



## **Property Summary**



## **DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	32,061
STREET	Metcalf Ave
COUNT 2	16,101
STREET 2	95th St

<sup>\*</sup> Figures shown represent estimates



## **DEMOGRAPHICS - 2024**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	13,023	97,149	265,916
Average HH Income	\$109,217	\$126,886	\$136,799
Estimated Households	6,126	44,206	121,517

## **PROPERTY HIGHLIGHTS**

- High density population 92,183 within a 3-mile radius
- High income \$94,106
- High traffic Intersection of 95th Street (22,000 CPD) and Metcalf Avenue (44,000 CPD)
- Ground lease available can accommodate 6,000-square-foot building

**KEITH VALENTINE** 

JEFF BERG

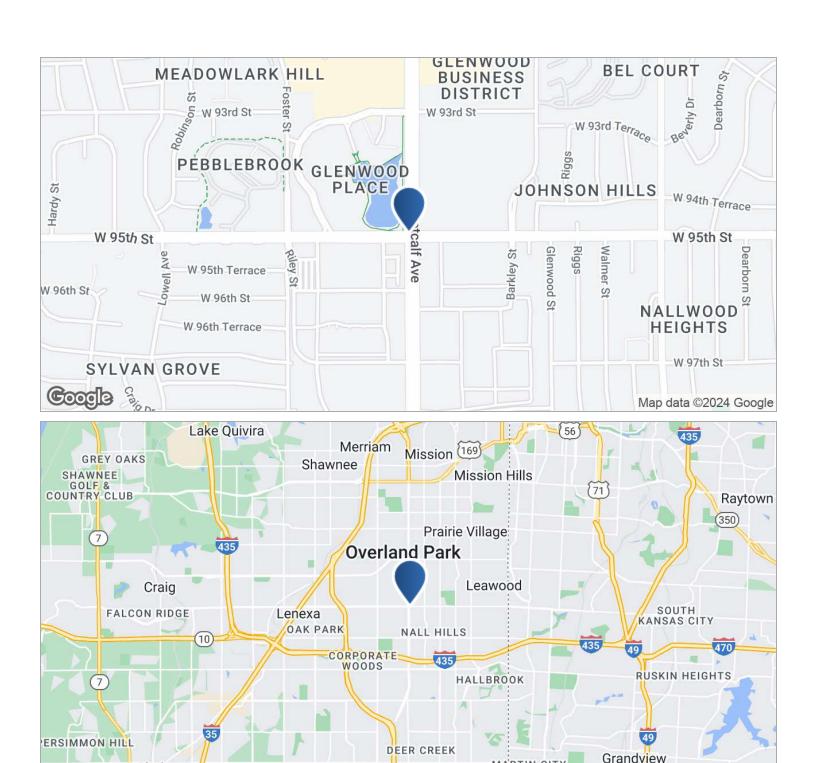
678.718.1882 KValentine@retail-pa.com 913.914.7065 jeff.berg@colliers.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com
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**Location Maps** 



**KEITH VALENTINE** 

JEFF BERG

678.718.1882 KValentine@retail-pa.com

MARTIN CITY

913.914.7065 jeff.berg@colliers.com

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