

COLLEGE & METCALF PLAZA

College & Metcalf
Overland Park, Kansas



RETAIL / OFFICE SPACE AVAILABLE

2,031 - 4,287 SF - 1st Floor Retail

2,191—17,047 SF 2nd Floor Office

- Join Applebee's, Panera Bread, The Shack and other Distinctive Shopping and Dining
- Highly Visible Retail Space
- Beautiful Courtyard Setting
- Affluent Residential Population
- High-End Office Space with Private Balcony and Restrooms



RUBENSTEIN REAL ESTATE CO., LC

4400 Shawnee Mission Pkwy, Suite 209
Fairway, KS 66205
Phone 913-362-1999 | Fax 913-362-1969
www.rubensteinre.com

Dwight Medbery, III

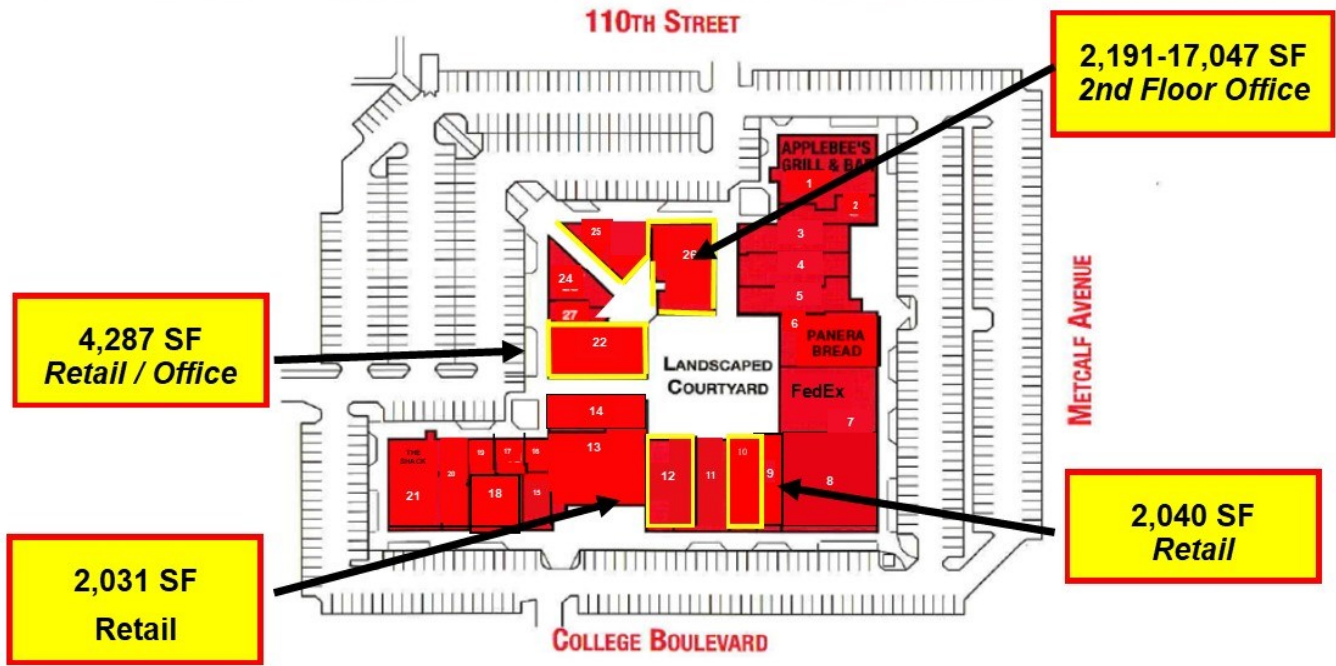
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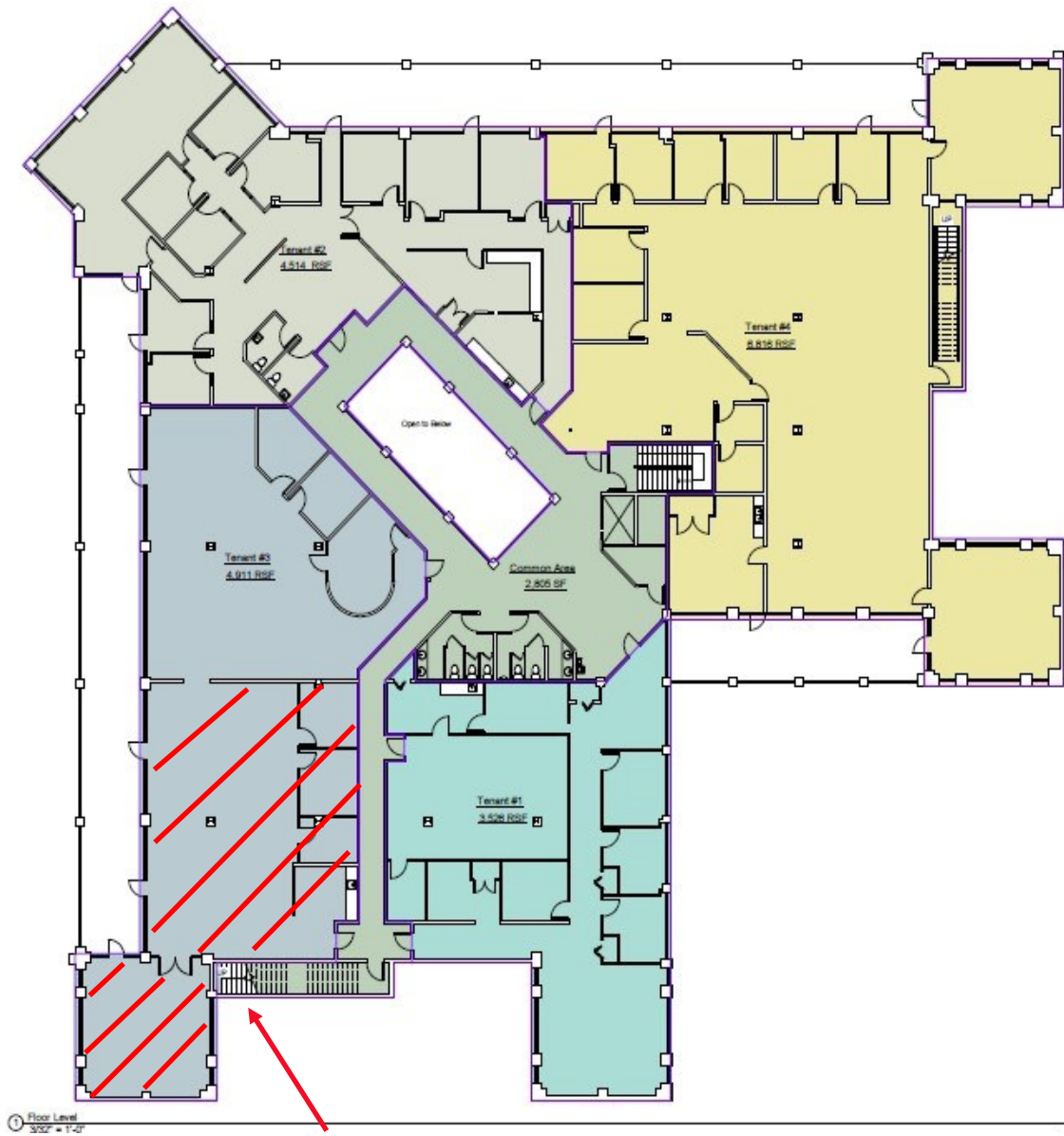
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3,526—15,263 SF Office



