



GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS



LEASE RATE: \$11-\$16/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,032	95,712	256,554
Avg. Household Income	\$97,013	\$122,334	\$133,519

- 2,975 SF space available
- Join Panda Express, Walmart Neighborhood Market, Dollar Tree, and many others
- Excellent visibility and signage to Metcalfe & 91st Street
- 46,000 cars per day at this intersection which is among the highest traffic counts in Johnson County
- Prime infill site located in the heart of Johnson County, KS



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com





GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS



#	Name	SF	Address
1	Casa Grande	3,001 SF	9058B Metcalfe Ave.
2	Toro Hibachi Sushi & Asian	4,547 SF	9058A Metcalfe Ave
3	Ambica Foods	6,697 SF	9054 Metcalfe Ave
4	Cast KC	13,000 SF	9050 Metcalfe Ave
5	Rose Day Spa	2,000 SF	9042 Metcalfe Ave
6	Clothing Concepts	2,500 SF	9040 Metcalfe Ave
7	Vinyl Renaissance	10,680 SF	9038 Metcalfe Ave
8	AVAILABLE RESTAURANT	2,975 SF	9036 Metcalfe Ave
9	Glenwood Antique Mall	45,037 SF	9030 Metcalfe Ave
10	Dollar Tree	10,323 SF	9024 Metcalfe Ave
11	Lily's Furniture & Consignment	10,000 SF	9012 Metcalfe Ave
12	Walmart Neighborhood Market	43,500 SF	9000 Metcalfe Ave
13	Mitsu's Hair Academy & Salon	6,160 SF	9062 Metcalfe Ave
14	Sacred Wok Chinese Restaurant	1,500 SF	9066 Metcalfe Ave
15	Majestic Nails	1,159 SF	9078 Metcalfe Ave
16	Panda Express	2,448 SF	9080 Metcalfe Ave





GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS

AERIAL DRONE PHOTO





GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS

AERIAL DRONE PHOTO





GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS

OVERLAND PARK, KANSAS FACTS

- Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is the second most populous city in the Kansas City metropolitan area.
- The median income for a household in the city is \$71,513, and the median income for a family is \$93,293.
- The average appraised value of an Overland Park home is \$342,337 (2019) and the average sales price is \$365,772 (2018). Overland Park, as a whole, benefits from a high level of owner occupancy as the citywide single-family home ownership rate was 64% in December 2014.
- 99.6% of residents have high school diplomas, 61.4% have a Bachelor's degree or higher, and 24.2% graduate or professional degree.
- The Scheels Overland Park Soccer Complex is the only complex of its kind in the country and helped Overland Park be named the number one soccer city in the nation by Livability.com. The 96-acre complex with 12 lighted regulation-size fields, all with synthetic turf, hosted the 2010 and 2013 US Youth Soccer National Championships and will host the 2019 and 2020 US Youth Soccer National Championships.
- Click Here To View: [Overland Park Economic and Development Profile Report](#)
- [Best Cities to Buy a House in America \(#1\) - Niche.com](#)
- [Top 100 Best Places to Live \(#11\) - Livability.com](#)
- [Best Places to Live \(#15\) - Money.com](#)
- [Best Place to Live in Kansas - Thisisinsider.com](#)
- [Hottest Zip Codes in the United States \(#8\) - Realtor.com](#)
- [Most Popular Large Cities to Relocate to \(#6\) - moveBuddha.com](#)
- [Best Cities for Young Families to Buy a Home \(#17 overall, #1 in the Midwest\) - valuepenguin.com](#)
- [Top 25 Cities Where Millennials Are Buying Homes \(#11\) - SmartAsset.com](#)
- [Best Places to Raise a Family \(#1\) - Wallethub.com](#)
- [Best Places to Rent in America \(#7\) - Wallethub.com](#)
- [Best Cities for People With Disabilities \(#1\) - WalletHub.com](#)
- [Best Cities for Hispanic Entrepreneurs \(#24\) - Wallethub.com](#)
- [Best Cities for Wallet Fitness \(#8\) - WalletHub.com](#)
- [Best Places for Staycation \(#4\) - Viewfinder - Expedia](#)
- [Most Undervalued Cities in America \(#11\) - SmartAsset.com](#)
- [Best Cities for Keeping Your New Year's Resolutions \(#13\) - WalletHub.com](#)

JOHNSON COUNTY, KANSAS FACTS

- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, Johnson County residents are more educated and more likely to own their own home than elsewhere in Kansas
- The unemployment rate in Johnson County has dropped steadily since early 2011, with a current rate of 2.8%, as compared to the state average of 3.4% and the national average of 4.0%
- 95.6% of residents have high school diplomas, 51.1% have a Bachelor's degree or higher, and 17.9% graduate or professional degree.
- [25 Best Counties in the Country to Live in \(Johnson County, #23\) - USA TODAY](#)



