



# METCALFCROSSING

SHAWNEE MISSION PKWY & MARTY • OVERLAND PARK, KS



AREA  
REAL ESTATE ADVISORS

## PROPERTY HIGHLIGHTS:

RESTAURANT /QSR /RETAIL /OFFICE /MEDICAL PAD

1.3 ACRES

INFRASTRUCTURE IN PLACE

FOR LEASE, SALE, OR BUILD-TO-SUIT

14,250 SF MAX APPROVED (1,400 SF MINIMAL DIVISIBLE)

80,000 CPD

1.9M SF OF OFFICE WITHIN 1/2 MILE

DEDICATED TURN LANES & TWO POINT ACCESS

5' INFILL FOR MAXIMUM VISIBILITY

59 DEDICATED PARKING STALLS AS CONFIGURED (4.1/1,000)

## MORE INFORMATION:

**JAY HAWKINS**

**D** 816.895.4808

**E** JHAWKINS@OPENAREA.COM

**PATRICK KOHNLE**

**D** 816.895.4805

**E** PKOHNLE@OPENAREA.COM

**AREA REAL ESTATE ADVISORS**

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

**P** 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.



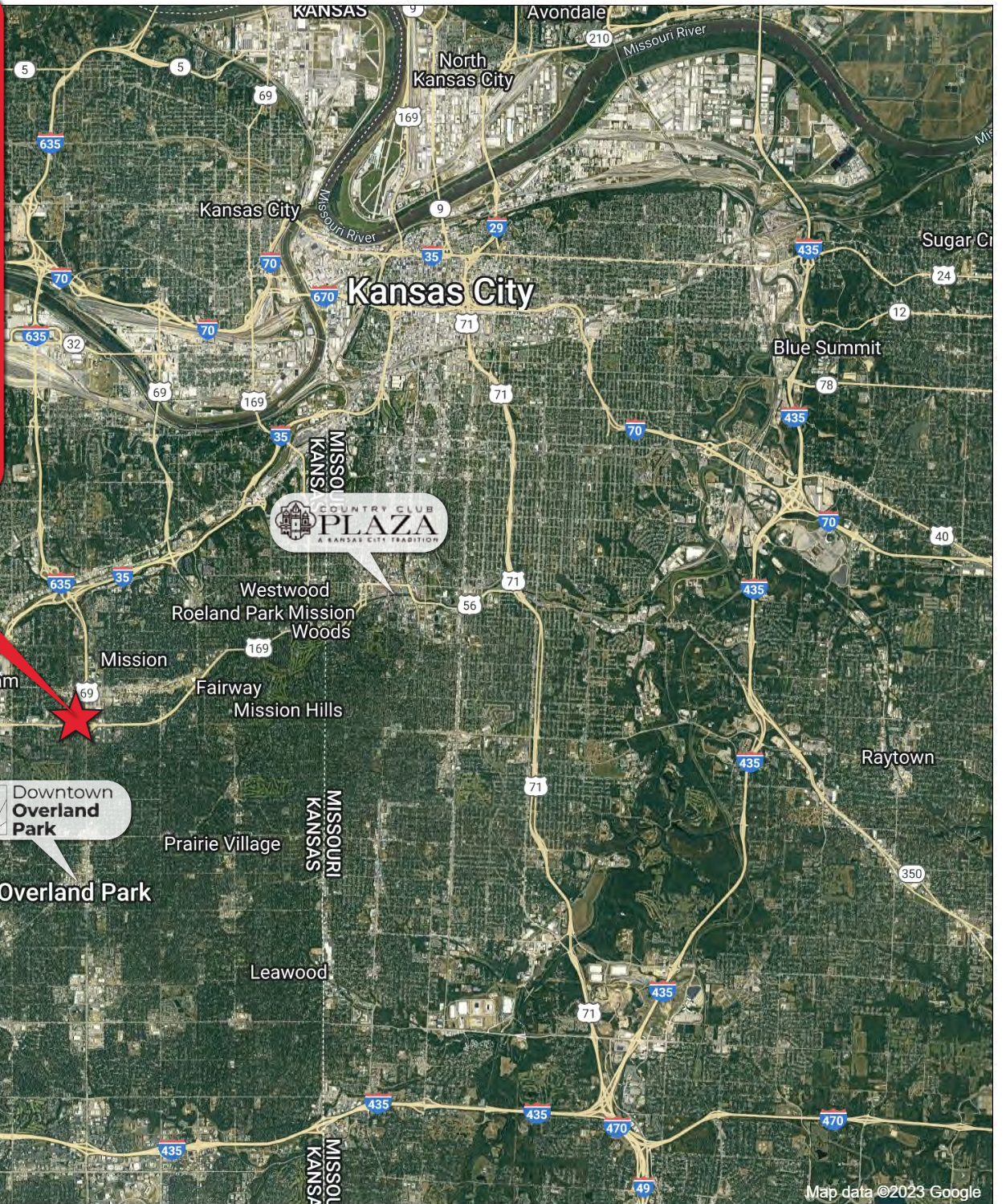
CHIPOTLE  
RALLY HOUSE  
WING-STOP  
NEW CHINA TOWN

GOODYEAR  
Advance Auto Parts  
Wing Stand  
Goodcents  
PLATO'S CLOSET  
Bully's  
UPS  
Rock Creek Brewing Co  
TACO BELL  
Petterson  
CVS pharmacy  
Starbucks  
SMOOTHIE KING

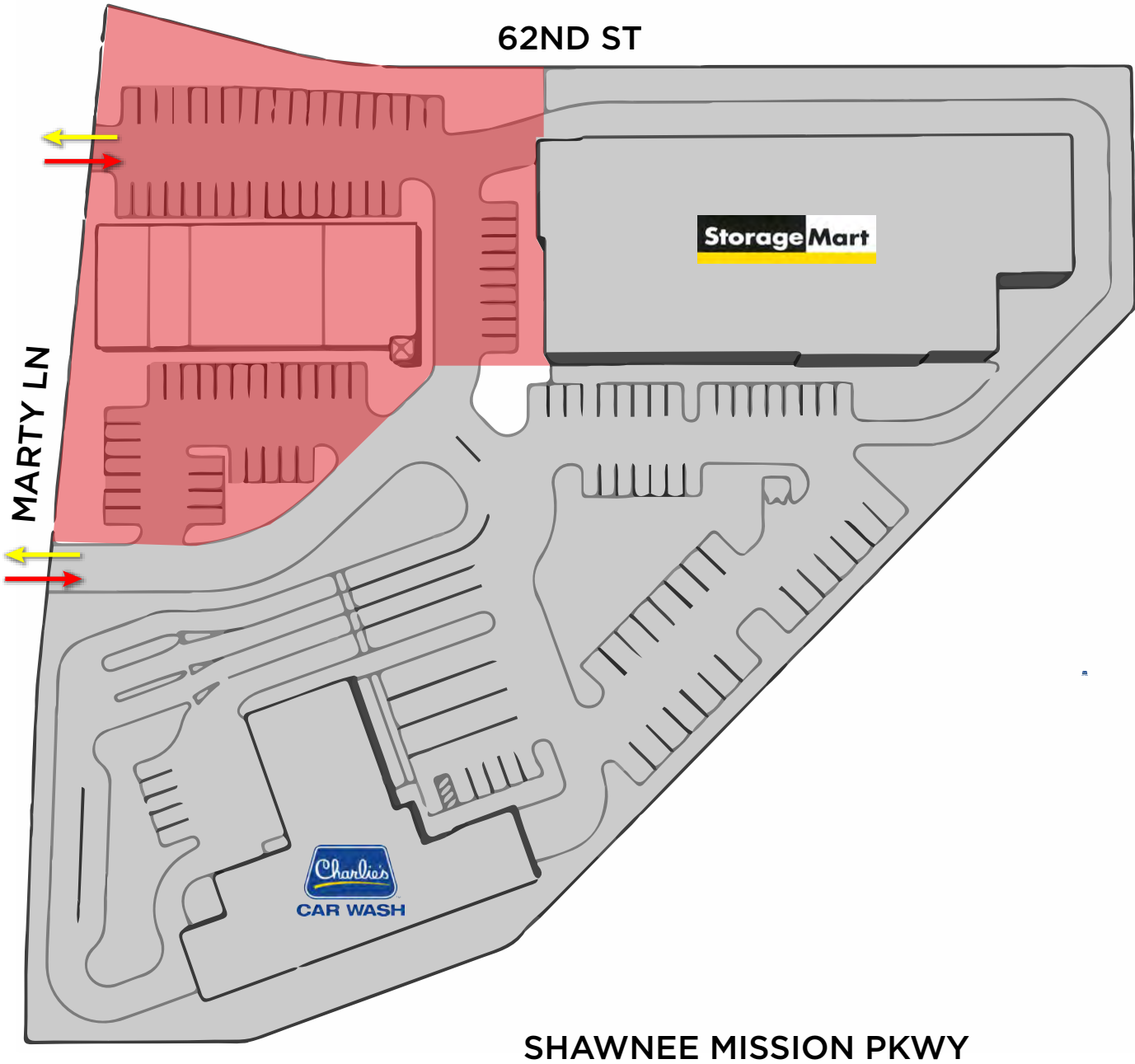
JJ  
Domino's Pizza  
LONGBOARDS wraps & bowls  
The Peanut Butter  
DOLLAR GENERAL  
FedEx  
Wendy's  
Baskin Robbins

