

FOR SALE > 1.47 ACRES OF LAND

BLUE VALLEY BUSINESS CENTER

16050-16068 METCALF AVENUE, OVERLAND PARK, KS



PEAK

Real Estate Partners

CONTACT US:



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PROPERTY HIGHLIGHTS:

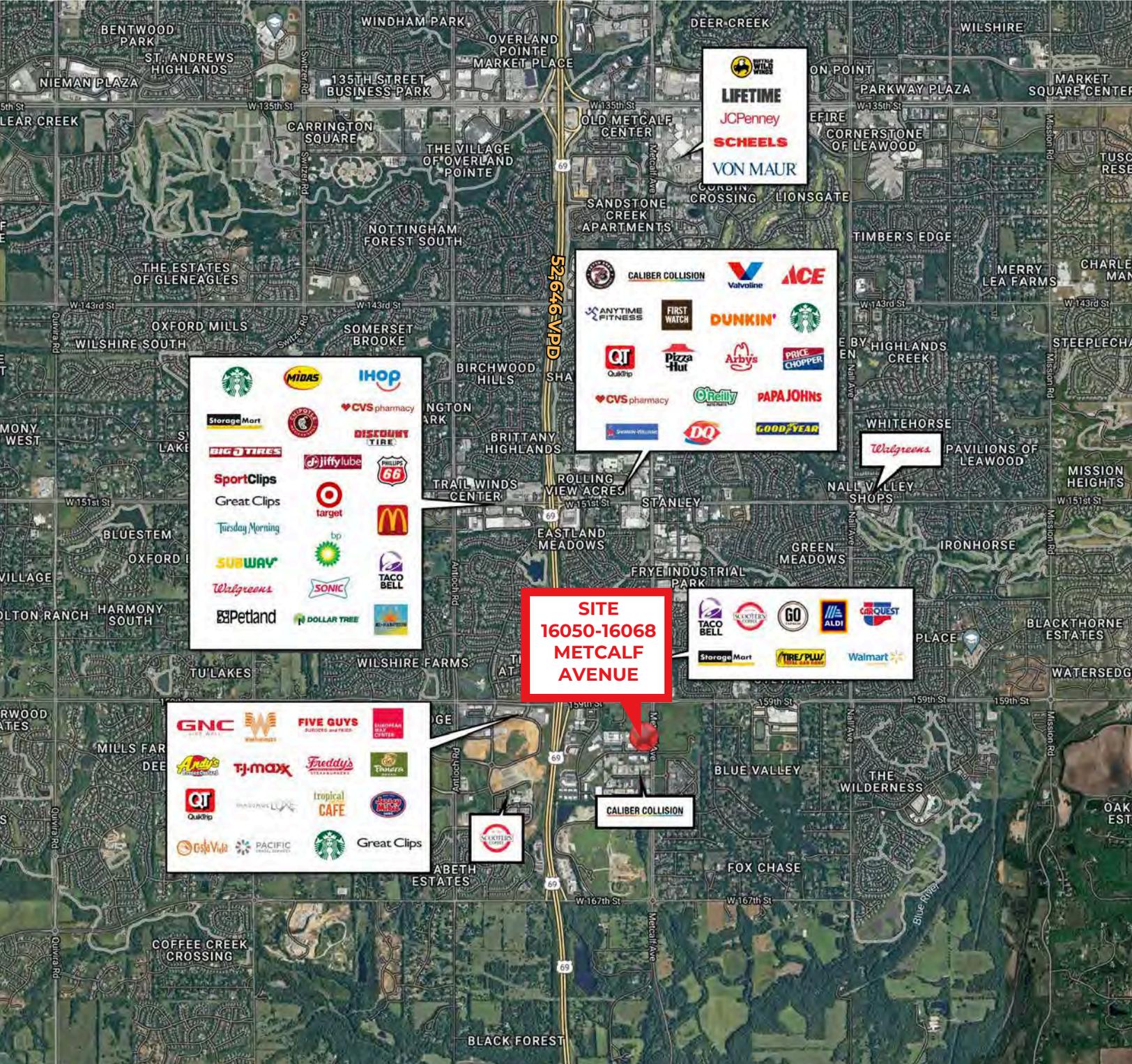
- 1.47 acres for sale (63,870 SF)
- Pad-ready
- Zoned: Commercial
- Excellent visibility and access to Metcalf Avenue
- Utilities are to the site.
- High growth area near the new ALDI, Walmart, Price Chopper, AdventHealth South Overland Park, Quik Trip, and 270-unit Metcalf Village Apartments
- New mixed-use development with 900 apartments, 62 brownstones and 23,000 Sf of commercial space approved at the SEC of 159th Street and Metcalf Ave.

