



**0.76 - 3.53 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 134-unit Novel Place Senior Living
- 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:** Under construction; 2,500 employees expected
  - **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

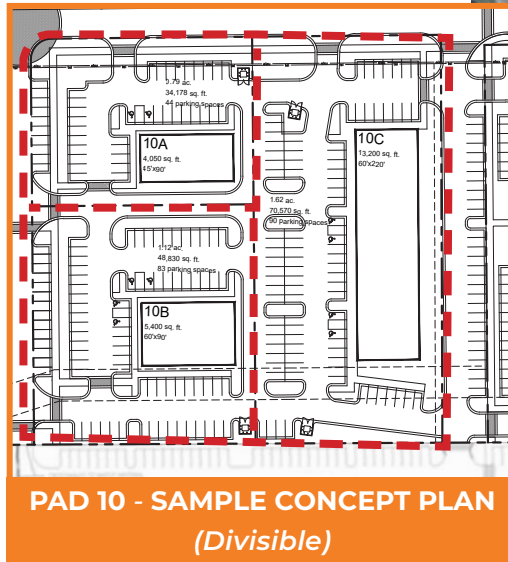
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	11,763	95,509	265,792
Avg. HH Income	\$103,260	\$120,291	\$120,593
# of Businesses	769	7,574	16,448
# of Employees	8,199	103,648	240,144



AVAILABILITY

PAD	AC
3	0.60
7	0.76
10*	3.53
12 - 14*	3.30

\*Divisible





Advent Health

Walmart

75th St

Downtown Overland Park

SERV

Corinth Square/Quarter

ACE Hardware, CVS pharmacy, néktar, Burger, Karissa City, FIRST WATCH, Panera, POWERSUPYOGA, MEDDYS, SCISSORS & SCOTCH, Sino, KITCH

Ward Parkway

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

Shamrock Trading Office Development Phase II Underway



87th St

Walmart Neighborhood Market, NATURAL GROCERS, SHAMROCK TRADING CORPORATION

Ranch Mart

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

95th St

Oak Park Mall, NORDSTROM, macy's, jcp, Dillard's

ANYTIME FITNESS, Walgreens, FUZZY'S

HyVee, ALDI

95 metcalf SOUTH

Nall Hills, SPROUTS, HALF PRICE BOOKS, Orangetheory FITNESS

Meadowbrook, INN, The Market, VERBENA

COSTCO WHOLESALE

Best Buy

ROSS DRESS FOR LESS, HOBBY LOBBY, petco, ULTA

rack, TJ-maxx, HomeGoods, Michaels BEAUTY BRANDS

Target

Walmart Neighborhood Market, Furniture Deals, Office DEPOT, OfficeMax

Nall Ave

Mission Rd

State Line Rd

Town Center Plaza/Crossing

JOANN, BEST BUY, PETSMART, KOHL'S, Walmart Neighborhood Market, AMC THEATRES, POTTERY BARN, RH, TRADER JOE'S, Crate&Barrel, ARITZIA, macy's, lululemon, BARNES & NOBLE, GAP, The Container Store, Apple Store, EVEREVE, DICK'S, BANANA REPUBLIC, ULTA, ANTHROPOLOGIE, Madewell, WILLIAMS-SONOMA, LOFT SUITSUPPLY, ATHLETA, THE NORTH FACE, PAPER SOURCE, EXPRESS, NORTH, THE ROASTERIE

## METCALF RENAISSANCE