GLENWOOD PLAZA SHOPPING CENTER

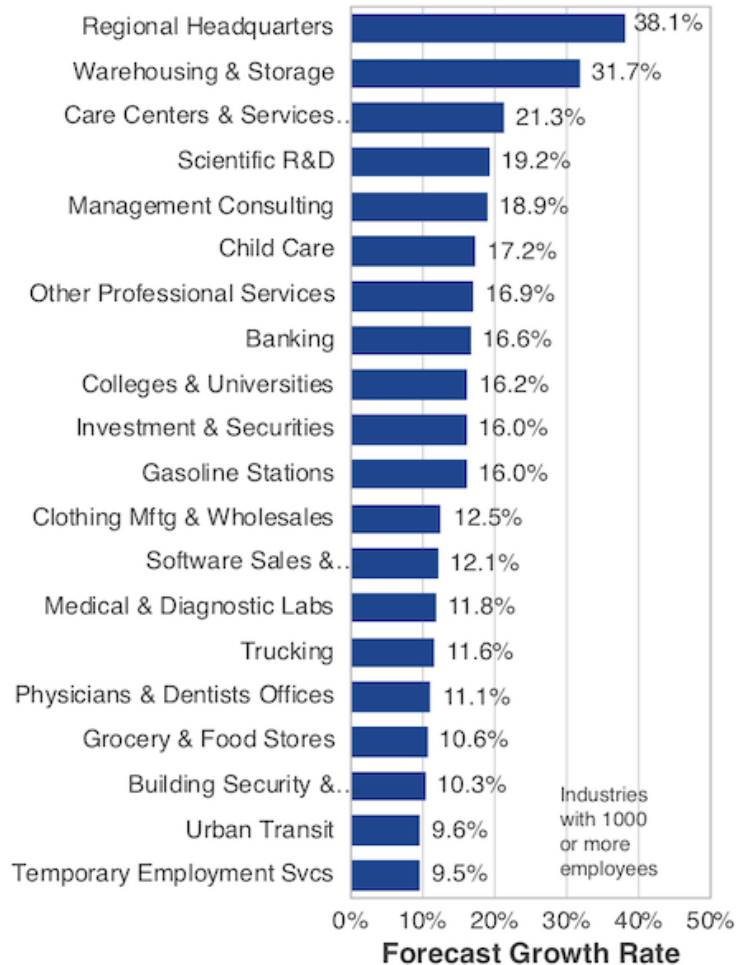
2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS

