

LIONSGATE MARKETPLACE

**RETAIL SPACE
AVAILABLE
NOW!!**

SEC 143rd & Metcalf, Overland Park, Kansas



AVAILABLE:
+/-2,700 sf former yoga/fitness studio

USES:
Retail

LEASE RATE:
\$19.00/SF

TRIPLE NET CHARGES:
2026: \$11.74/SF

JOIN TENANTS:
Tanner's Bar & Grill, Jose Pepper's, Pad Thai, Sunset Grill, Fortune Wok, Elite Tennis Squad, Urban Air Indoor Trampoline Park, Starting Point Dental for Kids, Legacy Christian Church and many more

PARKING:
Ample parking within the development!

LOCATION:

- Surrounded by highest concentration of luxury apartments and town-homes in Johnson County
- More than 250 parking spaces PLUS overflow with adjacent buildings
- At the heart of Lionsgate Marketplace Development directly across from Lionsgate Jack Nicklaus Golf Course
- Outstanding southern Overland Park demographics
- 5-mile Radius:
Population—171,201
Average Household Income—\$180,815
- 3-mile Radius:
Population—83,713
Average Household Income—\$192,243
- More than 1.3 million visitors annually according to Placer.ai

**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

**S
P
A
C
E
F
O
R
L
E
A
S
E**

2,700 Former Yoga/Fitness space

YEAR BUILT/REMODEL:

2004/NEW INTERIOR FINISH 2022

FEATURES: TWO FITNESS/WORKOUT STUDIOS—

ONE IS EQUIPPED FOR HOT YOGA

NEW ADA RESTROOMS

WASHER/DRYER HOOKUPS

(See Floorplan Layouts)

CENTER OCCUPANCY:

90% Leased

DAILY TRAFFIC COUNT:

N/S: 19,400 CPD

E/W: 17,300 CPD

PROPERTY INFO:

- Great Visibility and Access from Metcalf Avenue and 143rd/146th Street
- Building Signage Available
- EXCELLENT Co-Tenancy
- Local Ownership/Management Company



