



**0.60 - 3.30 AC  
AVAILABLE**

# 95 METCALF SOUTH PAD SITES AVAILABLE

95<sup>TH</sup> AND METCALF • **BTS OR GROUND LEASE** • OVERLAND PARK, KS

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## 95 METCALF SOUTH

- Anchored by Lowe's and Tap-Ins
- 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

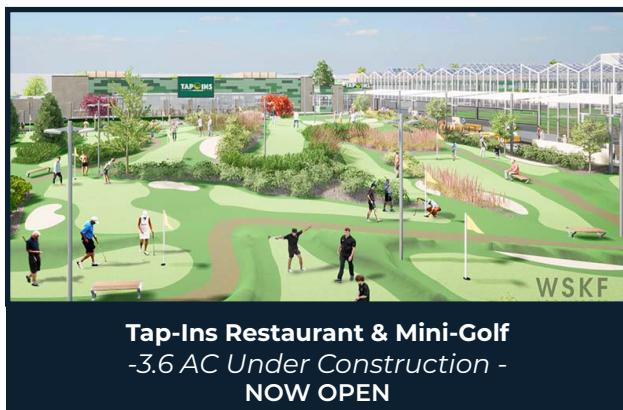
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	11,763	95,509	265,792
Avg. HH Income	\$103,260	\$120,291	\$120,593
# of Businesses	769	7,574	16,448
# of Employees	8,199	103,648	240,144



## AVAILABILITY

PAD	AC
3	0.60
7	0.76
12 - 14*	3.30

\*Divisible



# LANE4



## METCALF RENAISSANCE

