

## Pad Site Fronting Metcalf Available



### Retail Space Fronting Metcalf!

- Fronting Metcalf “1,321 SF and 1,307 SF” former coffee shop available
- Two 690 SF spaces available, could be combined, facing North
- Center offers great access and visibility
- 15,000+ cars-per-day on Metcalf Avenue
- Tenants Include: Tanner’s, H&R Block, Sunset Grill, First National Bank, Jose Peppers, Fortune Wok, The Great Frame Up, Elite Squad Tennis Club and many more

### For more information:

Kim Bartalos, CLS  
816.412.8466  
kbartalos@blockllc.com

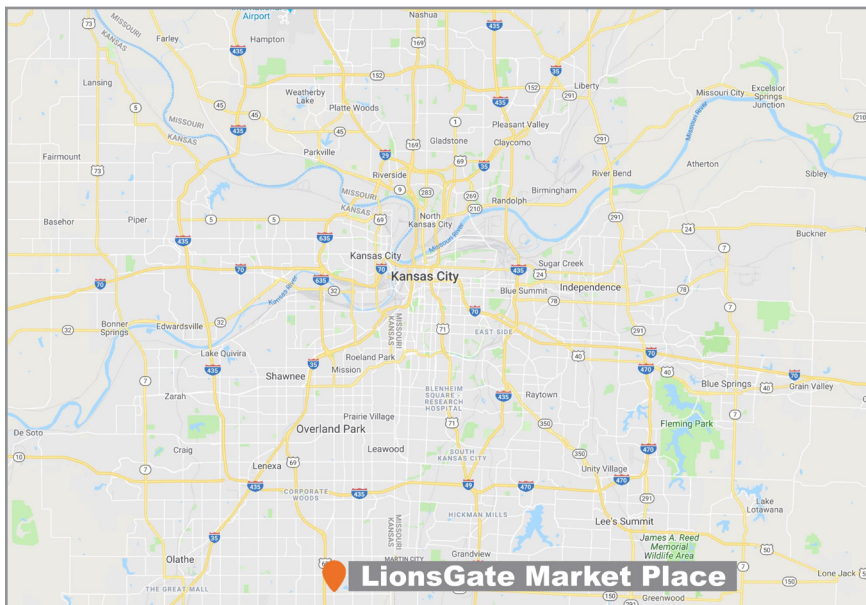
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# LionsGate Market Place

NEC of Metcalf Ave & W 146th St., Overland Park, Kansas

# For Lease



For more information:

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816.412.8466  
kbaralos@blockllc.com

4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | www.BLOCKLLC.com

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## Property Specifications

Land Available: Site A \$15.00 1.02 Acres - Fronts Metcalf

Zoning: CP-2

Space for Lease: Building H  
\$18.00 NNN - 690 SF spaces faces north  
\$18.00 NNN - 1,307 SF (former coffee shop) Space  
1,321 SF spaces (fronts Metcalf)