FASTEST GROWING INDUSTRIES

Top 20 Highest % Growth Industries

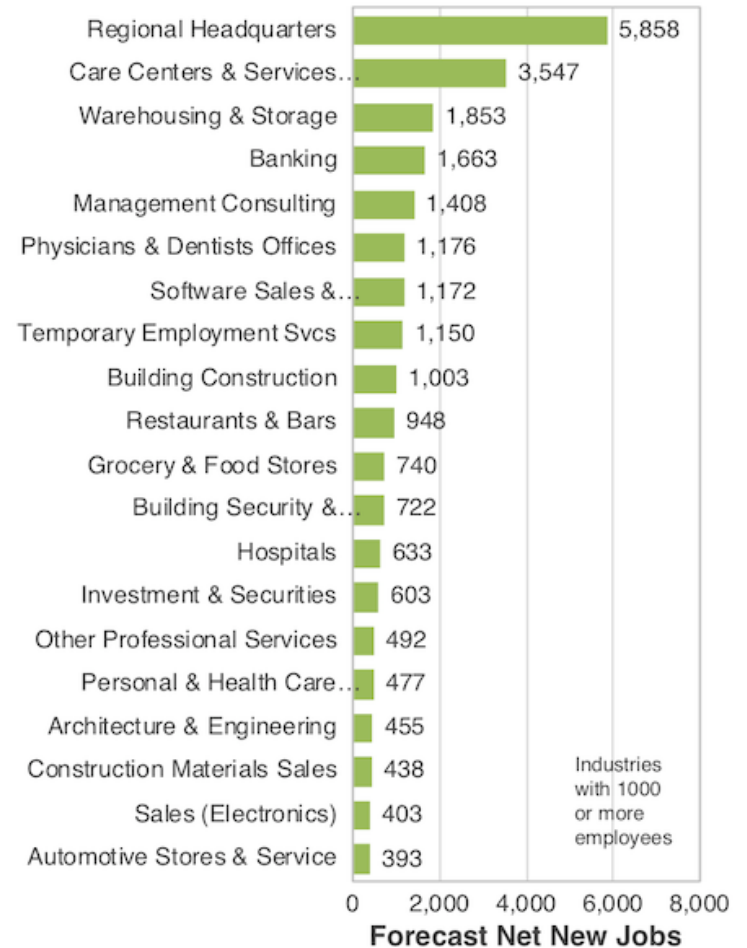
Johnson County KS, Forecast 2017-2022



Source: Avalanche Consulting calculations on data from EMSI

Top 20 Industries Creating Most New Jobs

Johnson County KS, Forecast 2017-2022



Source: Avalanche Consulting calculations on data from EMSI

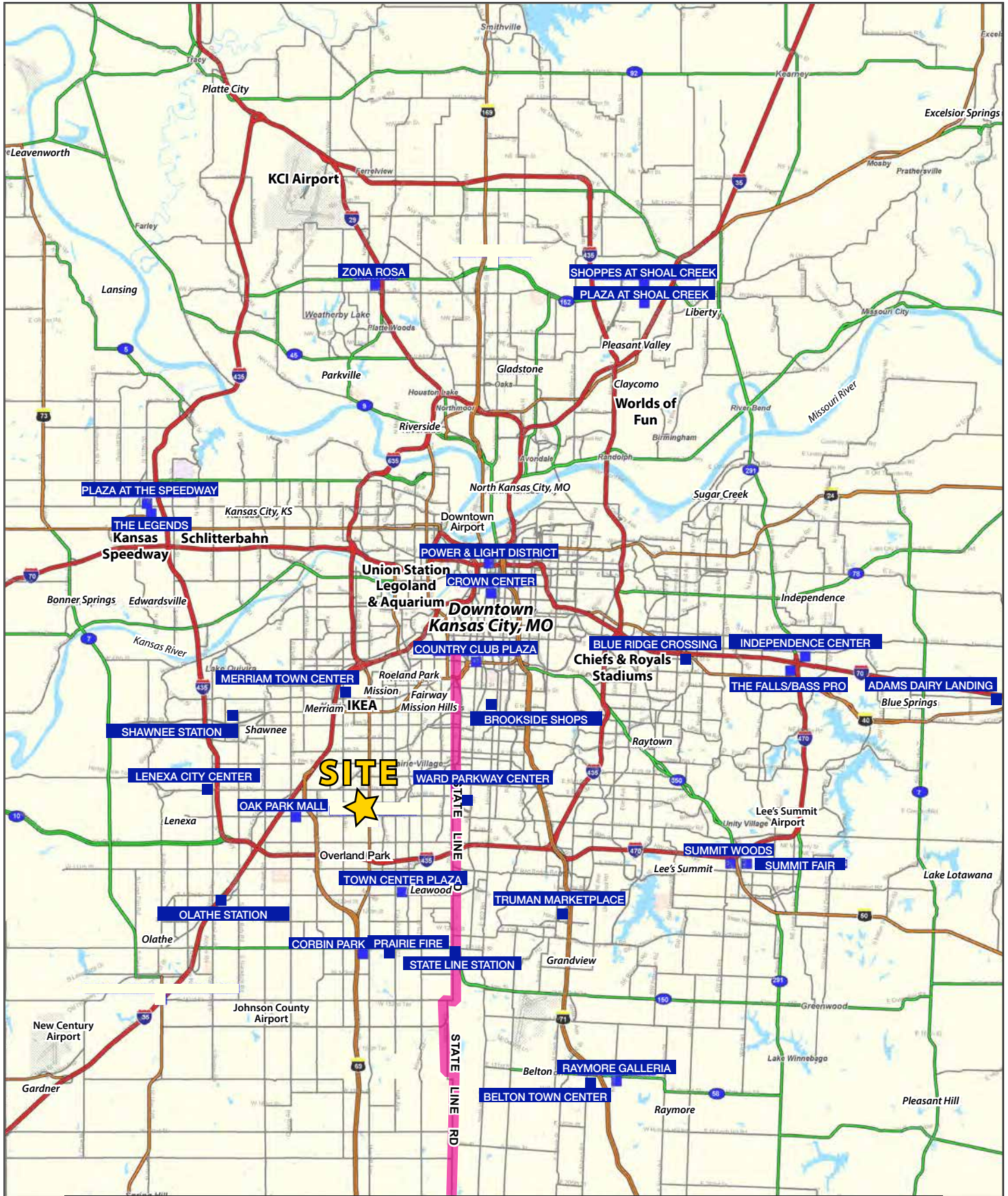




GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS

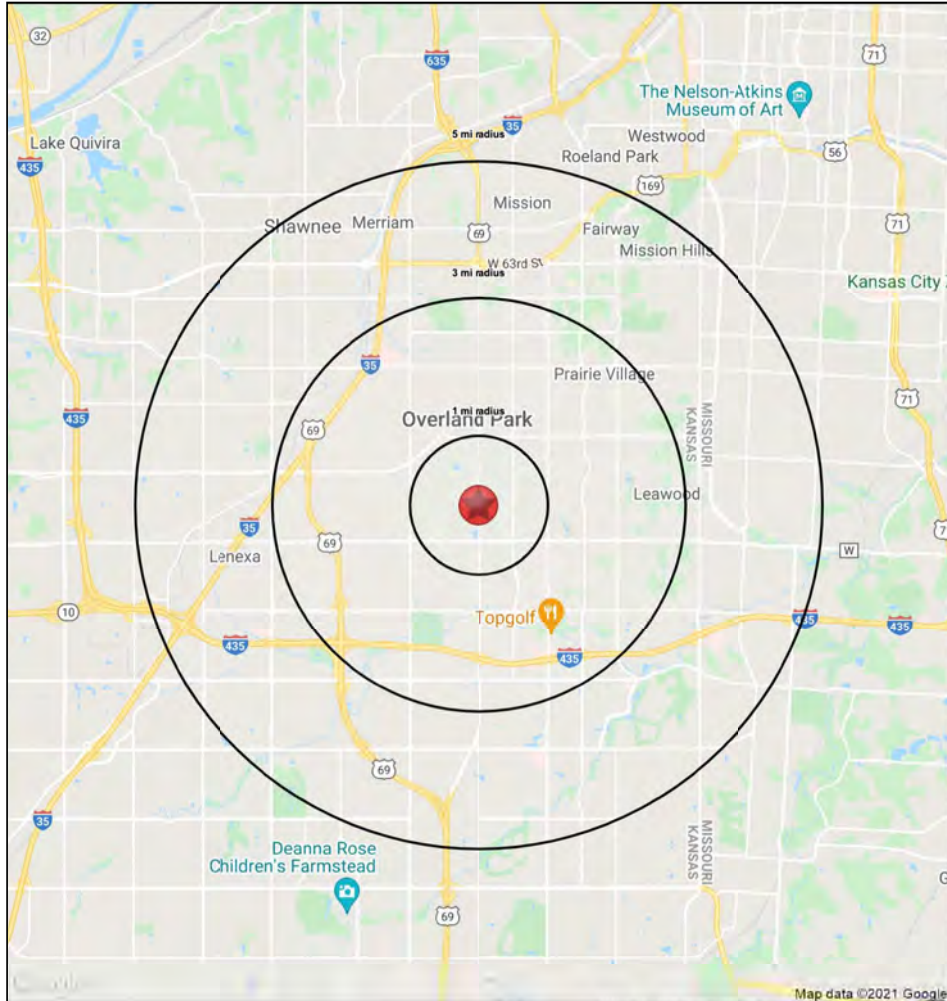




GLENWOOD PLAZA SHOPPING CENTER

2,975 SF Space Available For Lease
 Metcalf Avenue at 91st Street (NWC), Overland Park, KS

1-3-5 MILE RADIUS RING MAP & DEMOS



91st Street & Metcald Avenue Overland Park, KS 66212	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,032	95,712	259,554
2028 Projected Population	13,246	97,569	266,312
2020 Census Population	13,005	94,656	256,329
2010 Census Population	12,466	90,889	248,296
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.3%
2023 Median Age	43.7	42.9	42.4
Households			
2023 Estimated Households	6,211	43,563	118,819
2028 Projected Households	6,464	45,461	124,163
2020 Census Households	6,127	42,509	116,035
2010 Census Households	5,757	40,467	110,961
