

SPACE FOR LEASE

2,115-4,848 SF AVAILABLE

**89th & Metcalf, Overland
Park, Kansas 66212**



BOULEVARD SHOPS

Rubenstein
REAL ESTATE CO., LC

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4400 Shawnee Mission Pwky, Suite 209, Fairway, Kansas 66205		

OVERVIEW:

- 2,115 SF and 2,733 SF Spaces
- Starbucks & FedEx Anchored Shops
- Over 40,000 VPD at Intersection
- Busy Signalized Intersection
- Monument Signage
- Tenant Finish Allowance Available
- New Roof - 2025



BOULEVARD SHOPS
2,115-4,848 SF AVAILABLE

Promontory Phase I:
 ~290 Apartments
 28,000 SF Retail

Shamrock Office Development
 1M SF of office space, 8 story office-tower completed in 2021

Shamrock/Central Square Redevelopment

Seritage Metcalf Redevelopment

Metcalf Ave - 38,011 VPD



Avenue 80 & 81
Residential/Retail

Avenue 82
Office

The Vue
Apartments

Matt Ross
Community Ctr

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$73,701	\$87,922	\$94,876
Total Population	13,192	96,327	261,976
Daytime Population	12,922	134,469	338,790
Median Age	41.4	40.6	40.9

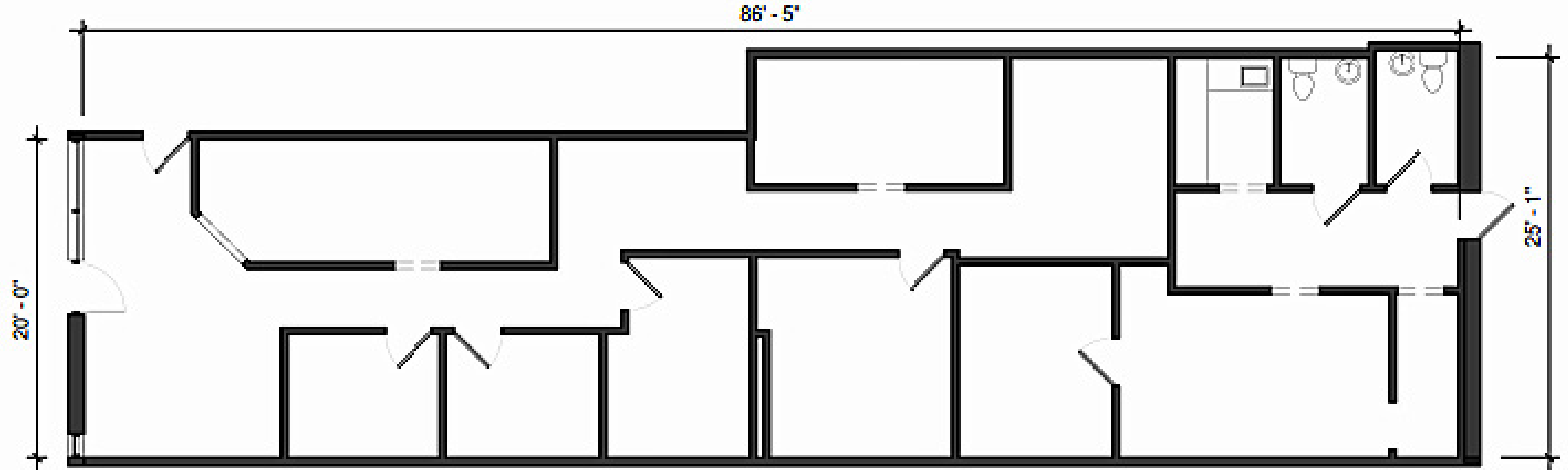
SPACES AVAILABLE
89TH & METCALF

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2,115 SF

Link to Virtual Tour: [Click Here!](#)



1 | FLOOR PLAN - 2,115 SF
1" = 10'-0"



