

# FOR LEASE



ACCESS Commercial, LLC

Overland Park, KS



## WHOLE FOODS & NORDSTROM RACK ANCHORED JR BOX SPACE

### PROPERTY HIGHLIGHTS:

- Whole Foods anchored project, with co-tenants including Nordstrom Rack, Burlington, Golf Galaxy, Five Below and Mattress Firm
- One of the most trafficked intersections (52k+ VPD) in the state of Kansas/ Kansas City Metro
- Great visibility in the center of all retail nodes in the Overland Park area

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson  
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C: (402) 616-2580

### ADDRESS:

11940 Metcalf Ave  
Overland Park, KS

### BUILDING SIZE:

20,274 SF

### LEASE RATE:

Negotiable

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[instagram.com/accessretail](https://instagram.com/accessretail)  
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**DEMOGRAPHICS:**

	3 Mile:	5 Mile:
Daytime Population	134,298	248,093
Population	90,376	245,078
Average HH Income	\$158,849	\$157,346

**40.9**  
MEDIAN  
AGE

**52,901**  
VEHICLES PER  
DAY

**176,981**  
EMPLOYEES  
IN AREA

**11,871**  
BUSINESSES  
IN AREA

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**PLACER.AI DATA:**

<p>Walmart: 2.4M visits past 12 months</p>	<p>Whole Foods 584.9K visits past 12 months</p>	<p>Target: 1.7M visits past 12 months</p>	<p>Costco 2.8M visits past 12 months</p>



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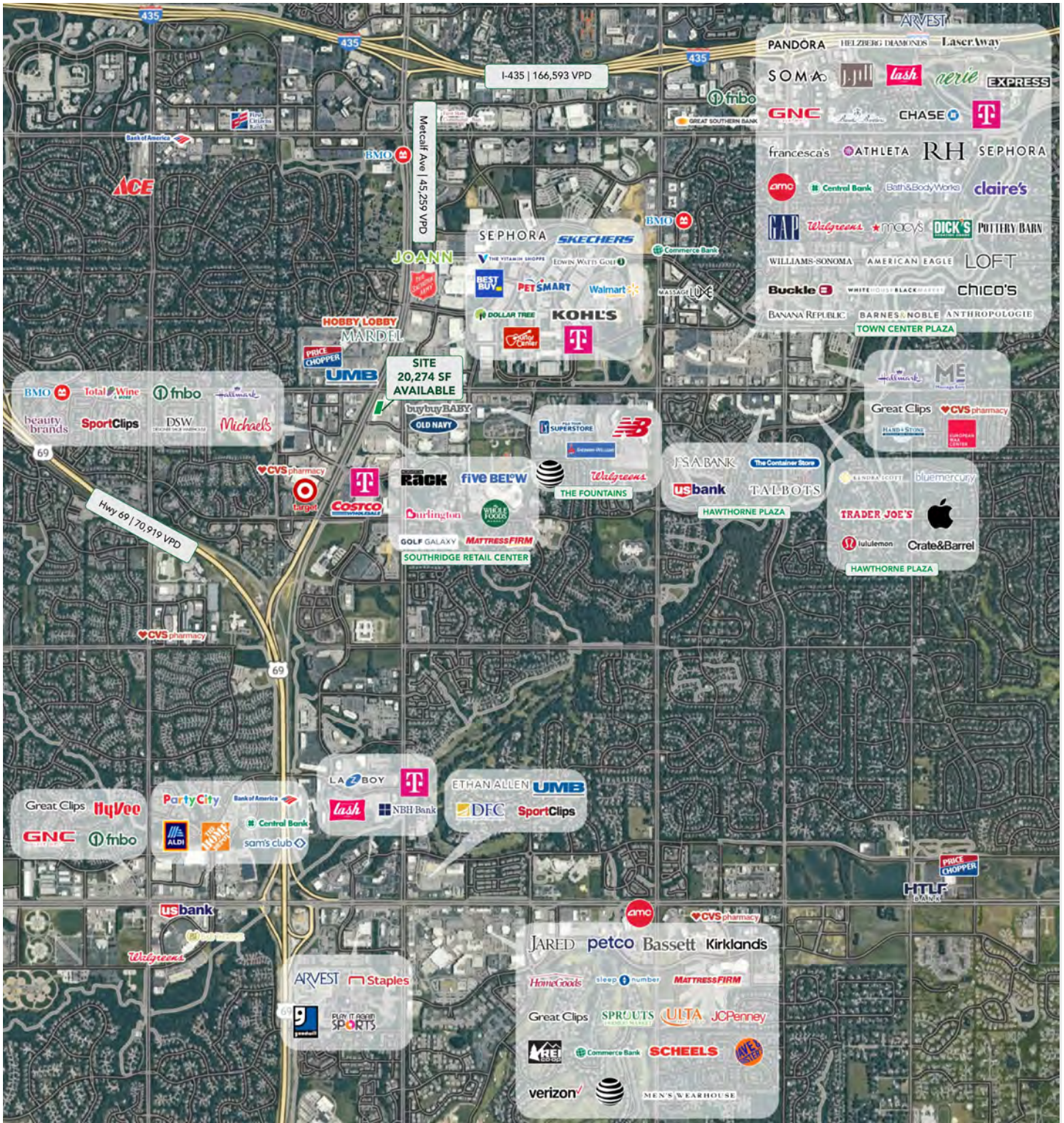
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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



**KIRK HANSON**  
**PRINCIPAL**

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, Nebraska with his wife and two sons. He enjoys spending his free time with his family and fishing.



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\*Agent has equity

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