

# LIONSGATE MARKETPLACE

RETAIL SPACE  
AVAILABLE  
AUGUST 1

SEC 143rd & Metcalf, Overland Park, Kansas



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**AVAILABLE:**  
1,483 sf PLUS covered drive-thru lane

**USES:**  
Retail

**LEASE RATE:**  
\$4,500/month plus Triple Net Charges

**TRIPLE NET CHARGES:**  
2023: \$10.06/SF

**JOIN TENANTS:**  
Tanner's Bar & Grill, Jose Pepper's, Pad Thai, Elite Tennis Squad, Urban Air Indoor Trampoline Park, Starting Point Dental for Kids, Legacy Christian Church and many more

- LOCATION:**
- Surrounded by highest concentration of luxury apartments and townhomes in Johnson County
  - More than 250 parking spaces PLUS overflow with adjacent buildings
  - At the heart of Lionsgate Marketplace Development directly across from Lionsgate Jack Nicklaus Golf Course
  - Outstanding southern Overland Park demographics
  - 2021 5-mile Radius:  
Population—166,775  
Average Household Income—\$156,822
  - 2021 3-mile Radius:  
Population—85,762  
Average Household Income—\$165,088

**VARNUM**

**ARMSTRONG**

**DEETER**

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# 1,483 sf Endcap with Canopied Drive-thru Lane



## YEAR BUILT/REMODEL:

2004

## PROPERTY SIZE:

Building "A"-26,822 sf; Building "C"-7,500 sf

(See Floorplan Layouts)

## OCCUPANCY:

96% Leased

## DAILY TRAFFIC COUNT:

N/S: 19,400 CPD

E/W: 17,300 CPD

## PROPERTY INFO:

- Great Visibility and Access from Metcalf Avenue and 143rd/146th Street
- Building Signage Available
- Local Ownership/Management Company



