

FOR LEASE

**BLUE VALLEY
RETAIL CENTER**

16050-16082 METCALF AVE
OVERLAND PARK, KS

PEAK

Real Estate Partners

 **SPECTRUM
EYECARE**

16082

**SPECTRUM
EYECARE**
913-712-9700

Mon 9-5
Tue 9-5
Wed 9-5
Thur 9-5
Fri 8-3



PEAK REAL ESTATE PARTNERS

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PROPERTY FEATURES

- 2,601 SF available (16082 Metcalf Avenue)
- Tenants include: Prairie Fields Dentistry, Jo & Co Salon, and Ignite Chiropractor
- Excellent visibility, signage and access to Metcalf Avenue
- Across from 270 new apartment units (Boulders at Overland Park)
- Join this high income and high growth area in South Overland Park



TOTAL POPULATION

1-MILE	7,692
3-MILE	56,310
5-MILE	124,248



HOUSEHOLD INCOME (AVG)

1-MILE	\$150,196
3-MILE	\$213,688
5-MILE	\$204,429



DAYTIME POPULATION

1-MILE	4,564
3-MILE	22,770
5-MILE	67,233