



FOR SALE GLENWOOD COMMONS

9101 METCALF AVENUE, OVERLAND PARK, KANSAS

PRESENTED BY:

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LANE4

PROPERTY DESCRIPTION

GLENWOOD COMMONS

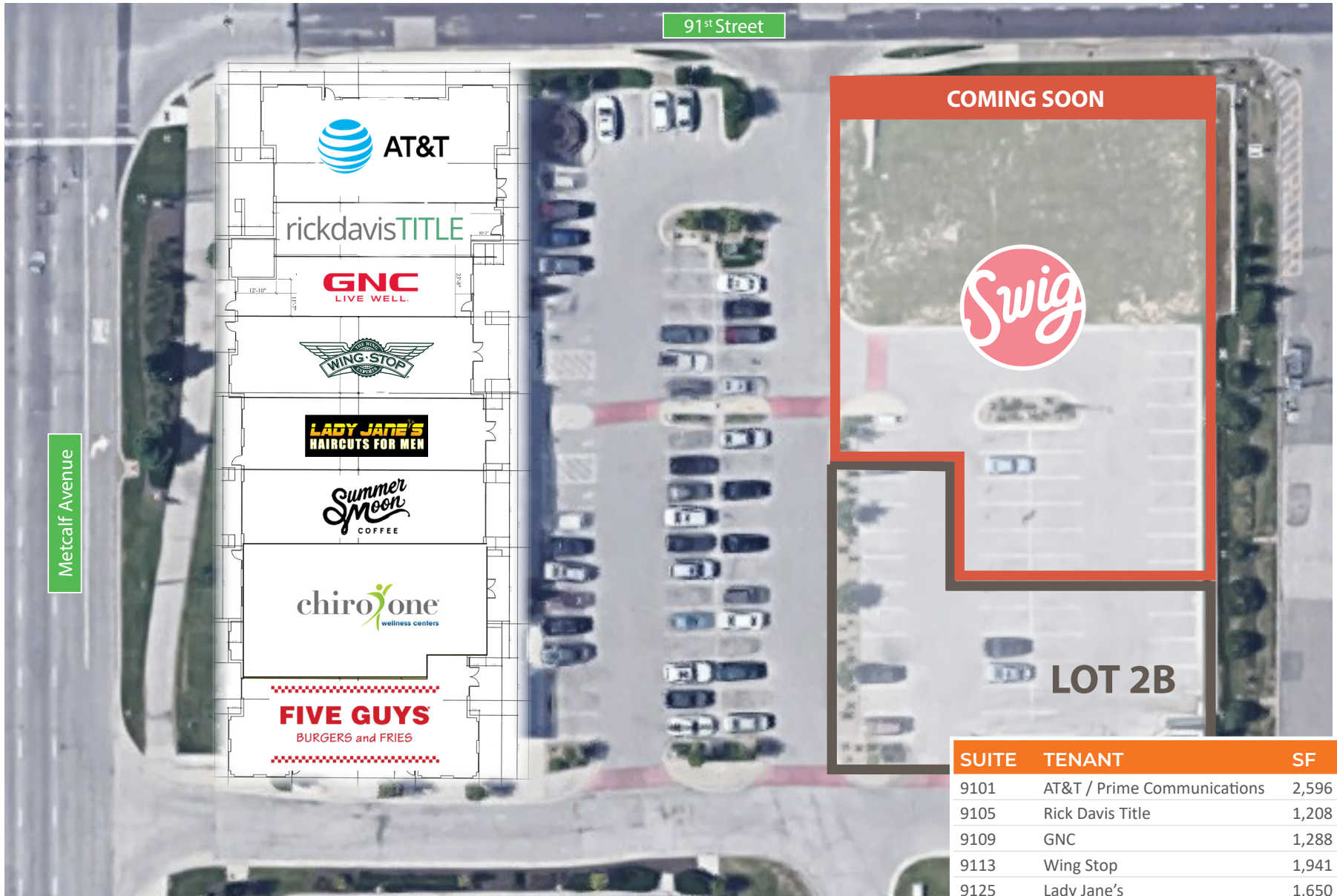
ADDRESS:	9101 Metcalf Avenue Overland Park, Kansas
TYPE:	Multi-Tenant Retail Center
GLA:	16,036 SF
OCCUPANCY:	100%
BUILT:	2015
PARKING:	3.70/ 1,000 SF
ACREAGE:	1.41 AC

PROPERTY HIGHLIGHTS

- Offering consists of 16,036 SF multi-tenant retail center, and CID revenue stream. Additional 1.02 AC Pad Site is available.
- Located in the heart of the Metcalf retail corridor in Johnson County, Kansas. Glenwood Commons is well-positioned to remain a strong asset.
- Site offers great access and visibility to over 54,000 cars per day at the intersection of 91st & Metcalf.
- New redevelopment and reinvestment within the corridor exceeding \$769.5 million over the past 5 years.