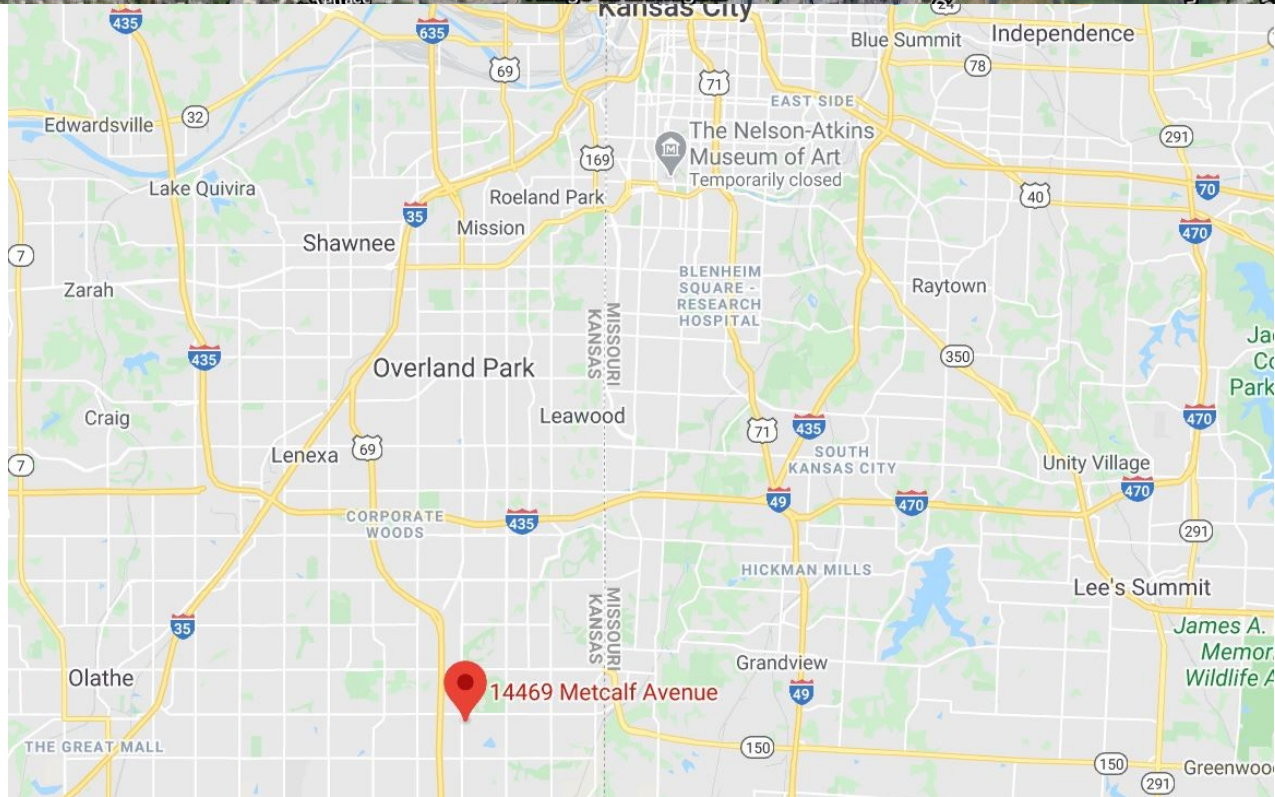
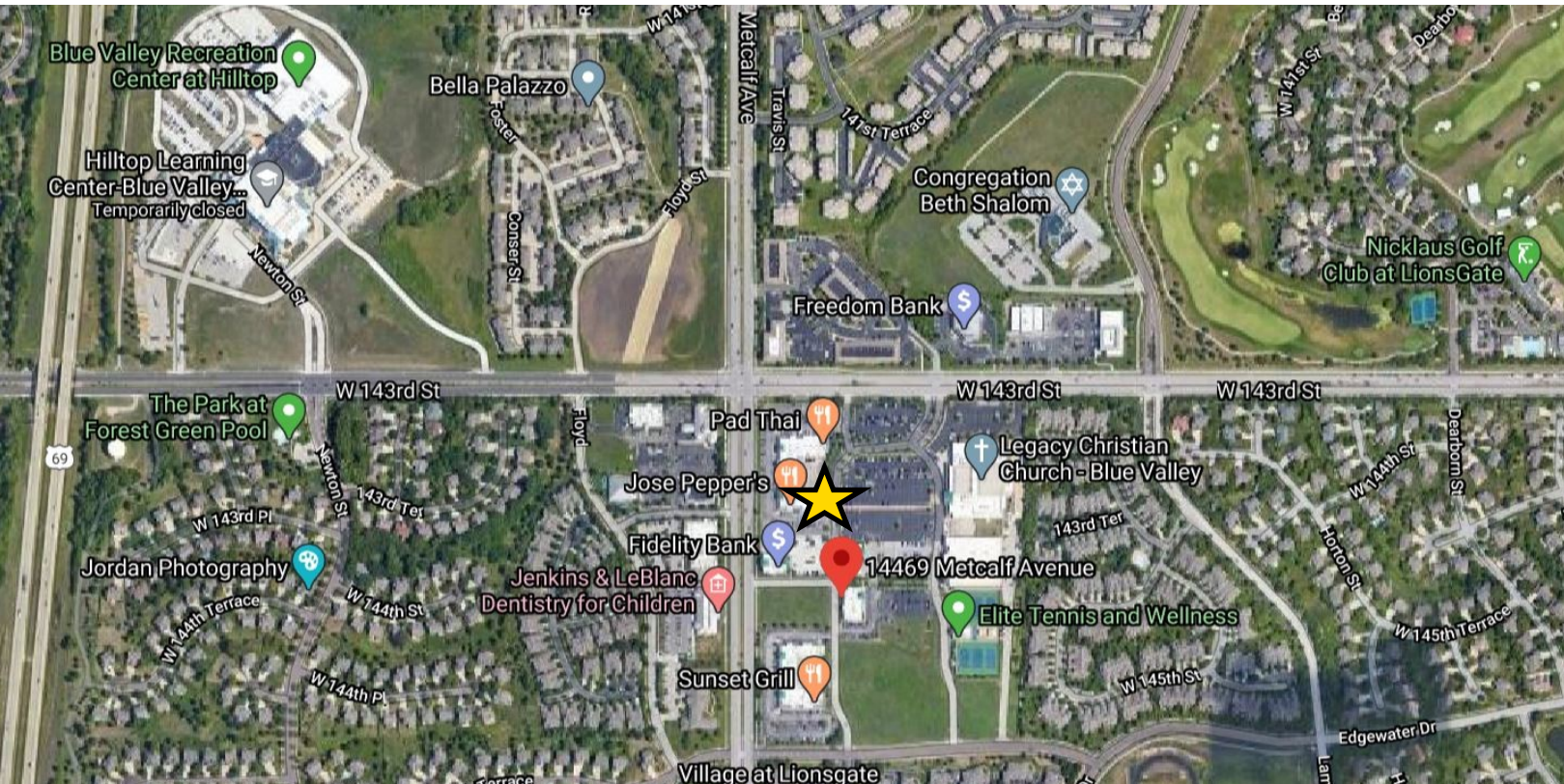
**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

