



Pad Sites BTS or Ground Lease

95 Metcalf South

SEC 95TH & METCALF | OVERLAND PARK, KS

0.60 - 3.30 AC

- 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
 - 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



PAD	AC
3	0.60
7	0.76
12 - 14*	3.30



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3	0.60
7	0.76
12 - 14*	3.30

*Divisible





Downtown Overland Park

Corinth Square/Quarter

ACE Hardware, CVS pharmacy, ben house nékter, BJR, Karooa City MARKETPLACE, FIRST WATCH THE OUTSIDE LIFE, Panera, Supreme SALON & SPA, POSTALUPYOGA, MEDDYS, SCISSORS & SCOTCH, SUMMER-SALT THE ORGAN OIL, KITCH

Ward Parkway Center

Target, ULTA, TJ-MAXX, HomeGoods, ROSS DRESS FOR LESS, PETSMART, TRADER JOE'S, OLD NAVY, OFF BROADWAY, AMC THEATRES, GENESIS

Shamrock Trading Campus Phase II Complete

Ranch Mart

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

Oak Park Mall

NORDSTROM, macy's, jcp, Dillard's

95 metcalf SOUTH

Meadowbrook

INN, The Market AT MEADOWBROOK, VERBENA

Nall Hills

SPROUTS, HALF PRICE BOOKS, Orangetheory FITNESS

Burniture Deals, WORLD FRESH MARKET

Town Center Plaza/Crossing

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

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

