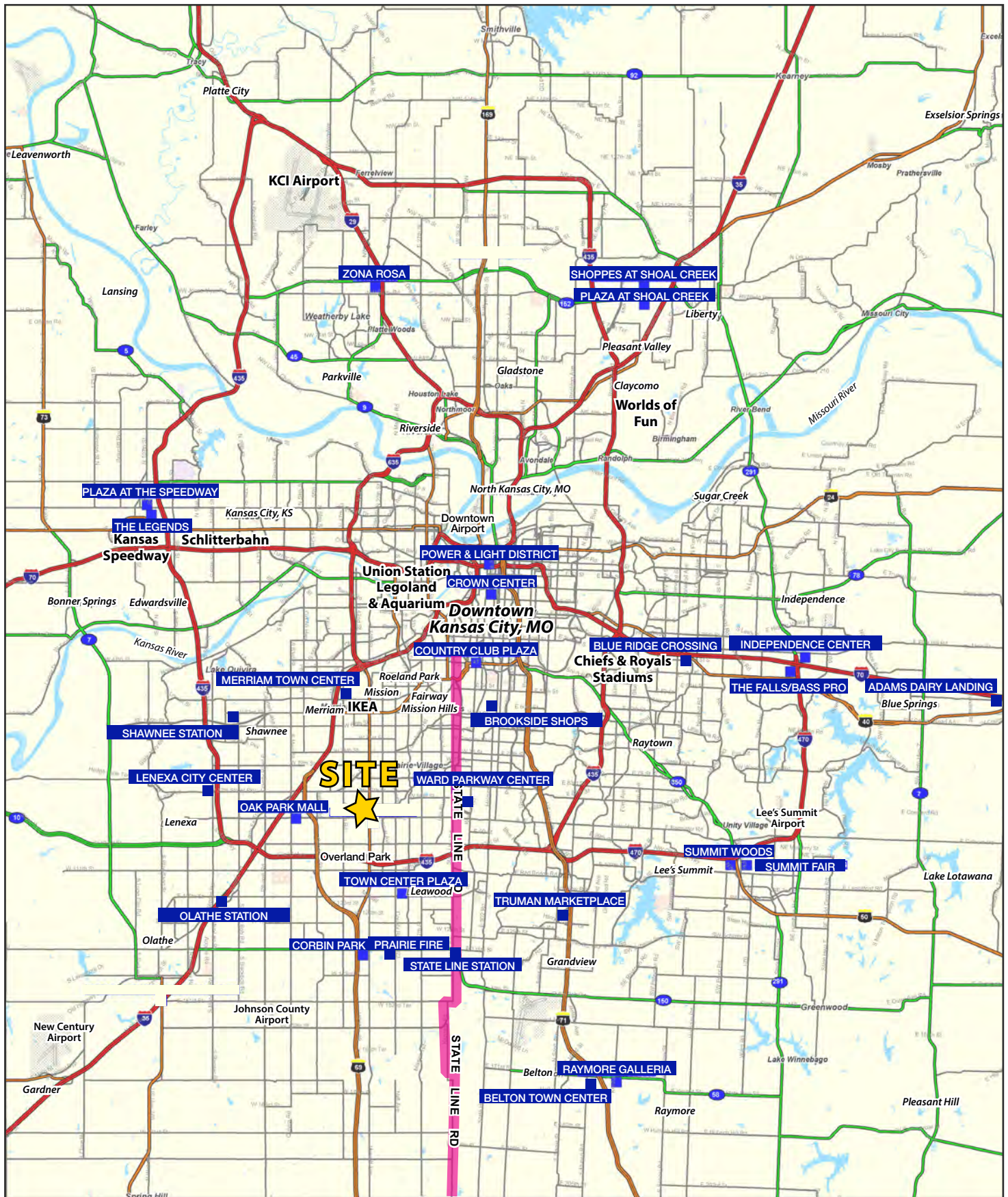
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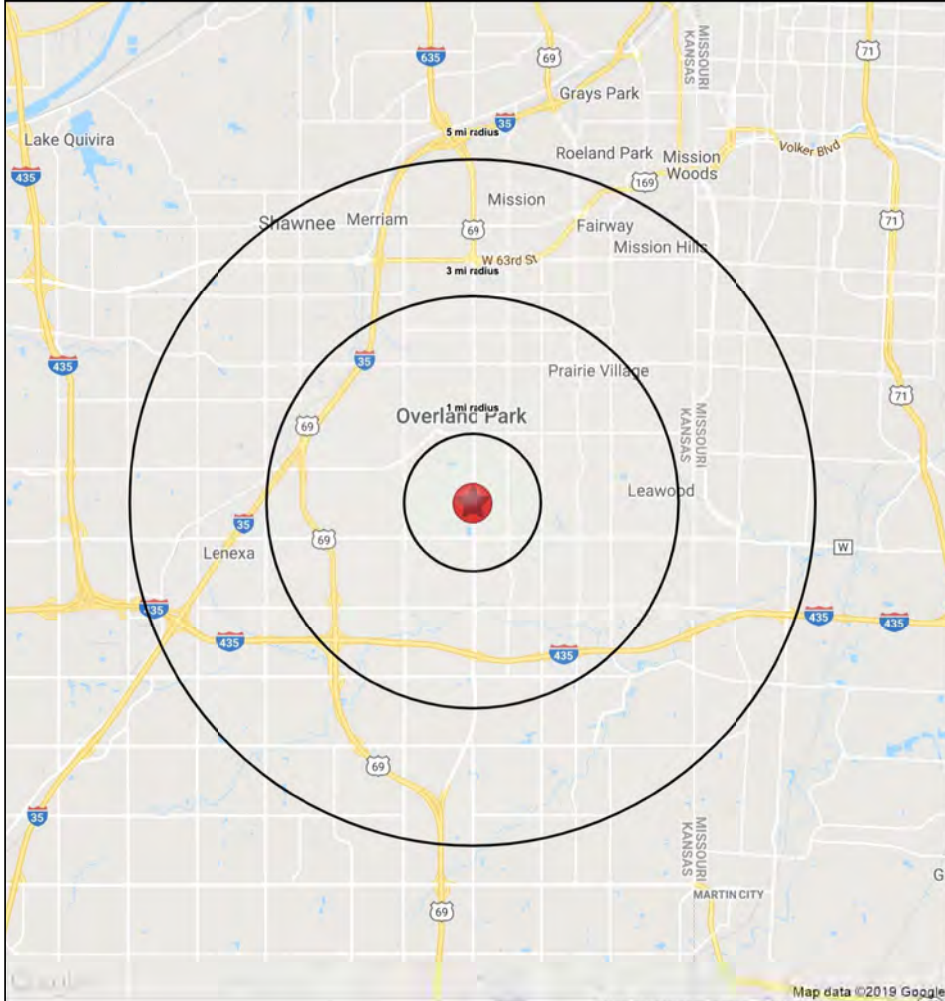




