



1.73 AC AVAILABLE

- Incredible location in a well established commercial corridor at lighted intersection
- High volume intersection with over 211,000 CPD on Metcalf & I-435
- Strong daytime population in the heart of the College Boulevard Office Corridor
- Visibility from Metcalf and I-435
- Immediate access to I-435
- Marriott Hotel under new ownership with extensive renovation plans

MARRIOTT PAD SITE

FOR SALE OR BTS

METCALF AVE & 110TH ST • COMMERCIAL CORRIDOR • OVERLAND PARK, KS

TOM O'LEARY

816.268.9101 / toleary@lane4group.com

AERIAL OVERVIEW



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	7,611	95,826	262,917
Avg. HH Income	\$98,830	\$129,052	\$128,864
# of Businesses	1,669	7,404	15,564
Daytime Population	28,694	133,969	324,827

PROPOSED ELEVATION & SITE PLAN

