

# 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**

# 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 its 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

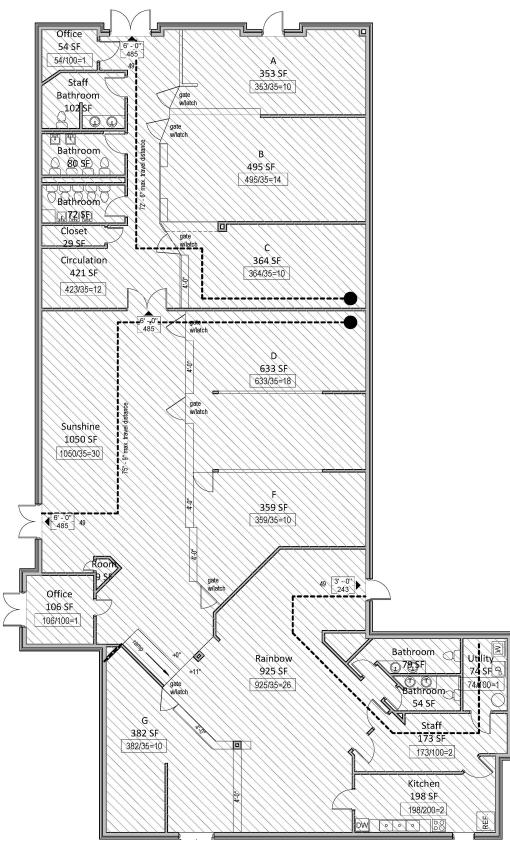


**Household Income (Avg.)**  
1-mile: \$ 97,891  
3-mile: \$107,147  
5-mile: \$108,004



# 97TH & METCALF, OVERLAND PARK, KS

Located Just West of Metcalf & 97th Street



## Windmill Square Tenant

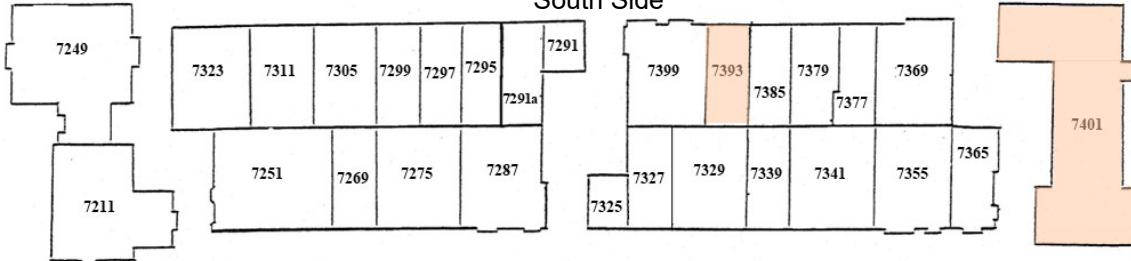
### NORTH SIDE

- 7211 Discourse Brewery
- 7251 Quilters HQ
- 7269 Care 4 All
- 7275 Restore Thrive Physical Therapy
- 7287 A List Wig Boutique
- 7325 All About Hair
- 7327 Hear USA
- 7329 Willow Medical
- 7339 Thompson's Clock Manor
- 7341 200Main Vintage
- 7355 Windmill Eye Associates
- 7365 Eastwick Collective
- 7401 **VACANT**

### 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



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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