

*Move-in Ready Space for Lease*

# Medical Build-Out

14253-14257 METCALF | OVERLAND PARK, KS

Up to 7,614 SF



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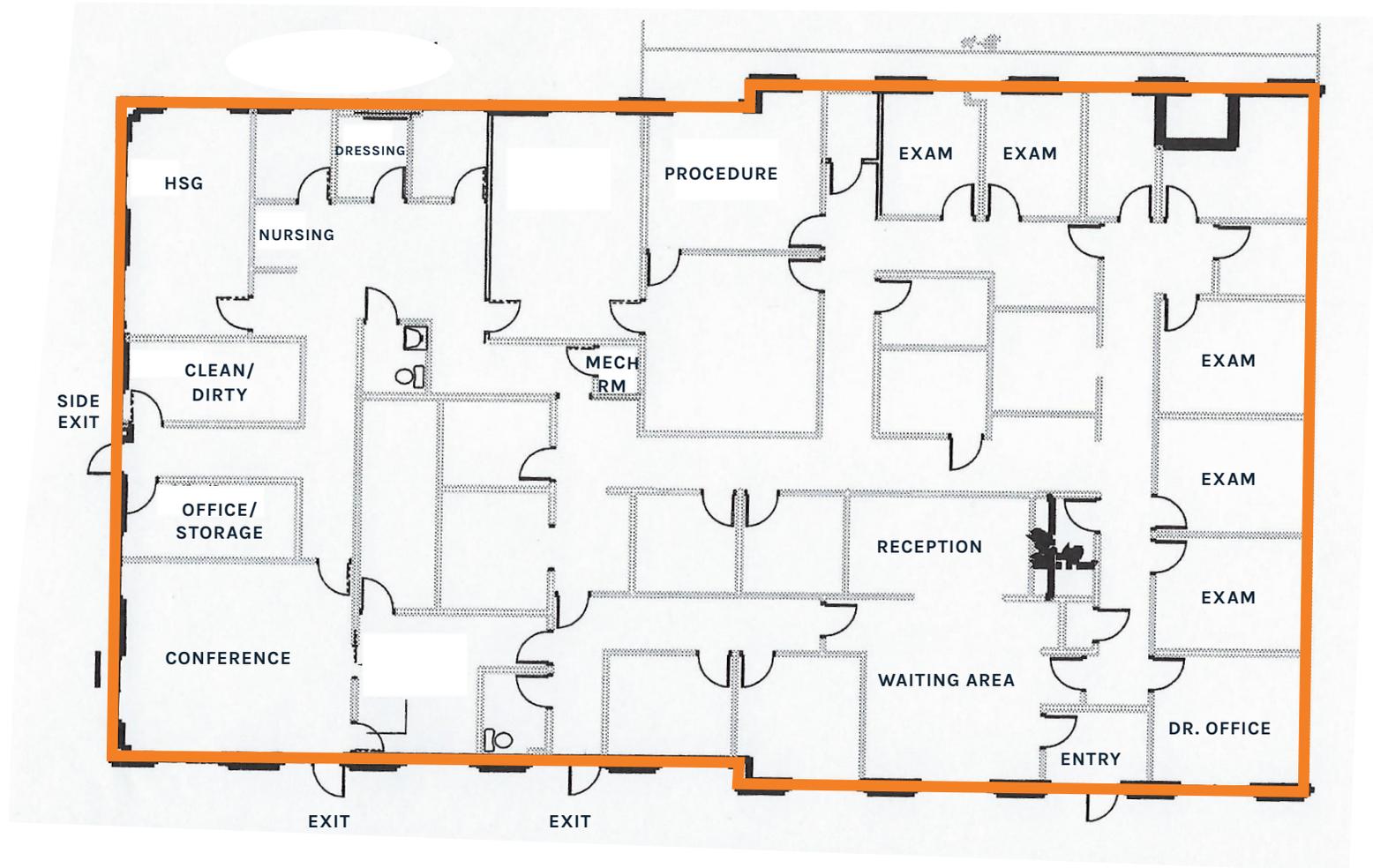
## Property Highlights

- Up to 7,614 SF move-in ready medical space
- Exterior signage available
- On-site lot with ample parking
- Immediate access to the 135th Street corridor: variety of high-end amenities including grocery, restaurants, retail, and entertainment
- Located in the heart of new residential development in the rapidly growing Johnson County area
- 19,392 CPD on Metcalf Ave; 15,377 CPD on 143rd St

Demographics	1 MI.	3 MI.	5 MI.
Population	14,818	85,202	168,772
Avg. HH Income	\$142,866	\$186,694	\$178,279
# of Businesses	470	3,512	9,634
# of Employees	5,945	37,530	119,386



# Site Plan



# 135th Street Corridor