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## 1-3-5 MILE RADIUS RING MAP & DEMOS



91st Street & Metcalf Avenue		1 mi radius	3 mi radius	5 mi radius
Overland Park, KS 66212				
<b>POPULATION</b>	2018 Estimated Population	13,400	96,451	258,717
	2023 Projected Population	14,136	101,561	271,662
	2010 Census Population	12,348	91,295	248,918
	2000 Census Population	12,955	93,491	253,792
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2018	0.2%	0.2%	0.1%
	2018 Median Age	41.1	41.7	41.6
<b>HOUSEHOLDS</b>	2018 Estimated Households	6,356	44,155	119,481
	2023 Projected Households	6,734	46,731	125,682
	2010 Census Households	5,686	40,679	111,280
	2000 Census Households	5,862	40,723	110,060
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.0%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2018	0.5%	0.5%	0.5%
	2018 Estimated White	81.4%	84.4%	83.1%
	2018 Estimated Black or African American	6.2%	5.2%	6.5%
	2018 Estimated Asian or Pacific Islander	5.5%	3.7%	4.4%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
	2018 Estimated Other Races	6.4%	6.3%	5.7%
	2018 Estimated Hispanic	10.2%	9.2%	8.2%
<b>INCOME</b>	2018 Estimated Average Household Income	\$72,603	\$97,839	\$107,042
	2018 Estimated Median Household Income	\$65,729	\$77,122	\$81,022
	2018 Estimated Per Capita Income	\$34,436	\$44,859	\$49,511
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.6%	1.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.5%	2.4%
	2018 Estimated High School Graduate	15.6%	14.1%	14.5%
	2018 Estimated Some College	19.8%	19.5%	19.0%
	2018 Estimated Associates Degree Only	8.7%	7.9%	7.5%
	2018 Estimated Bachelors Degree Only	33.1%	33.2%	33.4%
<b>BUSINESS</b>	2018 Estimated Graduate Degree	18.9%	21.2%	21.6%
	2018 Estimated Total Businesses	631	7,031	17,044
	2018 Estimated Total Employees	7,815	99,454	241,537
	2018 Estimated Employee Population per Business	12.4	14.1	14.2
	2018 Estimated Residential Population per Business	21.2	13.7	15.2





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## 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



91st Street & Metcalf Avenue Overland Park, KS 66212		5 min drivetime	10 min drivetime	15 min drivetime
<b>POPULATION</b>	2018 Estimated Population	74,007	281,296	637,564
	2023 Projected Population	77,975	295,459	666,794
	2010 Census Population	70,163	268,994	604,203
	2000 Census Population	72,102	274,212	580,089
	Projected Annual Growth 2018 to 2023	1.1%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	0.1%	0.1%	0.6%
	2018 Median Age	42.0	41.1	37.9
<b>HOUSEHOLDS</b>	2018 Estimated Households	33,803	129,835	277,284
	2023 Projected Households	35,792	136,576	289,595
	2010 Census Households	31,197	120,180	253,465
	2000 Census Households	31,305	118,603	239,876
	Projected Annual Growth 2018 to 2023	1.2%	1.0%	0.9%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2018	0.4%	0.5%	0.9%
	2018 Estimated White	84.3%	81.8%	73.5%
	2018 Estimated Black or African American	5.4%	7.5%	13.7%
	2018 Estimated Asian or Pacific Islander	3.7%	4.5%	4.8%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
	2018 Estimated Other Races	6.3%	5.9%	7.5%
<b>INCOME</b>	2018 Estimated Hispanic	9.3%	8.5%	11.0%
	2018 Estimated Average Household Income	\$94,908	\$103,915	\$101,159
	2018 Estimated Median Household Income	\$74,824	\$78,973	\$78,764
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Per Capita Income	\$43,416	\$48,035	\$44,070
	2018 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	2.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.6%	4.0%
	2018 Estimated High School Graduate	14.4%	14.9%	17.3%
	2018 Estimated Some College	20.2%	19.3%	19.0%
	2018 Estimated Associates Degree Only	8.2%	7.5%	7.2%
<b>BUSINESS</b>	2018 Estimated Bachelors Degree Only	32.4%	33.0%	30.1%
	2018 Estimated Graduate Degree	20.6%	21.1%	19.8%
	2018 Estimated Total Businesses	4,006	18,874	33,940
	2018 Estimated Total Employees	53,621	272,764	479,315
	2018 Estimated Employee Population per Business	13.4	14.5	14.1
	2018 Estimated Residential Population per Business	18.5	14.9	18.8

