

# FOR LEASE



## 79TH & METCALF HARD-CORNER FREE STANDING BUILDING

7903 Metcalf Ave, Overland Park, KS 66204



### PROPERTY OVERVIEW

- Approx. 4,731 SF building on .51 acre site
- Hard Corner with 4 way traffic light
- Ideal user - food and beverage
- Tall Ceilings/Clearance Height
- Zoning C3/DFD
- Surface parking
- Excellent visibility on Metcalf
- Lease rate: \$25 + NNN
- **DO NOT DISTURB CURRENT TENANT**

### PROPERTY DESCRIPTION

Unique opportunity in the core of Downtown Overland Park. Newly developed apartments and office buildings have been developed in the last 5 years, which started a resurgence in the neighborhood. Future Farmer's Market and other developments are planned in the Downtown Form District of Overland Park



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**SITE**



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	13,083	105,215	259,635
2020 Average HH Income	\$78,711	\$92,995	\$102,477
Households	6,216	47,535	115,343

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**MARKET LOFT**  
\$10M PROJECTED COST  
36 APARTMENT UNITS

**THE VUE**  
219 UNITS  
\$49M PROJECTED COST  
[www.thevueop.com](http://www.thevueop.com)

**AVENUE 80**  
220 UNITS+15K SF RETAIL  
\$45M PROJECTED COST  
SENIOR HOUSING

**AVENUE 81**  
158 UNITS | 2017  
\$45M PROJECTED COST  
SENIOR HOUSING

**AVENUE 82**  
67.5K SF OF OFFICE  
\$20.7M PROJECTED COST  
2,800 SF OF EVENT SPACE  
EPC REAL ESTATE GROUP

**EDISON DISTRICT**  
125k SF OFFICE  
\$54M PROJECTED COST  
RETAIL / FOOD HALL

**SITE**

Historic Santa Fe Shopping District

Overland Park Farmer's Market

Matt Ross Community Center

Future Redevelopment

Future Redevelopment

Future Lighted Intersection  
82nd will connect with Marty

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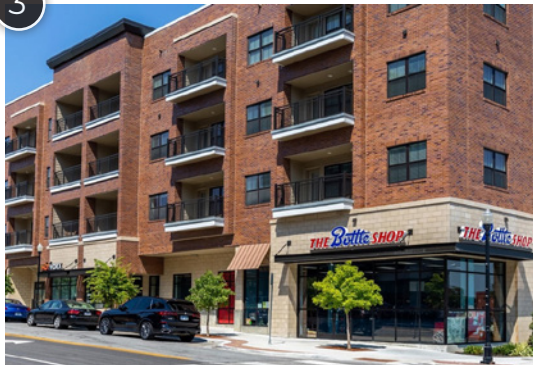
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### DOWNTOWN OVERLAND PARK REDEVELOPMENT

**1. InterUrban Lofts | Completed 2017** – Located on the corner of 79th and Conser. Features 41 luxury rental apartments, and 7,500 square feet of class- A office space.

**2. Avenue 80 | Completed Fall 2017**  
Situated on the corner of 80th and Metcalf, Avenue 80 is a mixed-use development comprised of 220 luxury apartments and totaling 273,483 square feet of apartments, office and retail space.

**3. Market Lofts | Completed Fall 2017**  
A \$10.8 million development on the corner of 80th and Marty. Includes 36 one and two-bedroom apartments above 5,500+ square feet of retail space.

**4. The Vue | Completed Summer 2018**  
Construction will begin soon on The Vue, at 80th and Marty. Consists of 219 luxury apartments, high-end amenities, and 10,000 square feet of retail.

**5. Avenue 81 | Completed 2019**  
Avenue 81 is located at 81st and Metcalf. This senior housing project will have 70% of its apartments set aside for independent living and 30% for assisted living. Also features 11,000 square feet of retail space.

**6. Overland Park Farmer's Market Pavilion Renovation/Expansion**  
Farmer's Market expansion Project Goals - planned expansion to accommodate large downtown events by creating a new or enhanced Market structure with the opportunity to grow 25%

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