Choice Site at Major Johnson County Intersection

AERIAL PHOTOS



VARNUM

ARMSTRONG

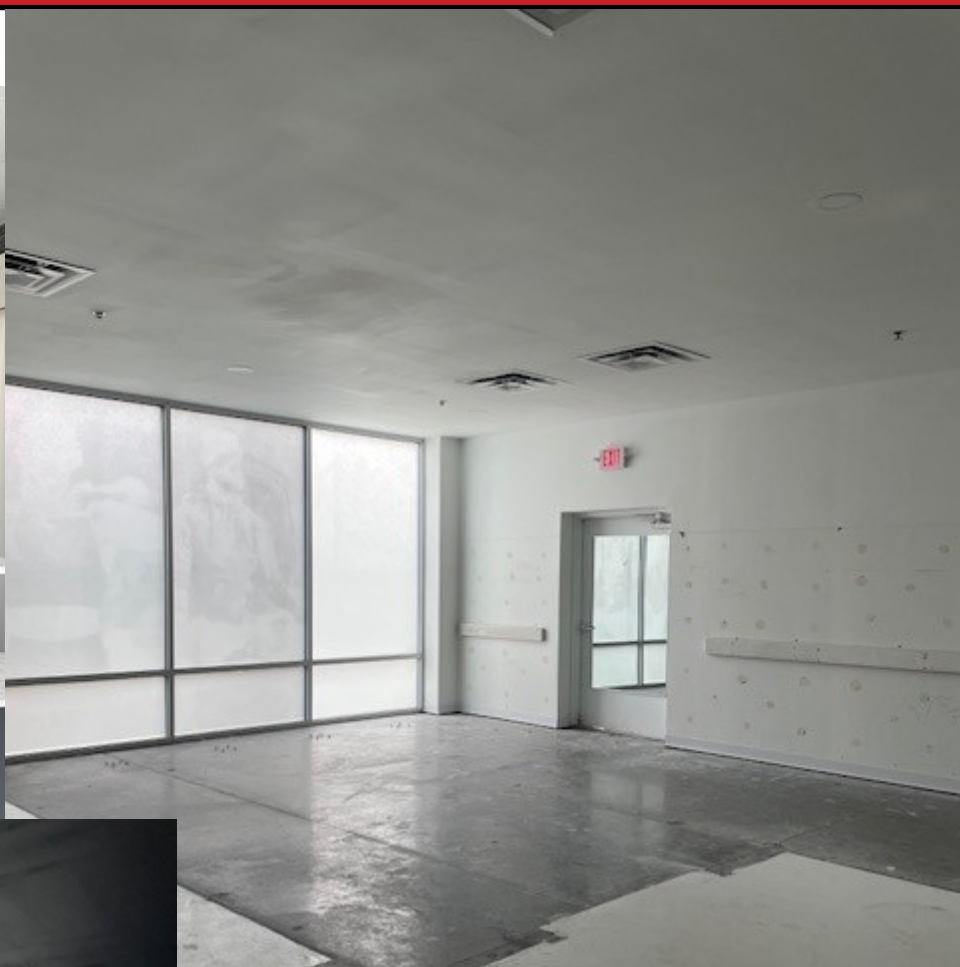
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

BEAUTIFULLY FINISHED FITNESS STUDIO—2,700 SQ. FT.

