



FOR LEASE

97TH & METCALF, OVERLAND PARK, KS

WINDMILL SQUARE — OFFICE / RETAIL SPACE

LONG-TIME DAY CARE & PRESCHOOL SPACE FOR LEASE



PREVIOUSLY AN EARLY EDUCATION PRESCHOOL

Turn-Key Layout for Similar Use

- Outdoor playground
- Kid-focused restrooms
- Two offices, Full kitchen
- Up to 10 different play areas

Furniture, Fixtures & Equipment not included

AVAILABLE
November 1, 2025

Suite 7401 - 6,170 sq ft
\$13.00 psf

Plus CAM, Tax, Insurance, Gas
& Water Estimated \$6.55 psf



Matt Pepper • 816-414-5228 • mpepper @curryre.com
2700 Kendallwood Pkwy., Gladstone, MO 64119
www.curryre.com



97TH & METCALF, OVERLAND PARK, KS

BENEFITS TO THIS LOCATION

High Traffic Volume: This intersection is one of the most trafficked in the Kansas City metro area, with over 52,000 vehicles passing by daily. This high visibility can significantly boost foot traffic and potential customer base for retail businesses.

Prime Location: This area is centrally located within Overland Park, providing excellent access to major highways like HWY 69. This makes it convenient for both customers and employees to reach the retail space.

Strong Retail Presence: The location is part of a well-established retail hub. Locating to this area attracts more customers to your business due to the existing shopping traffic.



A fantastic opportunity to lease a **turn-key** commercial space, previously operated as a preschool. With it's prime location and ready-to-use facilities, it's ideal for your education institution, daycare center or any business seeking a warm welcoming and functional space.

Don't miss out on this unique leasing opportunity!



Total Population

1-mile: 11,350
3-mile: 96,925
5-mile: 259,993



Median Home Value

1-mile: \$288,328
3-mile: \$310,158
5-mile: \$315,599



Household Income (Avg.)

1-mile: \$ 97,891
3-mile: \$107,147
5-mile: \$108,004

Easy Highway Access



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SOUTH SIDE

7249	Bangkok Pavilion
7323	Bernina
7311	Wild Roots
7305	Amazing Garment Repair
7299	The Body Mechanic
7297	Sugar Beats
7295	Nigus Chiropractic & Acupuncture
7291a	American Family Insurance
7291	Salon 94.2

7399 Society Salon & Spa
7393 **VACANT**
7385 Doctor Note
7379 Charles Hadden Salon
7377 Second Nature
7369 Senior Homes

South Side

7249	7323	7311	7305	7299	7297	7295	7291	7399	7393	7385	7379	7377	7369	7401
7211	7251	7269	7275	7287	7291a	7327	7329	7339	7341	7355	7365	7325		

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