OCCUPIED

College & Metcalf Plaza Demographics

College & Metcalf Plaza					
7127-7211 W 110th St, Overland Park, KS 66210					
Building Type: General Retail	Total Available: 37,120 SF				
Secondary: Storefront Retail/Office	% Leased: 89.83%				
GLA: 100,000 SF	Rent/SF/Yr: \$20.00				
Year Built: 1986					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2025 Projection	6,948	92,060	258,892		
2020 Estimate	6,776	89,035	250,255		
2010 Census	6,752	84,208	235,493		
Growth 2020 - 2025	2.54%	3.40%	3.45%		
Growth 2010 - 2020	0.36%	5.73%	6.27%		
2020 Population by Hispanic Origin	714	5,261	17,059		
2020 Population	6,776	89,035	250,255		
White	5,624 83.00%	76,760 86.21%	211,996 84.71%		
Black	399 5.89%	4,026 4.52%	15,326 6.12%		
Am. Indian & Alaskan	40 0.59%	252 0.28%	883 0.35%		
Asian	532 7.85%	5,993 6.73%	15,813 6.32%		
Hawaiian & Pacific Island	4 0.06%	39 0.04%	125 0.05%		
Other	178 2.63%	1,965 2.21%	6,112 2.44%		
U.S. Armed Forces	0	21	49		
Households					
2025 Projection	3,306	40,669	110,733		
2020 Estimate	3,219	39,276	106,991		
2010 Census	3,184	36,834	100,404		
Growth 2020 - 2025	2.70%	3.55%	3.50%		
Growth 2010 - 2020	1.10%	6.63%	6.56%		
Owner Occupied	1,501 46.63%	25,583 65.14%	67,736 63.31%		
Renter Occupied	1,718 53.37%	13,693 34.86%	39,254 36.69%		
2020 Households by HH Income					
Income: <\$25,000	443 13.77%	3,954 10.07%	11,823 11.05%		
Income: \$25,000 - \$50,000	780 24.24%	7,036 17.91%	19,259 18.00%		
Income: \$50,000 - \$75,000	671 20.85%	6,807 17.33%	18,121 16.94%		
Income: \$75,000 - \$100,000	405 12.59%	5,662 14.42%	14,686 13.73%		
Income: \$100,000 - \$125,000	241 7.49%	4,211 10.72%	10,902 10.19%		
Income: \$125,000 - \$150,000	157 4.88%	2,737 6.97%	6,886 6.44%		
Income: \$150,000 - \$200,000	279 8.67%	3,989 10.16%	11,110 10.38%		
Income: \$200,000+	242 7.52%	4,880 12.42%	14,203 13.28%		
2020 Avg Household Income	\$88,010	\$109,524	\$110,446		
2020 Med Household Income	\$61,765	\$83,128	\$82,306		