Net Charges: \$11.79

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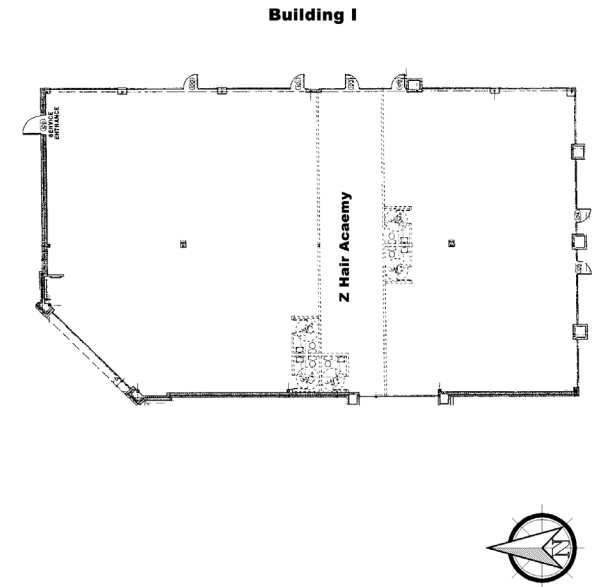
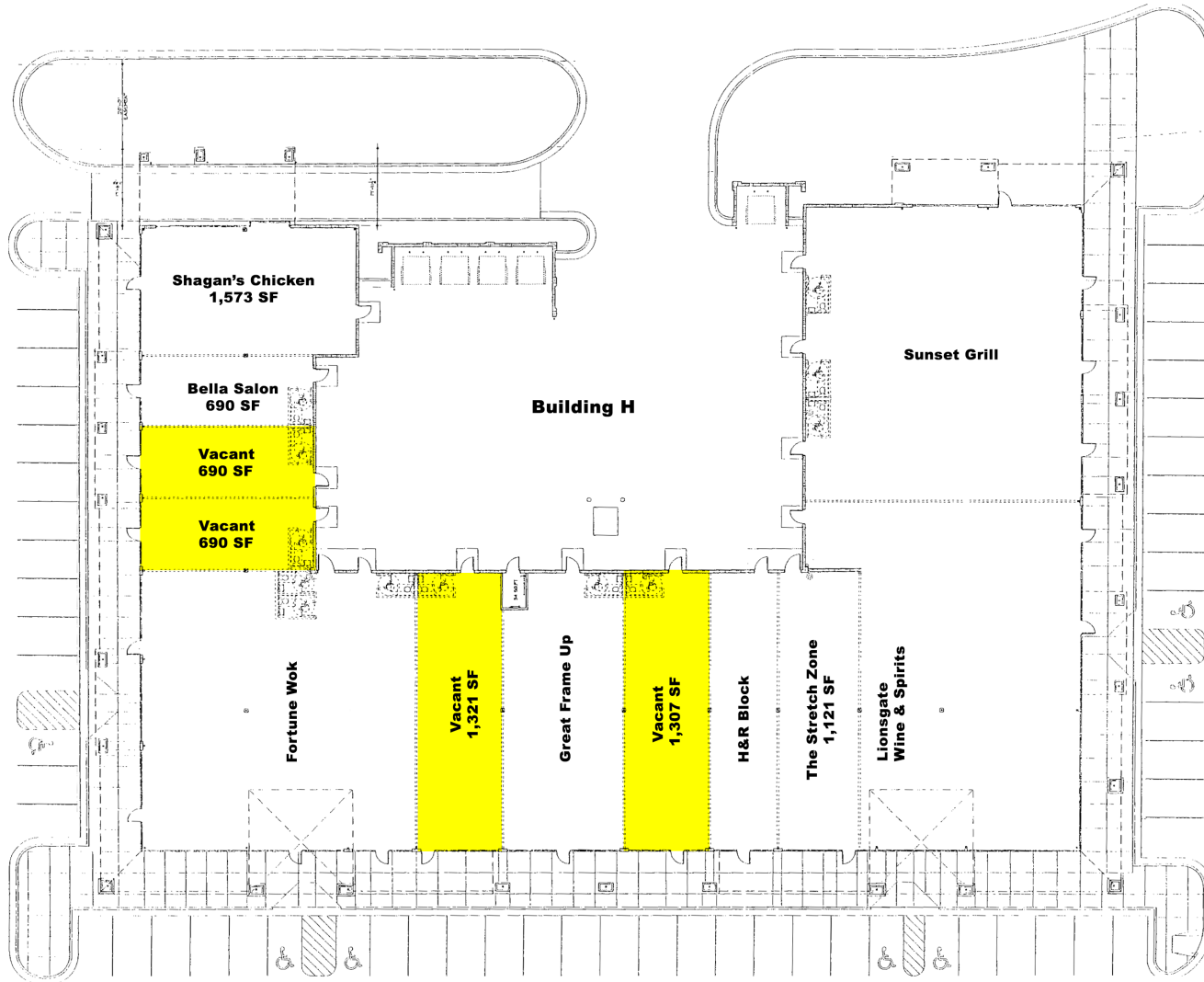
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## Demographics

Overland Park, KS 66223		0.25 mi radius	0.5 mi radius	0.75 mi radius
POPULATION	2019 Estimated Population	968	4,462	9,307
	2024 Projected Population	1,022	4,721	9,842
	2010 Census Population	933	4,206	8,086
	2000 Census Population	339	1,227	2,459
	Projected Annual Growth 2019 to 2024	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	9.8%	13.9%	14.7%
	2019 Median Age	34.2	36.4	36.3
HOUSEHOLDS	2019 Estimated Households	381	1,900	3,966
	2024 Projected Households	402	2,005	4,185
	2010 Census Households	346	1,681	3,223
	2000 Census Households	101	377	766
	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	14.7%	21.3%	22.0%
RACE AND ETHNICITY	2019 Estimated White	76.4%	76.1%	75.4%
	2019 Estimated Black or African American	5.6%	6.0%	6.2%
	2019 Estimated Asian or Pacific Islander	13.7%	13.1%	13.7%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2019 Estimated Other Races	4.0%	4.3%	4.2%
	2019 Estimated Hispanic	5.1%	5.4%	5.4%
INCOME	2019 Estimated Average Household Income	\$158,535	\$128,841	\$128,417
	2019 Estimated Median Household Income	\$106,709	\$99,036	\$97,199
	2019 Estimated Per Capita Income	\$62,463	\$54,865	\$54,722
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.9%	0.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	0.3%	0.7%	0.7%
	2019 Estimated High School Graduate	6.3%	7.9%	8.2%
	2019 Estimated Some College	14.2%	14.8%	15.1%
	2019 Estimated Associates Degree Only	6.6%	6.8%	6.7%
	2019 Estimated Bachelors Degree Only	36.9%	37.4%	37.3%
	2019 Estimated Graduate Degree	35.2%	31.6%	31.3%
BUSINESS	2019 Estimated Total Businesses	37	107	174
	2019 Estimated Total Employees	575	1,483	2,551
	2019 Estimated Employee Population per Business	15.4	13.8	14.6
	2019 Estimated Residential Population per Business	25.9	41.6	53.4