AERIAL

BLUE VALLEY BUSINESS CENTER



Real Estate Partners



TOTAL POPULATION

1-MILE	7,340
3-MILE	57,751
5-MILE	124,378



HOUSEHOLD INCOME (AVG)

1-MILE	\$148,508
3-MILE	\$213,012
5-MILE	\$204,329



MEDIAN AGE

1-MILE	39.6
3-MILE	39.2
5-MILE	40.4

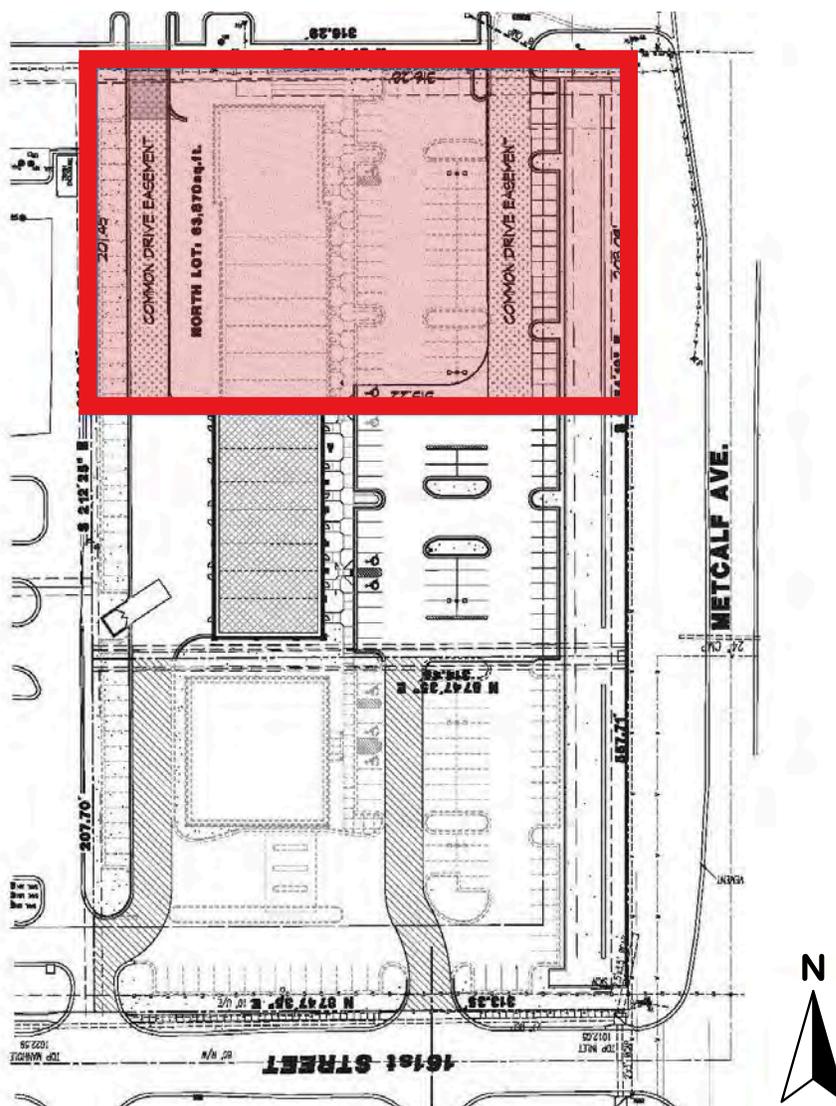


DAYTIME POPULATION

1-MILE	4,768
3-MILE	24,574
5-MILE	70,355

FLOOR PLAN

BLUE VALLEY BUSINESS CENTER



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