Projected Annual Growth 2023 to 2028	0.8%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.5%
Race and Ethnicity			
2023 Estimated White	79.8%	82.0%	80.8%
2023 Estimated Black or African American	6.3%	5.3%	6.6%
2023 Estimated Asian or Pacific Islander	3.7%	3.2%	4.0%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	9.8%	9.1%	8.3%
2023 Estimated Hispanic	9.8%	9.3%	8.3%
Income			
2023 Estimated Average Household Income	\$97,013	\$122,334	\$133,519
2023 Estimated Median Household Income	\$87,541	\$98,300	\$101,884
2023 Estimated Per Capita Income	\$46,291	\$55,810	\$61,240
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.4%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.2%	2.1%
2023 Estimated High School Graduate	19.9%	13.5%	13.1%
2023 Estimated Some College	22.2%	19.2%	18.6%
2023 Estimated Associates Degree Only	4.4%	6.9%	7.0%
2023 Estimated Bachelors Degree Only	30.9%	34.4%	34.7%
2023 Estimated Graduate Degree	17.7%	22.3%	23.2%
Business			
2023 Estimated Total Businesses	515	5,973	14,376
2023 Estimated Total Employees	6,647	100,409	217,101
2023 Estimated Employee Population per Business	12.9	16.8	15.1
2023 Estimated Residential Population per Business	25.3	16.0	18.1

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