INTERIOR PHOTOS



VARNUM

ARMSTRONG

DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

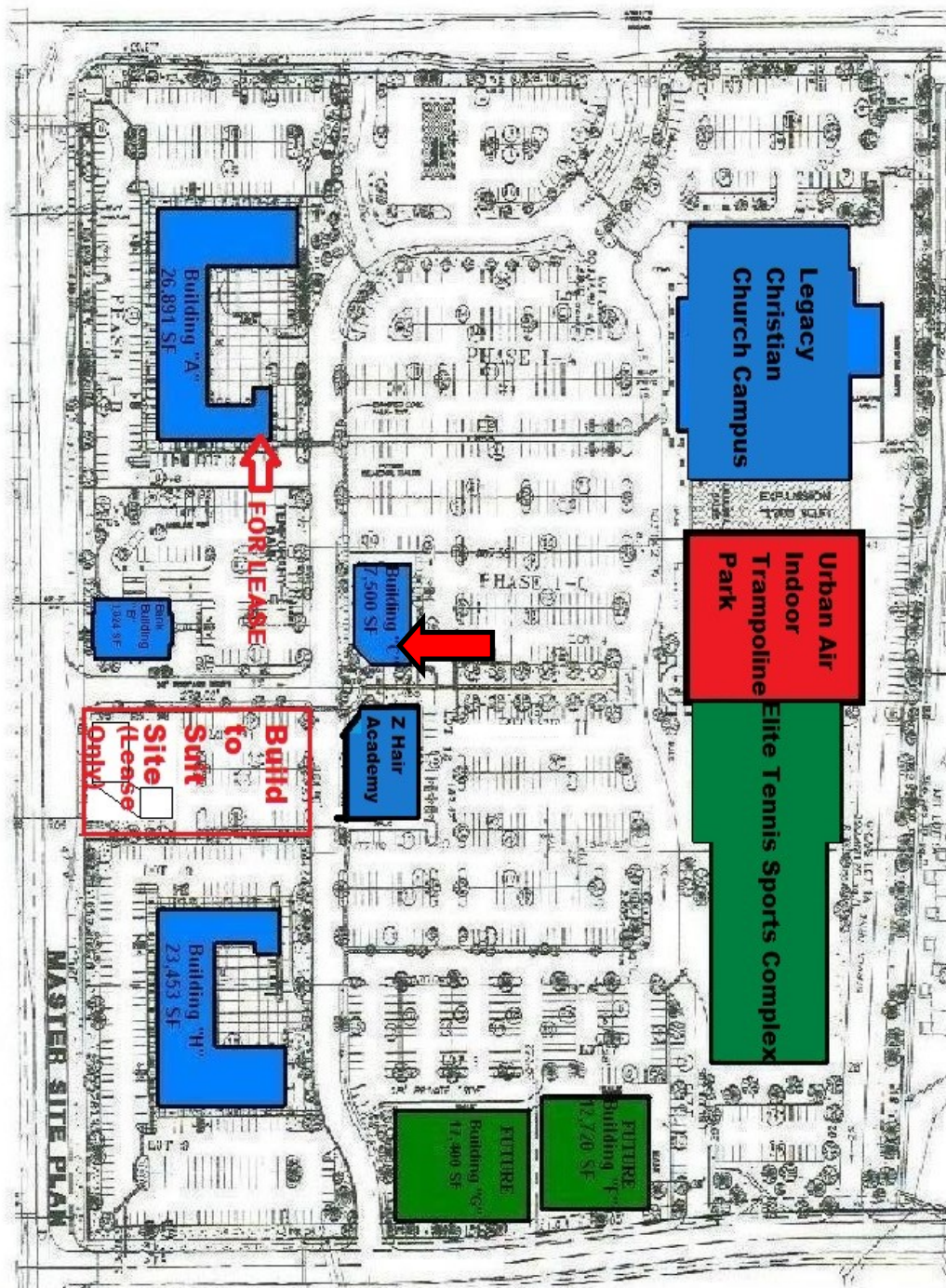
Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

143rd St.

