

7,242 SF



CONFIDENTIAL: DO NOT DISTURB TENANT

FREESTANDING RESTAURANT

at 95TH & METCALF

9475 METCALF AVE • OVERLAND PARK, KS

TOM O'LEARY
816.268.9101 / toleary@lane4group.com

BRANDON BUCKLEY
816.268.9112 / bbuckley@lane4group.com

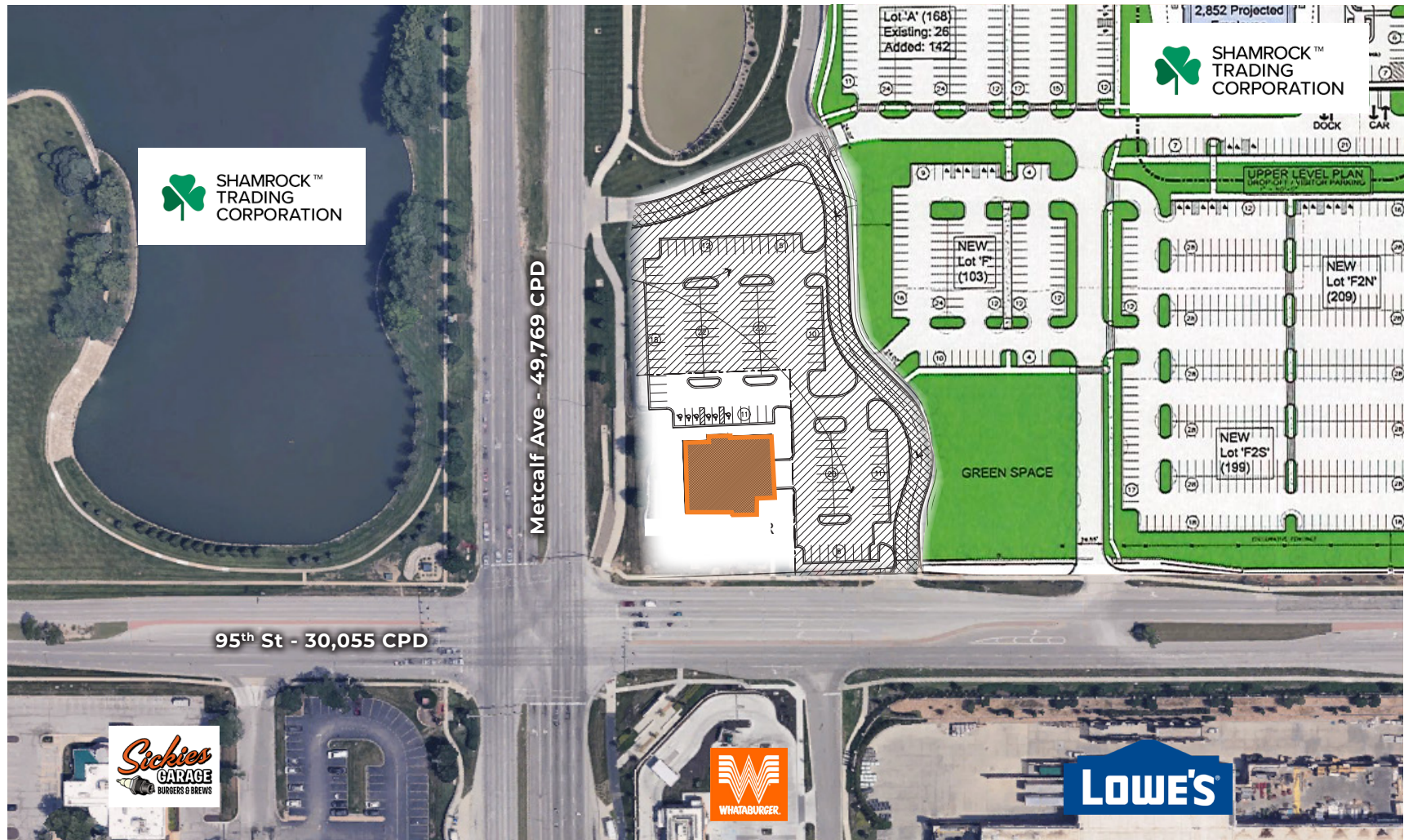
PROPERTY HIGHLIGHTS

- **7,242 SF** with patio
- Land size: 0.85 AC with 139 parking spaces
- Located in the 95th & Metcalf retail corridor adjacent to Shamrock Trading Corporation
 - Expansion includes: 648,400 SF of recently developed office space & 210,000 SF planned for future phases
- Outstanding visibility at the NE corner of 95th St and Metcalf Ave with a combined 79,000 + CPD
- 20:1000 parking

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,211	94,632	260,419
Avg. HH Income	\$83,277	\$105,471	\$110,337
# of Businesses	623	6,365	14,350
# of Employees	9,441	111,066	235,165



SITE PLAN



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MARKET AERIAL



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