PSUB  
Sport Clips HAIRCUTS  
NATURAL GROCERS  
The Big Biscuit  
POPEYES  
Panera BREAD  
FIVE GUYS BURGERS and FRIES  
Ride CLEANERS  
SLIM CHICKENS  
crumbl cookies  
McDonald's  
HyVee EMPLOYEE OWNED  
Culver's  
Chick-fil-A  
LaMars Donuts  
DOLLAR TREE  
TIDAL WAVE AUTO WASH  
TORTILLA FACTORY  
BBA





# PROPERTY HIGHLIGHTS:



## AREA REAL ESTATE ADVISORS

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112  
**P** 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

# TRADE AREA OVERVIEW:

---

## MISSION, KS

DOWNTOWN MISSION, KANSAS, AT JUST 2.68 SQUARE MILES IN SIZE, IS HOME TO 418 BUSINESSES MAKING MISSION ONE OF THE MOST DENSELY COMMERCIALIZED AREAS WITHIN THE COUNTY. OVER 1.5 MILLION SF OF OFFICE SPACE AND 1.3 MILLION SF OF RETAIL SPACE MAKE UP THE MISSION SUBMARKET WITH JUST 5.40% VACANCY AMONG RETAIL SPACE AND 9.10% VACANCY AMONG OFFICE SPACE.

THE LARGEST POCKET OF OFFICE SPACE WITHIN MISSION IS CONCENTRATED IMMEDIATELY EAST OF METCALF CROSSING ALONG SHAWNEE MISSION PARKWAY, ACCOUNTING FOR 54% OF MISSION'S TOTAL OFFICE MARKET. ADDITIONALLY, THE CLOVERLEAF OFFICE PARK, BORDERING MISSION CITY LIMITS ALONG SHAWNEE MISSION PARKWAY TO THE SOUTH, ACCOUNTS FOR A FURTHER 400,000 SF OF OFFICE BRINGING THE HALF MILE TOTAL TO 1.9 MILLION SF.

