

# OFFICE OR REDEVELOPMENT OPPORTUNITY - 8200 Travis, Overland Park, KS 66204



- ❑ 1,038 SF house on .34 acre
- ❑ Great restaurants nearby: Maloney's Sports Bar and Grill, Peanut on Santa Fe, Lemongrass Thai Food, The Other Place Bar and Grill, Mi Ranchito, Torreador, Homer's Coffee House, Mr. Brews Tap House, Mr. Gyros, Strang Hall, the Edison District, Brew Lab, Buffalo State Pizza, Upper Crust, Clock Tower Bakery, Jimmy Johns.
- ❑ Walking distance to apartments (The Vue, Avenue 80, Avenue 81, Urban lofts, 79 Metcalf Apartments, Market Lofts, Park Apartments, Santa Fe Office Tower Apartments, Townhomes at Buckley Court)



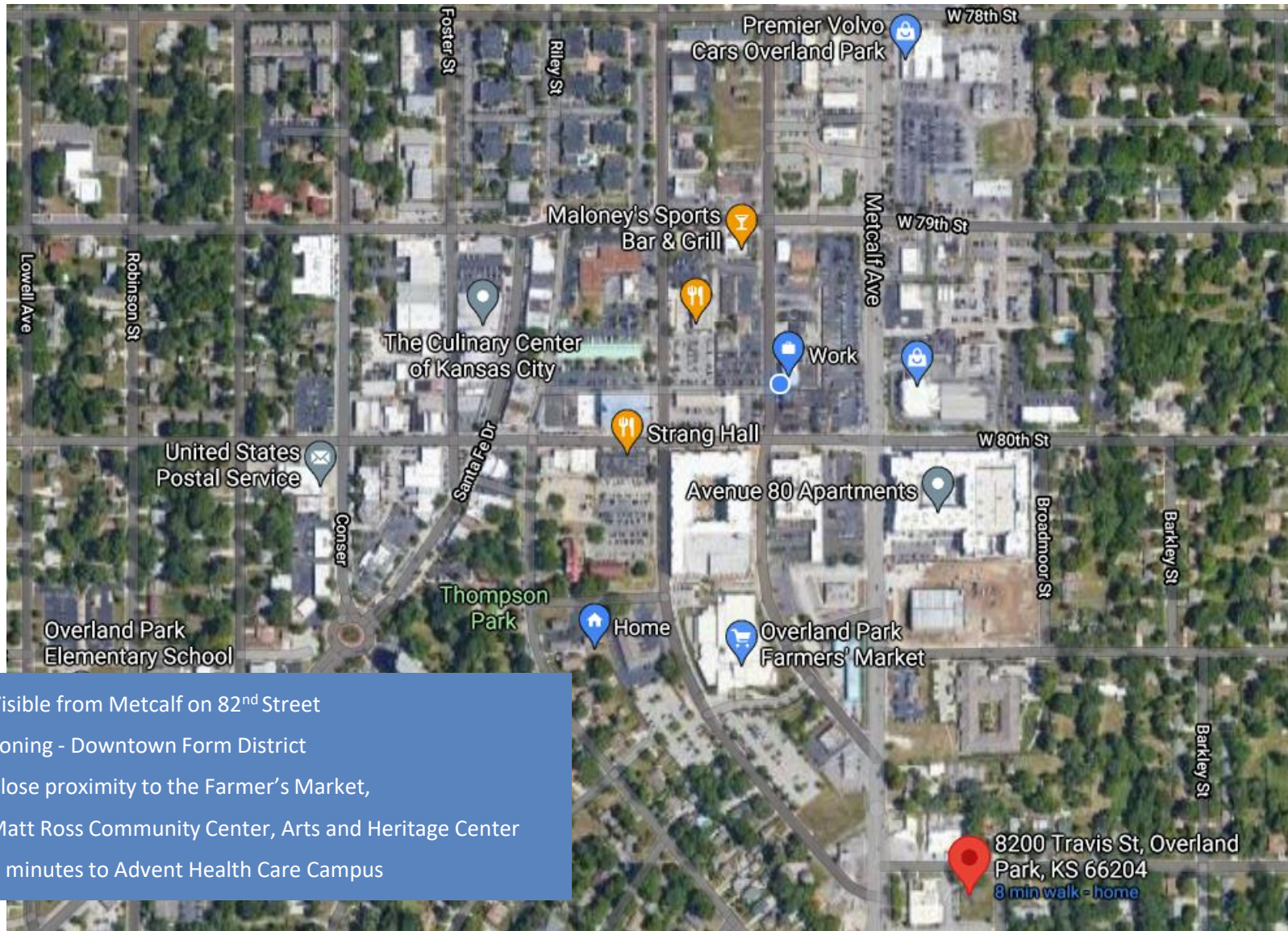
Located behind Overland Park Chapel

**FOR SALE: \$474,999**

Jill S. Bergthold, CCIM  
913.782.9000 O 913.961.0600 C



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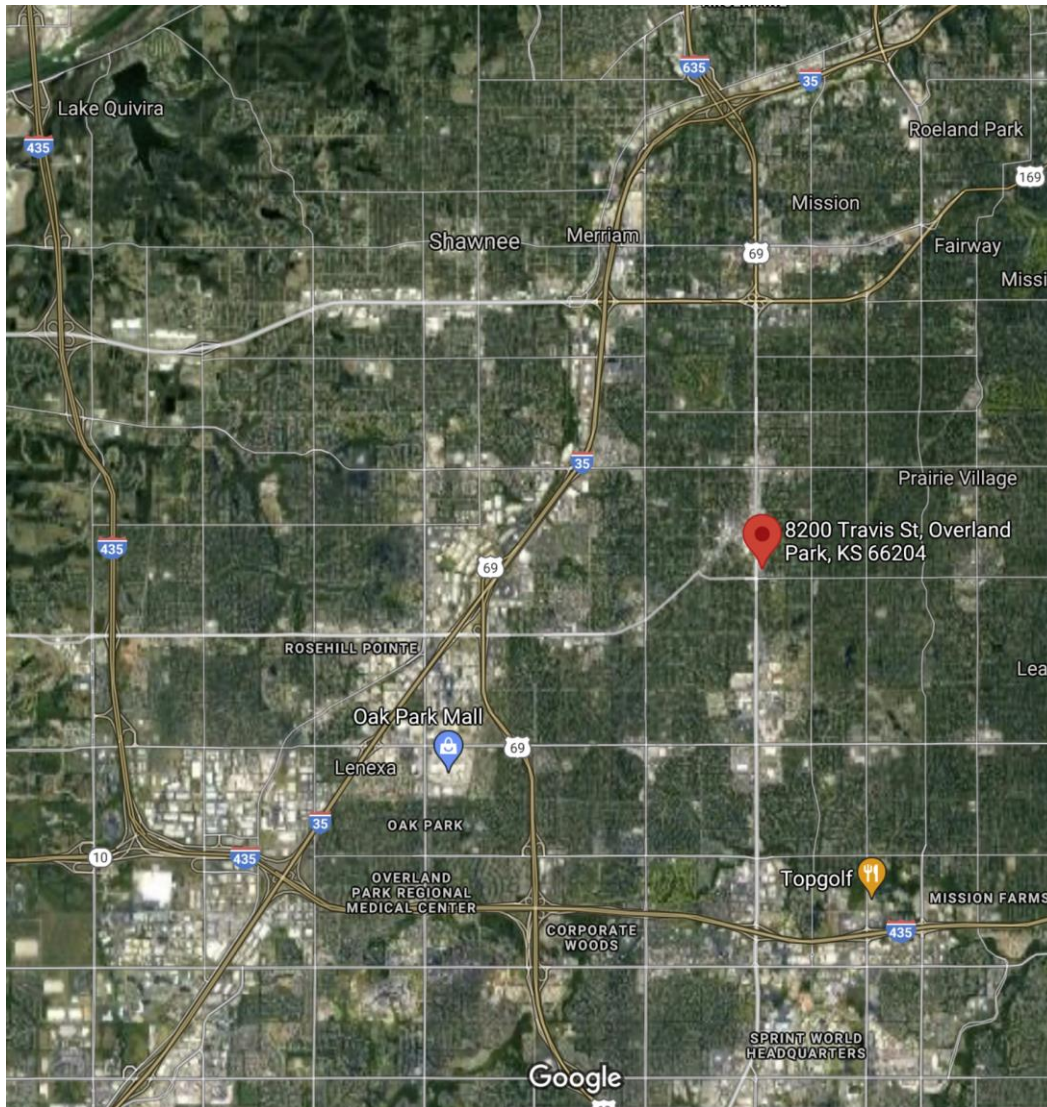
- Visible from Metcalf on 82<sup>nd</sup> Street
- Zoning - Downtown Form District
- Close proximity to the Farmer's Market, Matt Ross Community Center, Arts and Heritage Center
- 8 minutes to Advent Health Care Campus