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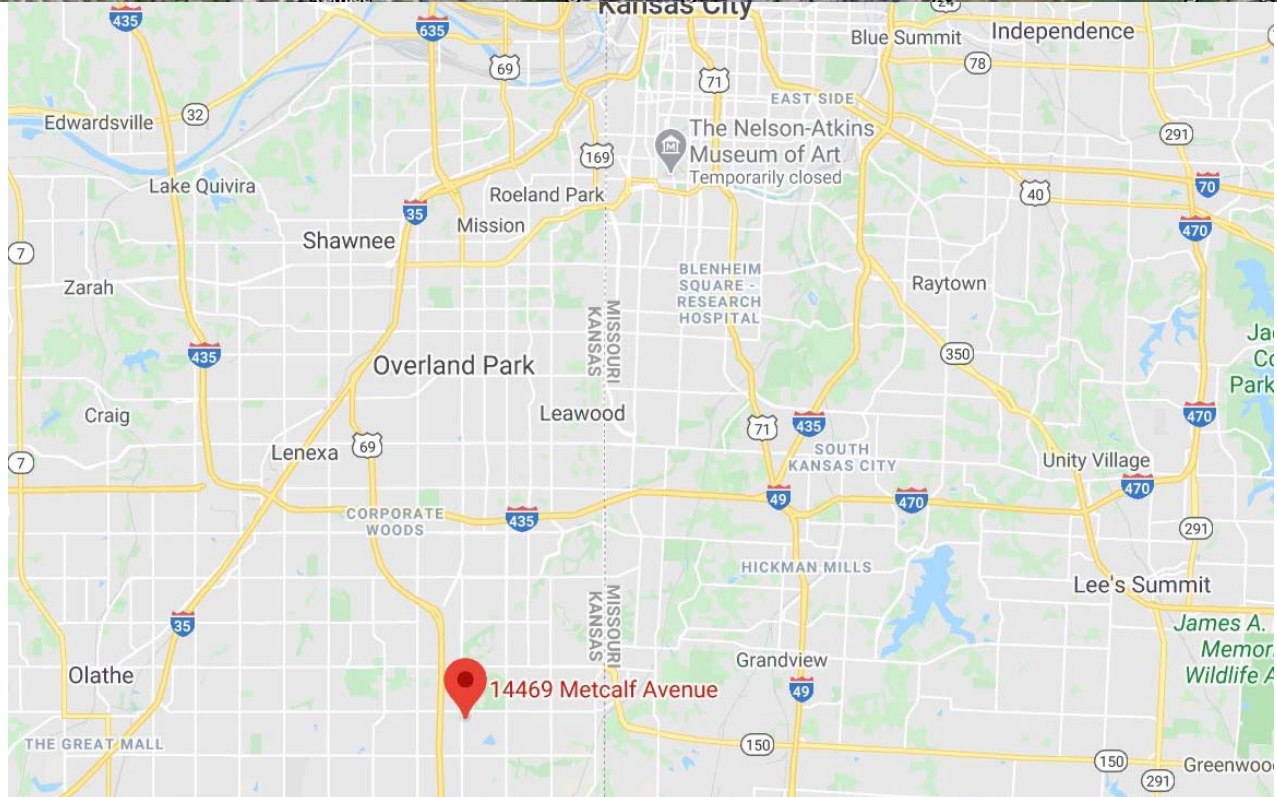
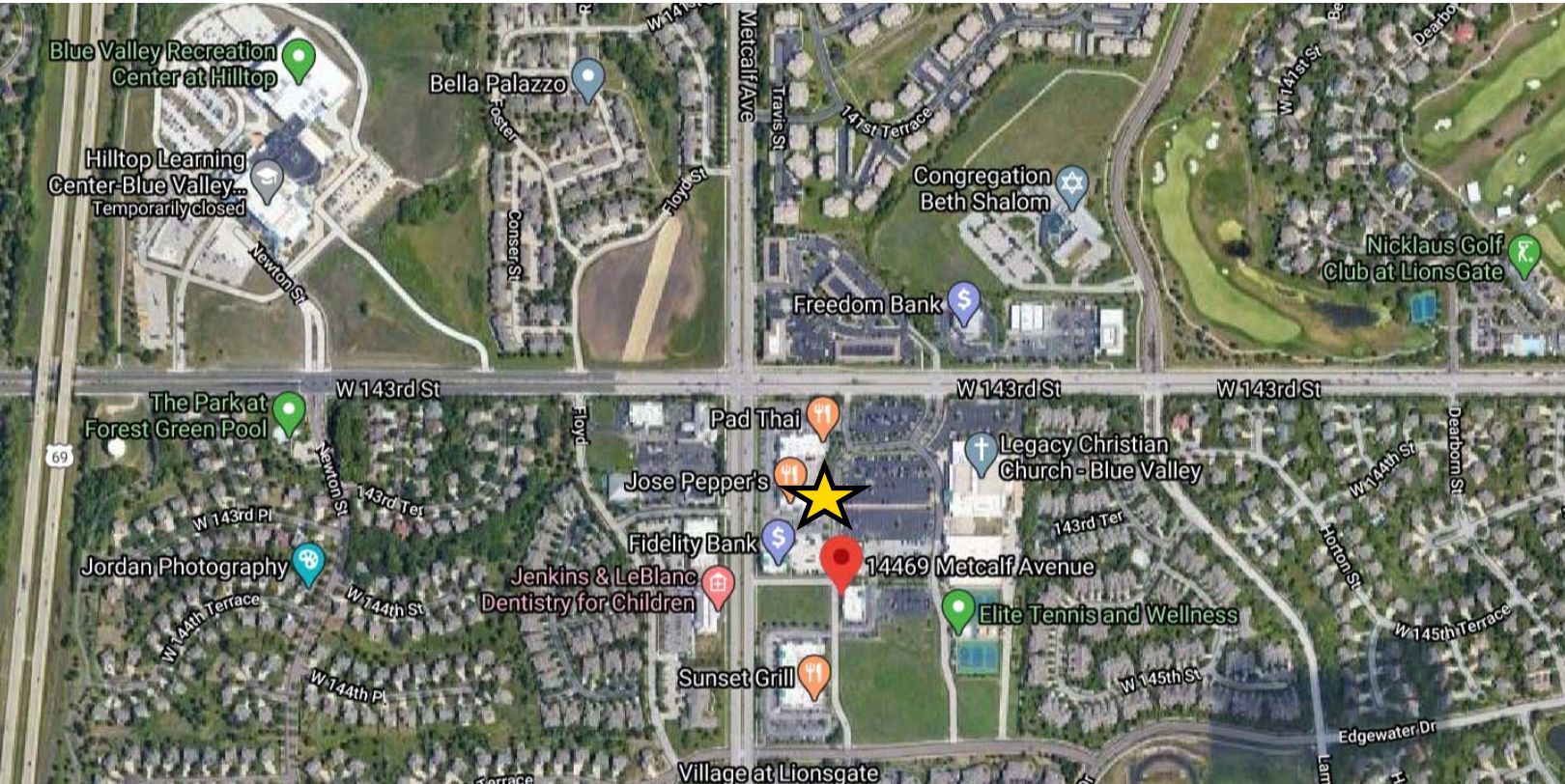
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# Choice Site at Major Johnson County Intersection