MISSION ALSO BOASTS AN IMPRESSIVE, THRIVING RETAIL SUBMARKET COMPRISED OF A MIX OF LOCAL AND CREDIT TENANTS LOCATED ALONG THE JOHNSON DRIVE CORRIDOR BEGINNING TWO BLOCKS NORTH OF METCALF CROSSING AND EXTENDING 1.5 MILES EAST TO ROE AVENUE. THE JOHNSON DRIVE RETAIL CORRIDOR HAS EXPERIENCED TREMENDOUS INVESTMENT WITH THE LAST YEAR WITH OVER \$200 MILLION IN PLANNED DEVELOPMENT MOVING FORWARD ALONG ROE AVENUE, EXHAUSTING THE LAST REMAINING UNDEVELOPED PARCELS WITHIN THE AREA OUTSIDE OF METCALF CROSSING.

## DOWNTOWN OVERLAND PARK, KS

DOWNTOWN OVERLAND PARK, IN SIMILAR FASHION TO MISSION, IS A DENSE, FLOURISHING COMMERCIAL CENTER WITH 280 BUSINESSES WITHIN A .15 SQUARE MILE AREA. OVER 375,000 SF OF RETAIL AND 185,000 SF OF OFFICE SPACE COMPRISE THE DOWNTOWN MARKET WITH AN ADDITIONAL 42,500 SF OF RETAIL, 216,000 SF OF OFFICE, AND 707 MULTI-FAMILY UNITS OF NEWLY COMPLETED OR PLANNED DEVELOPMENT.

---

### AREA REAL ESTATE ADVISORS

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

**P** 816.895.4800 **W** [OPENAREA.COM](http://OPENAREA.COM)

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.015/-94.6711

| Shawnee Mission Pkwy & Marty Ln<br>Overland Park, KS 66202 |  | 1 mi radius | 3 mi radius | 5 mi radius |
|--|--|-------------|-------------|-------------|
| <b>Population</b>  |  |             |             |             |
| 2023 Estimated Population                                  |  | 8,672       | 96,598      | 257,332     |
| 2028 Projected Population                                  |  | 8,860       | 98,034      | 261,645     |
| 2020 Census Population                                     |  | 8,567       | 95,634      | 255,818     |
| 2010 Census Population                                     |  | 8,385       | 93,361      | 247,152     |
| Projected Annual Growth 2023 to 2028                       |  | 0.4%        | 0.3%        | 0.3%        |
| Historical Annual Growth 2010 to 2023                      |  | 0.3%        | 0.3%        | 0.3%        |
| <b>Households</b>  |  |             |             |             |
| 2023 Estimated Households                                  |  | 4,043       | 44,061      | 115,863     |
| 2028 Projected Households                                  |  | 4,222       | 45,671      | 119,110     |
| 2020 Census Households                                     |  | 3,942       | 43,055      | 113,749     |
| 2010 Census Households                                     |  | 3,807       | 41,926      | 109,421     |
| Projected Annual Growth 2023 to 2028                       |  | 0.9%        | 0.7%        | 0.6%        |
| Historical Annual Growth 2010 to 2023                      |  | 0.5%        | 0.4%        | 0.5%        |
| <b>Age</b>   |  |             |             |             |
| 2023 Est. Population Under 10 Years                        |  | 10.4%       | 10.6%       | 10.5%       |
| 2023 Est. Population 10 to 19 Years                        |  | 10.6%       | 10.8%       | 11.0%       |