SITE PLAN



Metcalf Avenue

91st Street

COMING SOON



LOT 2B

SUITE	TENANT	SF
9101	AT&T / Prime Communications	2,596
9105	Rick Davis Title	1,208
9109	GNC	1,288
9113	Wing Stop	1,941
9125	Lady Jane's	1,650
9127	Summer Moon	1,800
9129	Chiro One	3,200
9133	Five Guys	2,353

INVESTMENT SUMMARY

VALUATION SUMMARY				
Small Shops	NOI	CAP RATE	VALUE	PSF
	\$376,080	6.5%	\$5,790,000.00	\$361.06
CID	ANNUAL INCOME	DISCOUNT RATE	NET PRESENT VALUE*	DURATION
	\$78,433.62	8.00%	\$704,492.88	May 1, 2035
TOTAL VALUE			\$6,494,492.88	

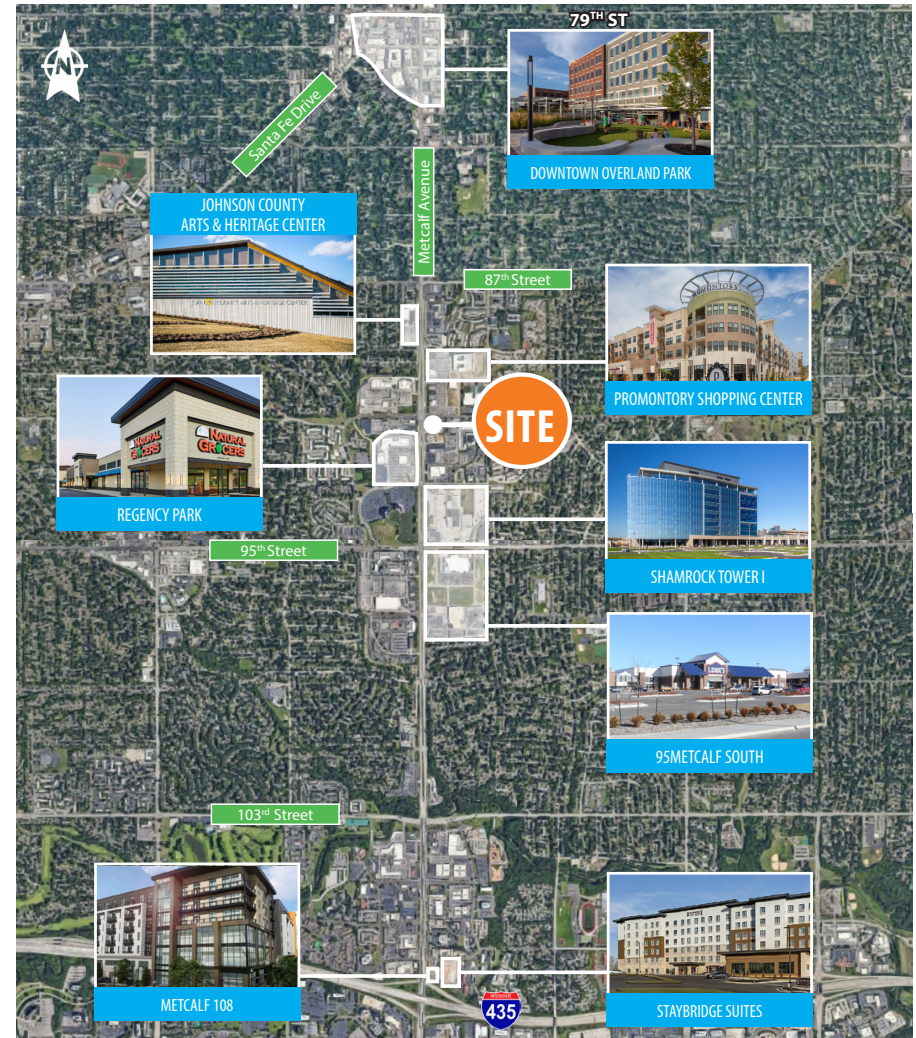
** Assumed annual income growth rate of 3.0%*

Pad Site	PSF	SF	VALUE	
1.02 AC	\$15	44,431	\$666,468.00	



Metcalfe Visibility

LOCATION & SUBMARKET



● Current or recently completed development projects