## AERIAL PHOTOS



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**WIDE OPEN SPACE READY FOR BUILD-OUT**

**INTERIOR PHOTOS**



**NATURAL LIGHT ON 2 SIDES**



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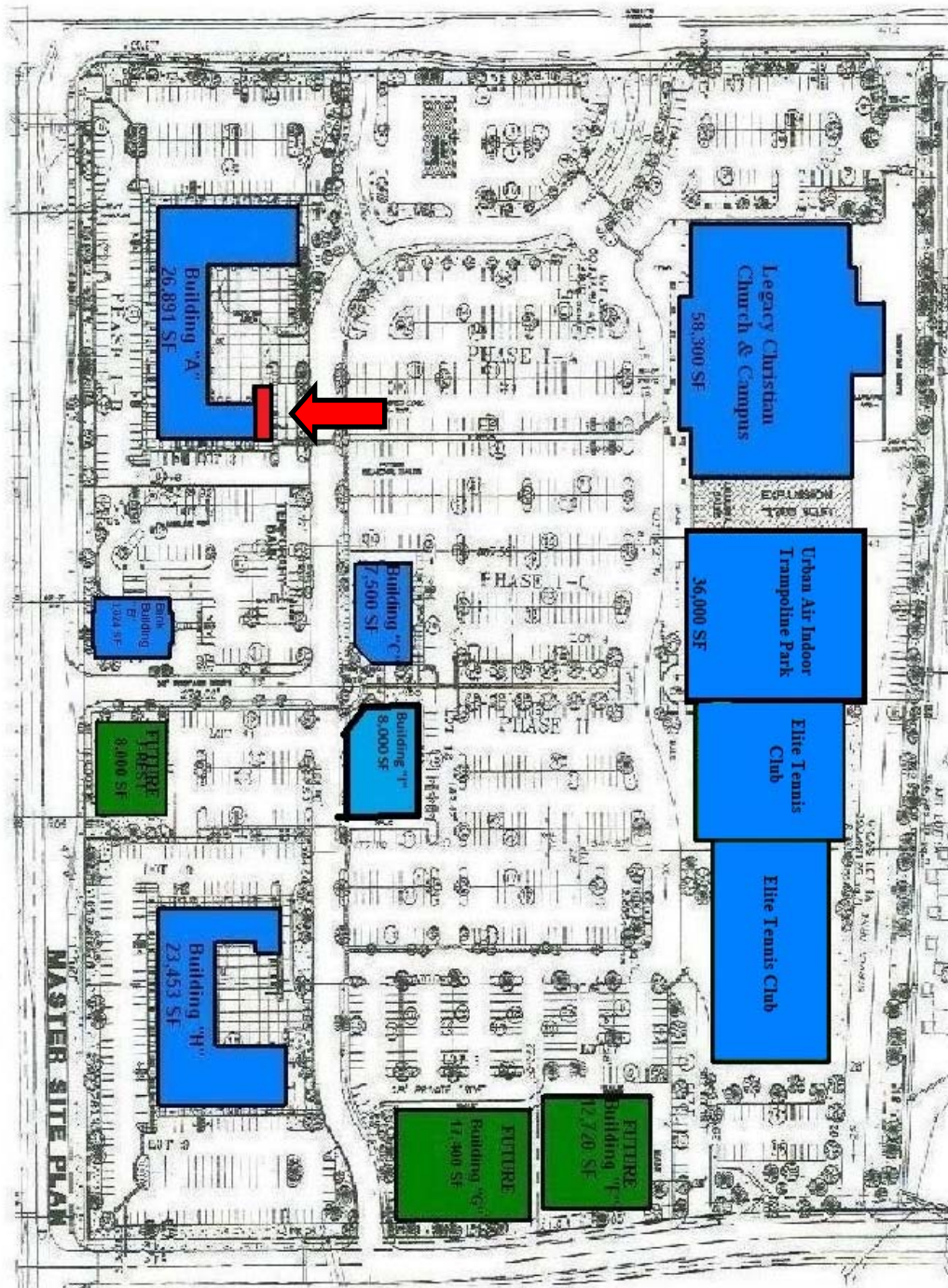
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# Site Plan—Lionsgate Marketplace Development

143rd St.