| 2023 Est. Population 20 to 29 Years                        |  | 15.0%       | 15.9%       | 14.9%       |
| 2023 Est. Population 30 to 44 Years                        |  | 19.3%       | 20.6%       | 20.0%       |
| 2023 Est. Population 45 to 59 Years                        |  | 18.7%       | 17.5%       | 18.2%       |
| 2023 Est. Population 60 to 74 Years                        |  | 17.8%       | 16.8%       | 17.6%       |
| 2023 Est. Population 75 Years or Over                      |  | 8.2%        | 7.8%        | 7.7%        |
| 2023 Est. Median Age                                       |  | 39.9        | 38.5        | 39.7        |
| <b>Marital Status &amp; Gender</b>                         |  |             |             |             |
| 2023 Est. Male Population                                  |  | 48.4%       | 48.4%       | 48.8%       |
| 2023 Est. Female Population                                |  | 51.6%       | 51.6%       | 51.2%       |
| 2023 Est. Never Married                                    |  | 37.3%       | 34.5%       | 34.7%       |
| 2023 Est. Now Married                                      |  | 45.5%       | 47.2%       | 48.1%       |
| 2023 Est. Separated or Divorced                            |  | 12.2%       | 14.1%       | 12.9%       |
| 2023 Est. Widowed  |  | 5.0%        | 4.2%        | 4.2%        |
| <b>Income</b>  |  |             |             |             |
| 2023 Est. HH Income \$200,000 or More                      |  | 10.5%       | 12.1%       | 14.9%       |
| 2023 Est. HH Income \$150,000 to \$199,999                 |  | 10.3%       | 9.0%        | 9.6%        |
| 2023 Est. HH Income \$100,000 to \$149,999                 |  | 19.9%       | 17.9%       | 18.2%       |
| 2023 Est. HH Income \$75,000 to \$99,999                   |  | 14.4%       | 15.1%       | 13.8%       |
| 2023 Est. HH Income \$50,000 to \$74,999                   |  | 18.2%       | 18.1%       | 16.1%       |
| 2023 Est. HH Income \$35,000 to \$49,999                   |  | 10.2%       | 10.3%       | 9.7%        |
| 2023 Est. HH Income \$25,000 to \$34,999                   |  | 5.3%        | 6.4%        | 6.5%        |
| 2023 Est. HH Income \$15,000 to \$24,999                   |  | 4.5%        | 4.8%        | 4.7%        |
| 2023 Est. HH Income Under \$15,000                         |  | 6.6%        | 6.2%        | 6.6%        |
| 2023 Est. Average Household Income                         |  | \$101,257   | \$107,972   | \$126,077   |
| 2023 Est. Median Household Income                          |  | \$89,016    | \$90,052    | \$96,273    |
| 2023 Est. Per Capita Income                                |  | \$47,266    | \$49,332    | \$56,865    |
| 2023 Est. Total Businesses                                 |  | 592         | 3,582       | 11,518      |
| 2023 Est. Total Employees                                  |  | 10,511      | 41,879      | 124,473     |

# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.015/-94.6711

| Shawnee Mission Pkwy & Marty Ln<br>Overland Park, KS 66202 |  | 1 mi radius | 3 mi radius | 5 mi radius |
|--|--|-------------|-------------|-------------|
| <b>Race</b>  |  |             |             |             |
| 2023 Est. White  |  | 81.8%       | 79.1%       | 78.3%       |
| 2023 Est. Black  |  | 6.3%        | 5.8%        | 6.6%        |
| 2023 Est. Asian or Pacific Islander                        |  | 1.9%        | 2.7%        | 3.1%        |
| 2023 Est. American Indian or Alaska Native                 |  | 0.2%        | 0.4%        | 0.4%        |
| 2023 Est. Other Races                                      |  | 9.8%        | 12.0%       | 11.5%       |
| <b>Hispanic</b>  |  |             |             |             |
| 2023 Est. Hispanic Population                              |  | 873         | 12,661      | 32,016      |
| 2023 Est. Hispanic Population                              |  | 10.1%       | 13.1%       | 12.4%       |
| 2028 Proj. Hispanic Population                             |  | 10.3%       | 13.1%       | 12.4%       |
| 2020 Hispanic Population                                   |  | 11.2%       | 14.9%       | 14.4%       |
| <b>Education (Adults 25 &amp; Older)</b>                   |  |             |             |             |
| 2023 Est. Adult Population (25 Years or Over)              |  | 6,320       | 69,402      | 185,356     |
| 2023 Est. Elementary (Grade Level 0 to 8)                  |  | 1.2%        | 2.0%        | 2.0%        |
| 2023 Est. Some High School (Grade Level 9 to 11)           |  | 1.9%        | 3.3%        | 2.8%        |
| 2023 Est. High School Graduate                             |  | 16.5%       | 17.9%       | 16.5%       |
| 2023 Est. Some College                                     |  | 23.0%       | 19.1%       | 18.3%       |
| 2023 Est. Associate Degree Only                            |  | 8.8%        | 8.3%        | 6.9%        |
| 2023 Est. Bachelor Degree Only                             |  | 29.1%       | 30.6%       | 32.2%       |
| 2023 Est. Graduate Degree                                  |  | 19.6%       | 18.8%       | 21.2%       |
| <b>Housing</b>   |  |             |             |             |
| 2023 Est. Total Housing Units                              |  | 4,285       | 46,699      | 123,441     |
| 2023 Est. Owner-Occupied                                   |  | 65.7%       | 59.2%       | 60.9%       |
| 2023 Est. Renter-Occupied                                  |  | 28.7%       | 35.2%       | 33.0%       |
| 2023 Est. Vacant Housing                                   |  | 5.6%        | 5.6%        | 6.1%        |
| <b>Homes Built by Year</b>                                 |  |             |             |             |
| 2023 Homes Built 2010 or later                             |  | 6.1%        | 5.7%        | 6.3%        |
| 2023 Homes Built 2000 to 2009                              |  | 7.0%        | 6.5%        | 5.9%        |
| 2023 Homes Built 1990 to 1999                              |  | 4.9%        | 6.2%        | 6.3%        |
| 2023 Homes Built 1980 to 1989                              |  | 6.6%        | 9.1%        | 9.1%        |
| 2023 Homes Built 1970 to 1979                              |  | 9.2%        | 12.1%       | 13.5%       |
| 2023 Homes Built 1960 to 1969                              |  | 17.0%       | 14.9%       | 14.8%       |
| 2023 Homes Built 1950 to 1959                              |  | 29.9%       | 26.8%       | 18.5%       |
| 2023 Homes Built Before 1949                               |  | 13.5%       | 13.1%       | 19.4%       |
| <b>Home Values</b>   |  |             |             |             |
| 2023 Home Value \$1,000,000 or More                        |  | 1.1%        | 2.0%        | 2.6%        |
| 2023 Home Value \$500,000 to \$999,999                     |  | 11.1%       | 13.3%       | 14.8%       |
| 2023 Home Value \$400,000 to \$499,999                     |  | 9.7%        | 9.8%        | 10.4%       |
| 2023 Home Value \$300,000 to \$399,999                     |  | 22.3%       | 19.5%       | 19.2%       |
| 2023 Home Value \$200,000 to \$299,999                     |  | 34.3%       | 29.7%       | 28.8%       |
| 2023 Home Value \$150,000 to \$199,999                     |  | 14.4%       | 14.3%       | 12.1%       |
| 2023 Home Value \$100,000 to \$149,999                     |  | 4.7%        | 6.3%        | 6.3%        |
| 2023 Home Value \$50,000 to \$99,999                       |  | 0.9%        | 2.7%        | 3.5%        |
| 2023 Home Value \$25,000 to \$49,999                       |  | 0.6%        | 1.3%        | 1.1%        |
| 2023 Home Value Under \$25,000                             |  | 0.9%        | 1.2%        | 1.3%        |
| 2023 Median Home Value                                     |  | \$278,780   | \$297,293   | \$321,008   |
| 2023 Median Rent   |  | \$1,017     | \$1,003     | \$999       |

