



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

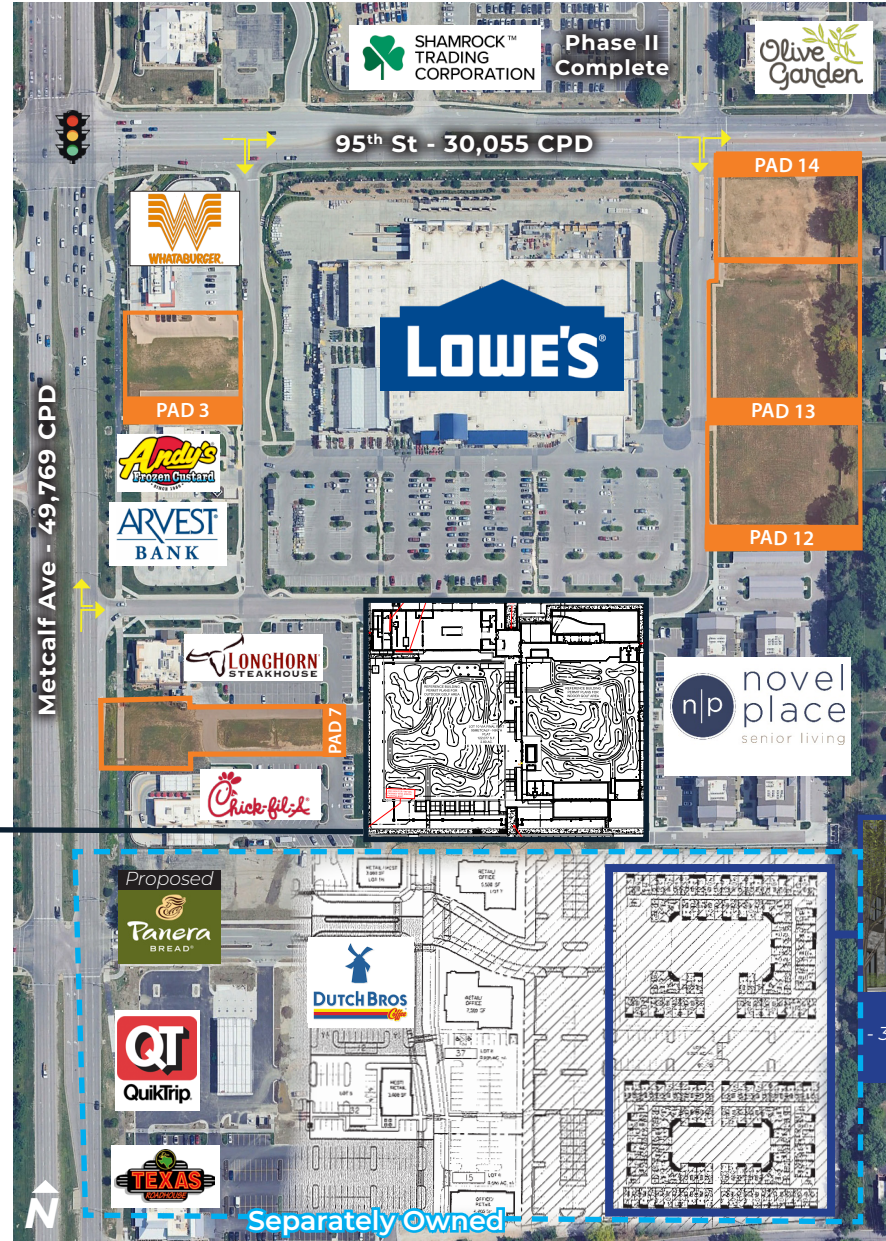
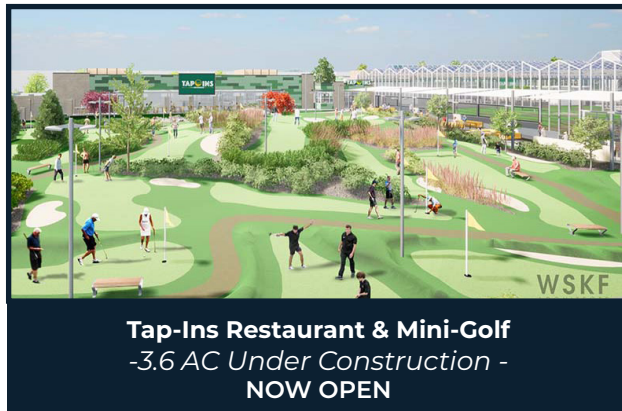
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	11,763	95,509	265,792
Avg. HH Income	\$103,260	\$120,291	\$120,593
# of Businesses	769	7,574	16,448
# of Employees	8,199	103,648	240,144



## AVAILABILITY

PAD	AC
3	0.60
7	0.76
12 - 14*	3.30

\*Divisible







AdventHealth

Walmart

75th St

Downtown  
Overland Park

Corinth Square/Quarter



Ward Parkway



Ranch Mart



Shamrock Trading Office  
Development  
Phase II Complete



87th St

Metcalf Ave



95th St



95 metcalf  
SOUTH



Nall Hills



Meadowbrook



Oak Park Mall



69



Town Center Plaza/Crossing



Nall Ave

Mission Rd

State Line Rd

Quivira Rd

Antioch Rd

435



## METCALF RENAISSANCE

