



**0.60 - 3.30 AC
AVAILABLE**

95 METCALF SOUTH PAD SITES AVAILABLE

95TH AND METCALF • **BTS OR GROUND LEASE** • OVERLAND PARK, KS

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95 METCALF SOUTH

- Anchored by Lowe's and TAP-IN'S (currently under construction)
- Flexible sizes and configuration for build to suit or ground leases
- High volume intersection with over 79,000 CPD
- Incredible demographics and drive-time reach
- Located south of Shamrock Trading's 3 building campus expansion, a \$262M development boasting 916,000 SF of office space
 - **Phase I:** Completed in 2020; 1,500 employees with \$50K+ salary
 - **Phase II:** Completed in 2024; 2,500 employees
 - **Phase III:** Expected completion in 2028; additional 210,000 SF
- Over \$1.6 billion invested and proposed in the surrounding area (2.5 mile radius) in the last 3 years including:
 - 1.7 million SF of office space
 - 498,000 SF of retail space
 - 1,750+ residential units

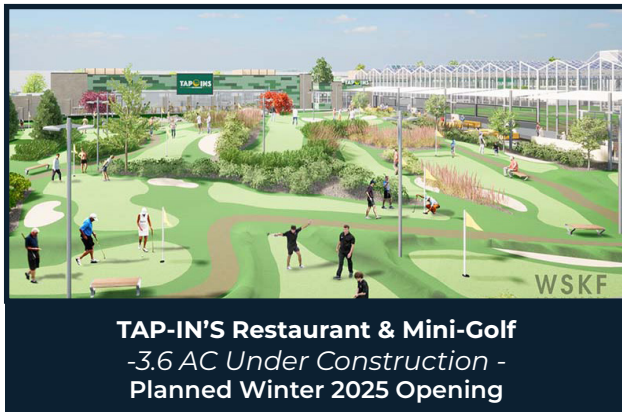
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	11,763	95,509	265,792
Avg. HH Income	\$103,260	\$120,291	\$120,593
# of Businesses	769	7,574	16,448
# of Employees	8,199	103,648	240,144



AVAILABILITY

PAD	AC
3	0.60
7	0.76
12 - 14*	3.30

*Divisible





AdventHealth

75th St

Walmart

Downtown Overland Park

Corinth Square/Quarter

ACE Hardware, CVS pharmacy, nékter, BGR, Karissa City, FIRST WATCH, Tanora, POWELL & COY, SCISSORS & SCOTCH, S & S, Spruce, MEDDYS, KITCHEN

Ward Parkway

Target, ULTA, TJ-maxx, HomeGoods, ROSS, PETSMART, TRADER JOE'S, OLD NAVY, OFF BROADWAY, AMC THEATRES, GENESIS

35

Shamrock Trading Office Development Phase II Complete



87th St

Metcalf Ave

Walmart Neighborhood Market, NATURAL GROCERS

Ranch Mart

ACE Hardware, PRICE CHOPPER, Hallmark, CVS pharmacy, Walgreens

COSTCO

Best Buy

ROSS, Hobby Lobby, petco, ULTA

SHAMROCK TRADING CORPORATION

95th St

Oak Park Mall

NORDSTROM, rack, TJ-maxx, HomeGoods, Michaels, BEAUTY BRANDS

Target

NORDSTROM, macy's, Dillard's, jcp

ANYTIME FITNESS, Walgreens, FUZZY'S

flyVee, ALDI

95 metcalf SOUTH

Nall Hills

SPROUTS, HALF PRICE BOOKS, Orangetheory FITNESS

Meadowbrook

INN, The Market, VERBENA

69

435

Quivira Rd

Antioch Rd

Nall Ave

Walmart Neighborhood Market, Furniture Deals, Office DEPOT, OfficeMax

Mission Rd

435

State Line Rd

Town Center Plaza/Crossing

AMC THEATRES, POTTERY BARN, ARITZIA, macy's, RH, TRADER JOE'S, Crate&Barrel, BARNES & NOBLE, GAP, The Container Store, Apple Store, EVEREVE, DICK'S, BANANA REPUBLIC, ULTA, ANTHROPOLOGIE, Madewell, ATHLETA, THE NORTH FACE, PAPER SOURCE, EXPRESS, NORTH, THE DOASTERIE

METCALF RENAISSANCE