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.015/-94.6711

| Shawnee Mission Pkwy & Marty Ln<br>Overland Park, KS 66202 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| <b>Labor Force</b>   |             |             |             |
| 2023 Est. Labor Population Age 16 Years or Over            | 7,243       | 80,038      | 213,134     |
| 2023 Est. Civilian Employed                                | 68.0%       | 68.8%       | 69.2%       |
| 2023 Est. Civilian Unemployed                              | 1.2%        | 2.0%        | 1.6%        |
| 2023 Est. in Armed Forces                                  | -           | -           | -           |
| 2023 Est. not in Labor Force                               | 30.7%       | 29.1%       | 29.1%       |
| 2023 Labor Force Males                                     | 47.9%       | 48.0%       | 48.3%       |
| 2023 Labor Force Females                                   | 52.1%       | 52.0%       | 51.7%       |
| <b>Occupation</b>  |             |             |             |
| 2023 Occupation: Population Age 16 Years or Over           | 4,922       | 55,062      | 147,516     |
| 2023 Mgmt, Business, & Financial Operations                | 24.0%       | 22.7%       | 22.8%       |
| 2023 Professional, Related                                 | 33.1%       | 29.0%       | 29.2%       |
| 2023 Service   | 10.3%       | 11.3%       | 11.8%       |
| 2023 Sales, Office   | 20.2%       | 22.0%       | 21.8%       |
| 2023 Farming, Fishing, Forestry                            | -           | 0.1%        | 0.1%        |
| 2023 Construction, Extraction, Maintenance                 | 3.5%        | 5.4%        | 5.1%        |
| 2023 Production, Transport, Material Moving                | 8.8%        | 9.4%        | 9.1%        |
| 2023 White Collar Workers                                  | 77.2%       | 73.7%       | 73.8%       |
| 2023 Blue Collar Workers                                   | 22.8%       | 26.3%       | 26.2%       |
| <b>Transportation to Work</b>                              |             |             |             |
| 2023 Drive to Work Alone                                   | 64.1%       | 65.2%       | 64.4%       |
| 2023 Drive to Work in Carpool                              | 4.8%        | 5.0%        | 5.5%        |
| 2023 Travel to Work by Public Transportation               | 0.2%        | 0.2%        | 0.4%        |
| 2023 Drive to Work on Motorcycle                           | 0.2%        | -           | -           |
| 2023 Walk or Bicycle to Work                               | 1.7%        | 1.3%        | 1.5%        |
| 2023 Other Means   | 1.1%        | 1.2%        | 0.9%        |
| 2023 Work at Home  | 27.9%       | 27.1%       | 27.3%       |
| <b>Travel Time</b>   |             |             |             |
| 2023 Travel to Work in 14 Minutes or Less                  | 27.7%       | 28.5%       | 30.1%       |
| 2023 Travel to Work in 15 to 29 Minutes                    | 60.0%       | 54.9%       | 51.5%       |
| 2023 Travel to Work in 30 to 59 Minutes                    | 10.1%       | 14.3%       | 15.9%       |
| 2023 Travel to Work in 60 Minutes or More                  | 2.3%        | 2.3%        | 2.5%        |
| 2023 Average Travel Time to Work                           | 18.1        | 18.6        | 18.6        |
| <b>Consumer Expenditure</b>                                |             |             |             |
| 2023 Est. Total Household Expenditure                      | \$287.87 M  | \$3.28 B    | \$9.66 B    |
| 2023 Est. Apparel  | \$10.17 M   | \$116.54 M  | \$344.77 M  |
| 2023 Est. Contributions, Gifts                             | \$17.05 M   | \$198.72 M  | \$596.4 M   |
| 2023 Est. Education, Reading                               | \$9.63 M    | \$112.87 M  | \$343.03 M  |
| 2023 Est. Entertainment                                    | \$16.49 M   | \$188.37 M  | \$557.99 M  |
| 2023 Est. Food, Beverages, Tobacco                         | \$43.68 M   | \$495.37 M  | \$1.45 B    |
| 2023 Est. Furnishings, Equipment                           | \$10.26 M   | \$116.87 M  | \$345.58 M  |
| 2023 Est. Health Care, Insurance                           | \$26.27 M   | \$296.26 M  | \$867.01 M  |
| 2023 Est. Household Operations, Shelter, Utilities         | \$92.6 M    | \$1.05 B    | \$3.1 B     |
| 2023 Est. Miscellaneous Expenses                           | \$5.5 M     | \$62.54 M   | \$184.43 M  |
| 2023 Est. Personal Care                                    | \$3.88 M    | \$44.03 M   | \$129.57 M  |
| 2023 Est. Transportation                                   | \$52.35 M   | \$593.87 M  | \$1.74 B    |

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.