N



SITE PLAN



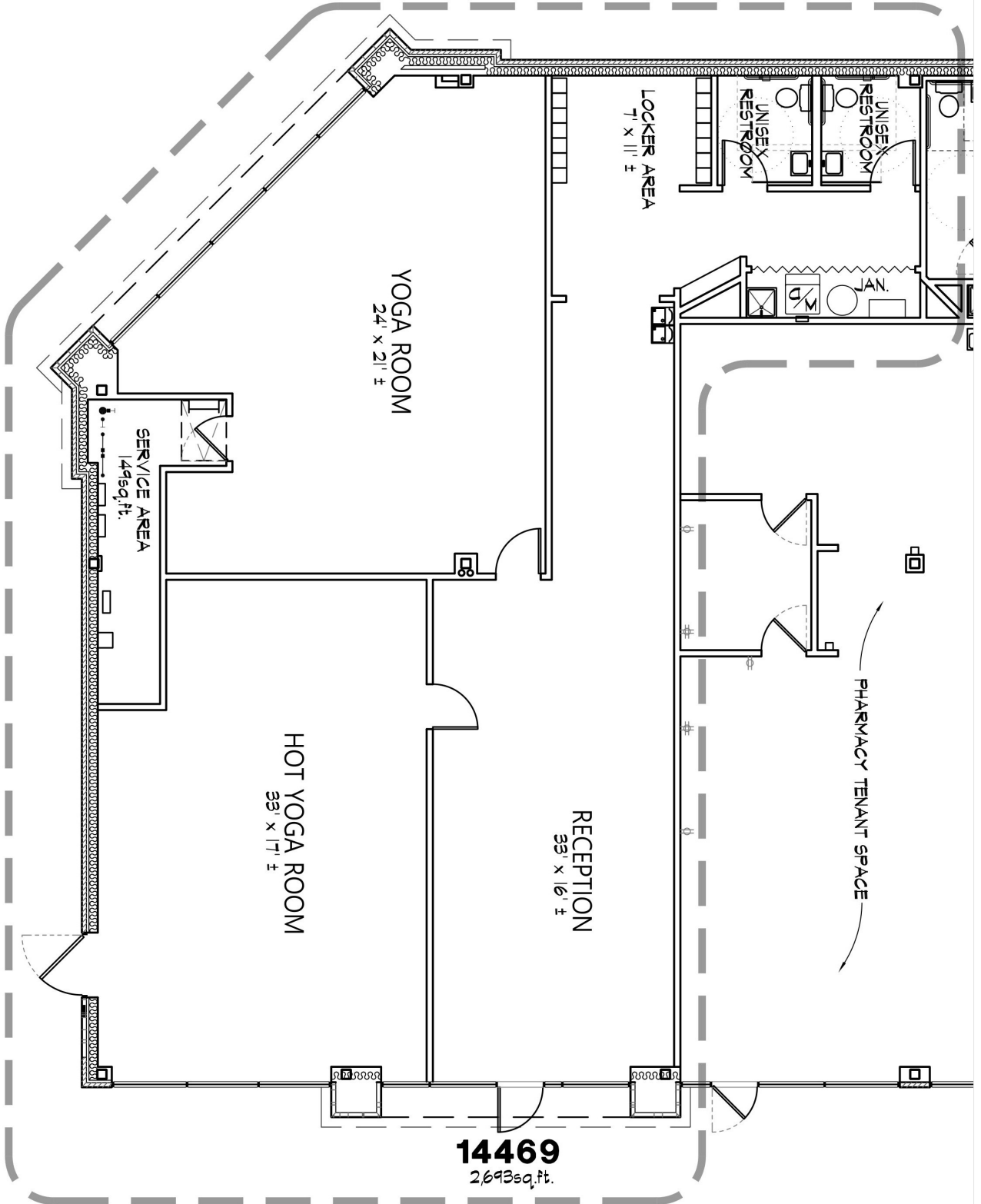
146th St.

VARNUM
ARMSTRONG
DEETER

**11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com**

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

AVAILABLE SUITE

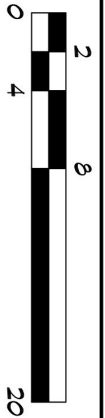


KASTER ARCHITECTS, INC

7304 N. 130th St., #170, O.P., KS 66213
913.681.1200 www.kasterarchitects.com



F L O O R P L A N



**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

CO-TENANTS



VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

Strong Demographic Market Area



Executive Summary

14469 Metcalf Ave, Overland Park, KS, 66223, USA
Rings: 1, 3, 5 mile radii

Latitude: 38.8674
Longitude: -94.6664

	1 mile	3 mile	5 mile
Population			
2010 Population	12,880	70,254	141,686
2020 Population	14,975	81,012	163,284
2024 Population	15,904	83,713	171,201
2029 Population	16,119	85,347	176,922
2010-2020 Annual Rate	1.52%	1.43%	1.43%
2020-2024 Annual Rate	1.43%	0.77%	1.12%
2024-2029 Annual Rate	0.27%	0.39%	0.66%
2020 Male Population	49.1%	49.0%	48.9%
2020 Female Population	50.9%	51.0%	51.1%
2020 Median Age	34.9	40.1	40.4
2024 Male Population	49.8%	49.8%	49.6%
2024 Female Population	50.2%	50.2%	50.4%
2024 Median Age	34.8	41.0	41.0