N



**SITE PLAN**  
Trampoline Park

Metcalf Ave

146th St.

- Key**
- █ Existing building
  - █ Build-to-Suit
  - █ Now Leasing

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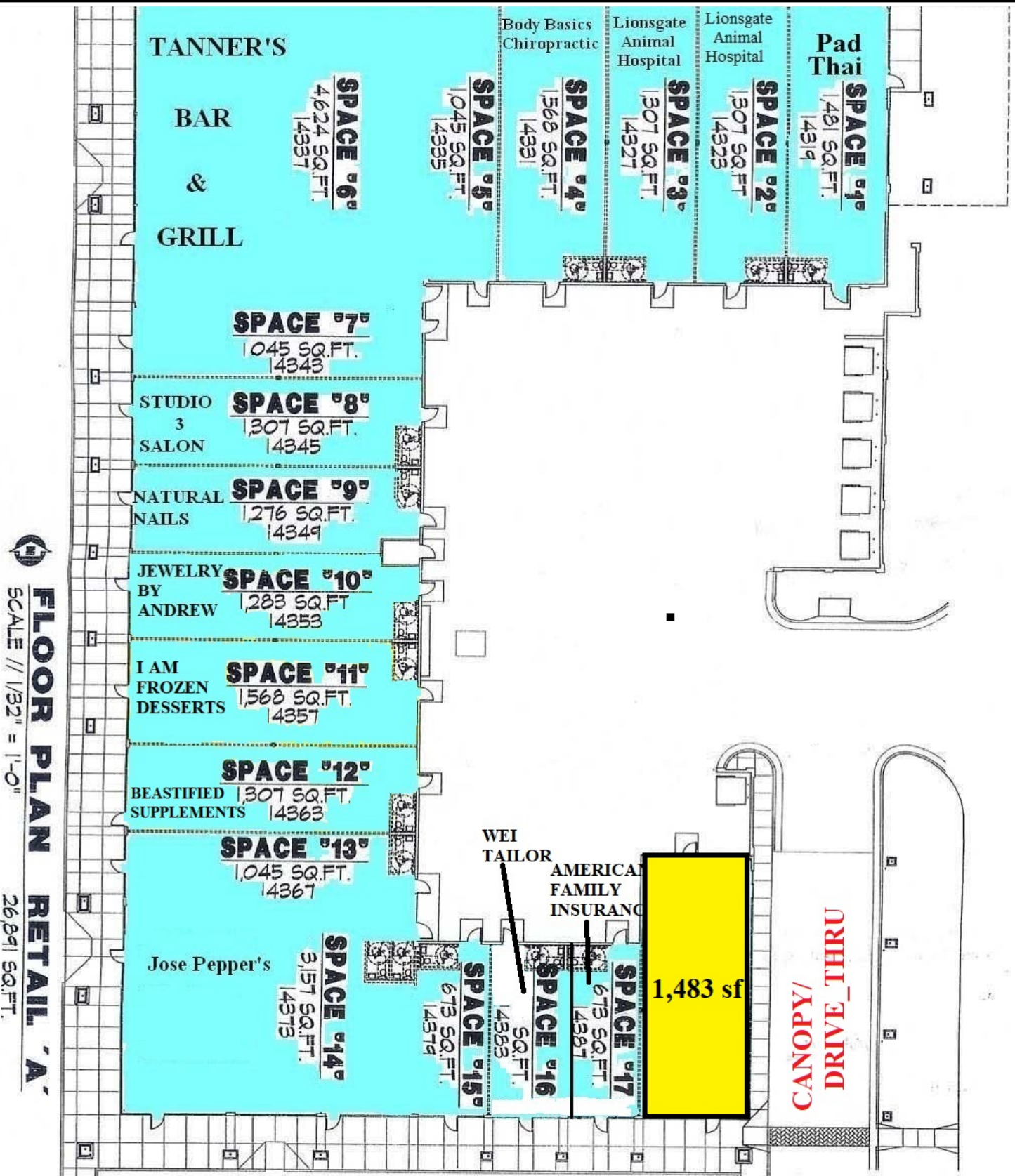
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# Building "A" - Pride Cleaners—14391 Metcalf Avenue



