



0.6 - 3.5 AC

AVAILABLE

# 95METCALF SOUTH PAD SITES AVAILABLE

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

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## PROPERTY HIGHLIGHTS

- Anchored by Lowe's and 134-unit Novel Place Senior Living, an independent, 55+ community
- Flexible sizes and configuration for build to suit or ground leases
- High volume intersection with over 79,000 cars per day
- Incredible demographics and drive-time reach
- Located just south of Shamrock Trading's 3 building campus expansion, a \$262M development totaling 916,000 SF of office space
  - **Phase 1:** completed in 2020; 1,500 employees with \$50K+ salary
  - **Phase 2:** under construction; 2,500 employees expected
  - **Phase 3:** expected to be complete by 2028; 210,000 SF expected
- 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
  - 498,000 SF of retail
  - 1,750+ residential units



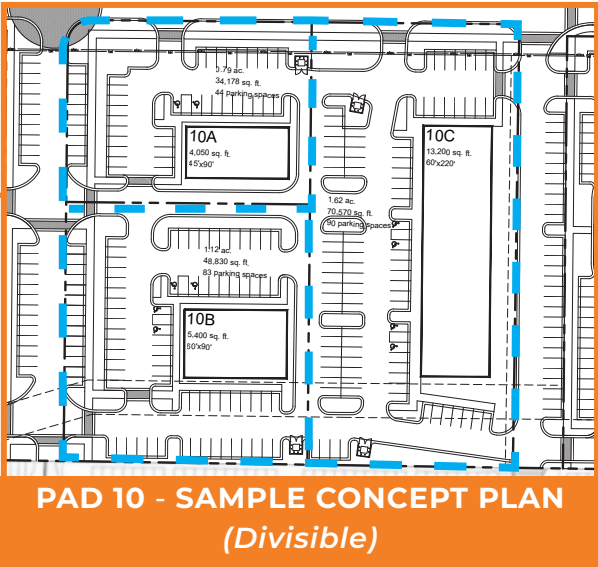
SITE PLAN



AVAILABILITY

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

\*Divisible





METCALF RENAISSANCE