RECEPTION



OFFICES



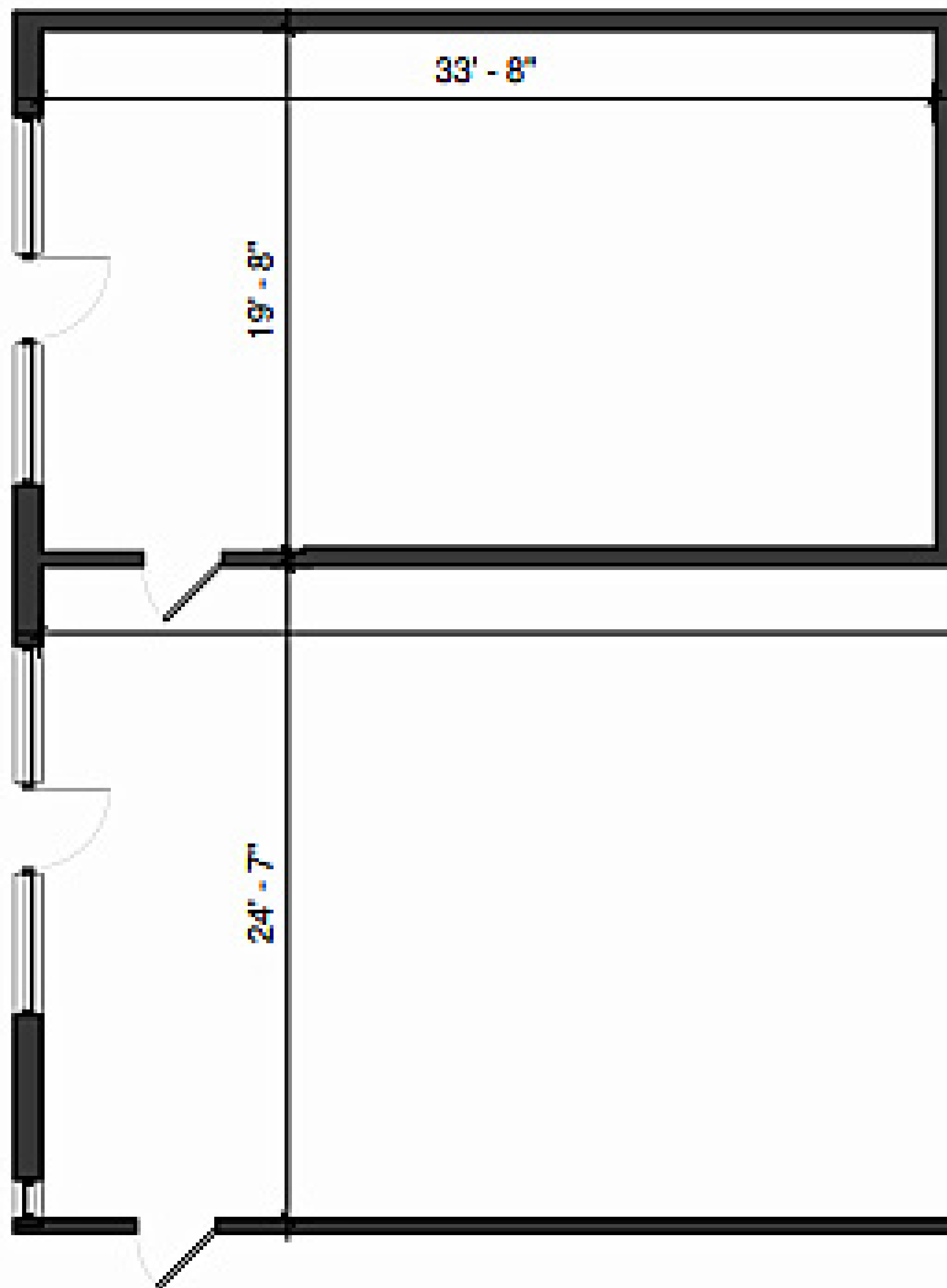
BACK OF HOUSE

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2,733 SF

Link for Virtual Tour: [Click Here!](#)



FRONT OF HOUSE



BACK OF HOUSE

1 | FLOOR PLAN - 2,733 SF
1" = 10'-0"

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Demographic Summary Report

Boulevard Shops						
8815-8829 Metcalf Ave, Overland Park, KS 66212						
Building Type: General Retail		Total Available: 4,848 SF				
Secondary: Freestanding		% Leased: 72.63%				
GLA: 17,713 SF		Rent/SF/Yr: \$18.00				
Year Built: 1986						
Radius	1 Mile		3 Mile		10 Mile	
Population						
2029 Projection	14,454		105,441		802,790	
2024 Estimate	13,811		101,201		782,793	
2020 Census	13,198		99,198		770,043	
Growth 2024 - 2029	4.66%		4.19%		2.55%	
Growth 2020 - 2024	4.64%		2.02%		1.66%	
2024 Population by Hispanic Origin		1,557		9,771		85,969
2024 Population		13,811		101,201		782,793
White	10,634	77.00%	81,620	80.65%	520,277	66.46%
Black	911	6.60%	5,267	5.20%	121,556	15.53%
Am. Indian & Alaskan	39	0.28%	301	0.30%	4,252	0.54%
Asian	505	3.66%	2,786	2.75%	36,176	4.62%
Hawaiian & Pacific Island	6	0.04%	33	0.03%	608	0.08%
Other	1,716	12.42%	11,195	11.06%	99,924	12.77%
U.S. Armed Forces	8		37		860	
Households						
2029 Projection	6,870		46,726		338,447	
2024 Estimate	6,544		44,763		329,791	
2020 Census	6,192		43,713		323,494	
Growth 2024 - 2029	4.98%		4.39%		2.62%	
Growth 2020 - 2024	5.68%		2.40%		1.95%	
Owner Occupied	3,166	48.38%	26,814	59.90%	186,425	56.53%
Renter Occupied	3,378	51.62%	17,948	40.10%	143,366	43.47%
2024 Households by HH Income		6,546		44,763		329,793
Income: <\$25,000	760	11.61%	4,526	10.11%	46,220	14.01%
Income: \$25,000 - \$50,000	1,449	22.14%	8,264	18.46%	60,612	18.38%
Income: \$50,000 - \$75,000	1,685	25.74%	8,458	18.90%	55,225	16.75%
Income: \$75,000 - \$100,000	895	13.67%	6,703	14.97%	44,140	13.38%
Income: \$100,000 - \$125,000	439	6.71%	4,130	9.23%	32,720	9.92%
Income: \$125,000 - \$150,000	399	6.10%	3,865	8.63%	23,358	7.08%
Income: \$150,000 - \$200,000	588	8.98%	4,165	9.30%	30,026	9.10%
Income: \$200,000+	331	5.06%	4,652	10.39%	37,492	11.37%
2024 Avg Household Income		\$86,039		\$103,966		\$102,983
2024 Med Household Income		\$66,060		\$79,227		\$76,608