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## Executive Summary

Lionsgate Marketplace  
 14363 Metcalf Avenue Overland Park KS 66223  
 Rings: 1, 3, 5 mile radii

Latitude: 38.8682  
 Longitude: -94.6672

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	5,941	49,800	106,779
2010 Population	13,036	73,201	142,966
2021 Population	15,105	85,762	166,775
2026 Population	16,136	91,361	177,303
2000-2010 Annual Rate	8.18%	3.93%	2.96%
2010-2021 Annual Rate	1.32%	1.42%	1.38%
2021-2026 Annual Rate	1.33%	1.27%	1.23%
2021 Male Population	48.9%	48.8%	48.9%
2021 Female Population	51.1%	51.2%	51.1%
2021 Median Age	35.5	39.0	39.9

In the identified area, the current year population is 166,775. In 2010, the Census count in the area was 142,966. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 177,303 representing a change of 1.23% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 mile	5 mile
2021 White Alone	73.5%	80.6%	81.9%
2021 Black Alone	4.7%	3.5%	4.0%
2021 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2021 Asian Alone	17.1%	12.3%	10.1%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.9%	0.7%	1.1%
2021 Two or More Races	3.4%	2.6%	2.6%
2021 Hispanic Origin (Any Race)	4.7%	3.8%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 37.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

	1 mile	3 mile	5 mile
2021 Wealth Index	149	209	203
2000 Households	1,831	16,485	38,366
2010 Households	4,974	26,277	54,254
2021 Total Households	5,948	31,078	63,259
2026 Total Households	6,410	33,194	67,304
2000-2010 Annual Rate	10.51%	4.77%	3.53%
2010-2021 Annual Rate	1.60%	1.50%	1.37%
2021-2026 Annual Rate	1.51%	1.33%	1.25%
2021 Average Household Size	2.54	2.75	2.62

The household count in this area has changed from 54,254 in 2010 to 63,259 in the current year, a change of 1.37% annually. The five-year projection of households is 67,304, a change of 1.25% annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2010. The number of families in the current year is 44,868 in the specified area.

# Strong Demographic Market Area



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Latitude: 38.8682  
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	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.5%	13.4%	13.7%
<b>Median Household Income</b>			
2021 Median Household Income	\$106,502	\$127,060	\$117,363
2026 Median Household Income	\$112,421	\$136,877	\$126,484
2021-2026 Annual Rate	1.09%	1.50%	1.51%
<b>Average Household Income</b>			
2021 Average Household Income	\$141,035	\$165,088	\$156,822
2026 Average Household Income	\$152,258	\$178,679	\$170,570
2021-2026 Annual Rate	1.54%	1.59%	1.69%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$54,569	\$60,111	\$59,522
2026 Per Capita Income	\$59,319	\$65,205	\$64,791
2021-2026 Annual Rate	1.68%	1.64%	1.71%

### Households by Income

Current median household income is \$117,363 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$126,484 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$156,822 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$170,570 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$59,522 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$64,791 in five years, compared to \$39,378 for all U.S. households

### Housing

	1 mile	3 mile	5 mile
2021 Housing Affordability Index	140	160	158
2000 Total Housing Units	2,059	17,450	40,461
2000 Owner Occupied Housing Units	1,635	13,586	29,724
2000 Renter Occupied Housing Units	196	2,898	8,642
2000 Vacant Housing Units	228	966	2,095
2010 Total Housing Units	5,331	27,708	57,383
2010 Owner Occupied Housing Units	2,824	19,493	39,470
2010 Renter Occupied Housing Units	2,150	6,784	14,784
2010 Vacant Housing Units	357	1,431	3,129
2021 Total Housing Units	6,451	32,824	66,691
2021 Owner Occupied Housing Units	2,935	21,452	43,316
2021 Renter Occupied Housing Units	3,013	9,626	19,943
2021 Vacant Housing Units	503	1,746	3,432
2026 Total Housing Units	6,940	34,996	70,828
2026 Owner Occupied Housing Units	3,127	22,917	45,998
2026 Renter Occupied Housing Units	3,283	10,277	21,306
2026 Vacant Housing Units	530	1,802	3,524

Currently, 65.0% of the 66,691 housing units in the area are owner occupied; 29.9%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 57,383 housing units in the area - 68.8% owner occupied, 25.8% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 6.91%. Median home value in the area is \$383,220, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 0.87% annually to \$400,259.

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