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## Close Proximity to Major Intersections:

82 <sup>ND</sup> & METCALF		32,050 CPD
75 <sup>TH</sup> & I-35	9 MIN	146,000 CPD
87 <sup>TH</sup> & I-35	10 MIN	103,000 CPD
I-435 & METCALF	7 MIN	79,900 CPD
METCALF & SMP	9 MIN	37,500 CPD
I-35 & METCALF	11 MIN	135,000 CPD

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## 2021 DEMOGRAPHICS

### 1 MILE

#### KEY FACTS

14,468

Population

41.1

Median Age



2.0

Average Household Size

\$54,584

Median Household Income

#### EDUCATION

8%

No High School Diploma



14%

High School Graduate



27%

Some College



51%

Bachelor's/Grad/Prof of Degree

### 3 MILES

#### KEY FACTS

103,571

Population

40.7

Median Age



2.2

Average Household Size

\$68,947

Median Household Income

#### EDUCATION

4%

No High School Diploma



14%

High School Graduate



27%

Some College



54%

Bachelor's/Grad/Prof of Degree

#### BUSINESS



587

Total Businesses



6,816

Total Employees

#### EMPLOYMENT



70%

White Collar



14%

Blue Collar



16%

Services

11.3%

Unemployment Rate

#### BUSINESS



4,800

Total Businesses



68,848

Total Employees

#### EMPLOYMENT



76%

White Collar



12%

Blue Collar



13%

Services

11.6%

Unemployment Rate

#### INCOME



\$54,584

Median Household Income



\$35,531

Per Capita Income



\$58,121

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (21.2%)

The smallest group: \$200,000+ (4%)

Indicator ▲	Value	Diff	
<\$15,000	11.4%	+6%	
\$15,000 - \$24,999	8.6%	+3.9%	
\$25,000 - \$34,999	10.2%	+3.9%	
\$35,000 - \$49,999	14.3%	+5.1%	
\$50,000 - \$74,999	21.2%	+5.3%	
\$75,000 - \$99,999	13.2%	-1%	
\$100,000 - \$149,999	12.4%	-7%	
\$150,000 - \$199,999	4.7%	-6.9%	
\$200,000+	4%	-9.3%	

Bars show deviation from Johnson County

#### INCOME



\$68,947

Median Household Income



\$43,315

Per Capita Income



\$142,973

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$15,000 - \$24,999 (6%)

Indicator ▲	Value	Diff	
<\$15,000	7%	+1.6%	
\$15,000 - \$24,999	6%	+1.3%	
\$25,000 - \$34,999	8.5%	+2.2%	
\$35,000 - \$49,999	11.3%	+2.1%	
\$50,000 - \$74,999	20.8%	+4.9%	
\$75,000 - \$99,999	14.6%	+0.4%	
\$100,000 - \$149,999	16.3%	-3.1%	
\$150,000 - \$199,999	7.5%	-4.1%	
\$200,000+	7.8%	-5.5%	

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