In the identified area, the current year population is 171,201. In 2020, the Census count in the area was 163,284. The rate of change since 2020 was 1.12% annually. The five-year projection for the population in the area is 176,922 representing a change of 0.66% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	61.5%	73.1%	74.9%
2024 Black Alone	5.1%	3.4%	4.1%
2024 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2024 Asian Alone	24.9%	15.3%	12.0%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	1.5%	1.2%	1.5%
2024 Two or More Races	6.7%	6.7%	7.3%
2024 Hispanic Origin (Any Race)	5.4%	4.8%	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	123	188	177
2010 Households	4,940	25,158	53,854
2020 Households	6,152	30,404	63,730
2024 Households	6,566	31,676	67,112
2029 Households	6,751	32,611	70,139
2010-2020 Annual Rate	2.22%	1.91%	1.70%
2020-2024 Annual Rate	1.54%	0.97%	1.22%
2024-2029 Annual Rate	0.56%	0.58%	0.89%
2024 Average Household Size	2.42	2.63	2.54

The household count in this area has changed from 63,730 in 2020 to 67,112 in the current year, a change of 1.22% annually. The five-year projection of households is 70,139, a change of 0.89% annually from the current year total. Average household size is currently 2.54, compared to 2.55 in the year 2020. The number of families in the current year is 45,447 in the specified area.

VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

Strong Demographic Market Area



Executive Summary

14469 Metcalf Ave, Overland Park, KS, 66223, USA
Rings: 1, 3, 5 mile radii

Latitude: 38.8674
Longitude: -94.6664

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	28.2%	21.5%	22.8%
Median Household Income			
2024 Median Household Income	\$102,795	\$144,955	\$130,680
2029 Median Household Income	\$116,248	\$164,061	\$152,694
2024-2029 Annual Rate	2.49%	2.51%	3.16%
Average Household Income			
2024 Average Household Income	\$144,025	\$192,243	\$180,815
2029 Average Household Income	\$163,268	\$217,838	\$204,145
2024-2029 Annual Rate	2.54%	2.53%	2.46%
Per Capita Income			
2024 Per Capita Income	\$59,250	\$73,004	\$70,895
2029 Per Capita Income	\$68,147	\$83,629	\$80,960
2024-2029 Annual Rate	2.84%	2.75%	2.69%
GINI Index			
2024 Gini Index	34.4	30.6	32.1
Households by Income			

Current median household income is \$130,680 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$152,694 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$180,815 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$204,145 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$70,895 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$80,960 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	84	110	104
2010 Total Housing Units	5,292	26,492	57,012
2010 Owner Occupied Housing Units	2,628	18,833	39,032
2010 Renter Occupied Housing Units	2,313	6,325	14,822
2010 Vacant Housing Units	352	1,334	3,158
2020 Total Housing Units	6,495	31,817	67,406
2020 Owner Occupied Housing Units	2,737	20,923	43,032
2020 Renter Occupied Housing Units	3,415	9,481	20,698
2020 Vacant Housing Units	331	1,429	3,652
2024 Total Housing Units	6,941	33,079	71,013
2024 Owner Occupied Housing Units	2,916	21,779	45,061
2024 Renter Occupied Housing Units	3,650	9,897	22,051
2024 Vacant Housing Units	375	1,403	3,901
2029 Total Housing Units	7,136	34,048	74,164
2029 Owner Occupied Housing Units	3,056	22,444	46,807
2029 Renter Occupied Housing Units	3,695	10,167	23,332
2029 Vacant Housing Units	385	1,437	4,025
Socioeconomic Status Index			
2024 Socioeconomic Status Index	64.3	69.2	68.5

Currently, 63.5% of the 71,013 housing units in the area are owner occupied; 31.1% are renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 67,406 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.23%. Median home value in the area is \$475,361, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.56% annually to \$488,890.

VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile