

# Mixed Use Development

## 9701 Metcalf, Overland Park, KS

### Site Highlights

- Rare infill 11.87 acre site, impossible to find north of I-435
- A 93,000 SF fitness plan in place but site can be mixed use, medical, retail boxes hotel or other layered configuration
- Zoned CP-2 (Planned General Business District)
- Positioned along Metcalf Avenue, a dominant retail street with some of the highest non-highway traffic counts in Johnson County with nearly 50,000 cars per day
- Located next to a Lowe's Home Improvement with 476k visits (2023) per Placer and 134-unit Novel Place Senior Living community
- Adjacent to a new Chick-Fil-A, Whataburger, Andy's Frozen Custard, and LongHorn Steakhouse
- Located south of Shamrock Trading's 3 building campus expansion, \$262M development totaling 916,680 SF of office space
- Over \$1.6 billion invested and proposed in the surrounding area (2.5 mile radius) in the last 3 years including:
  - 1.7 million SF of office
  - 498,000 SF of retail
  - 1,750+ residential units

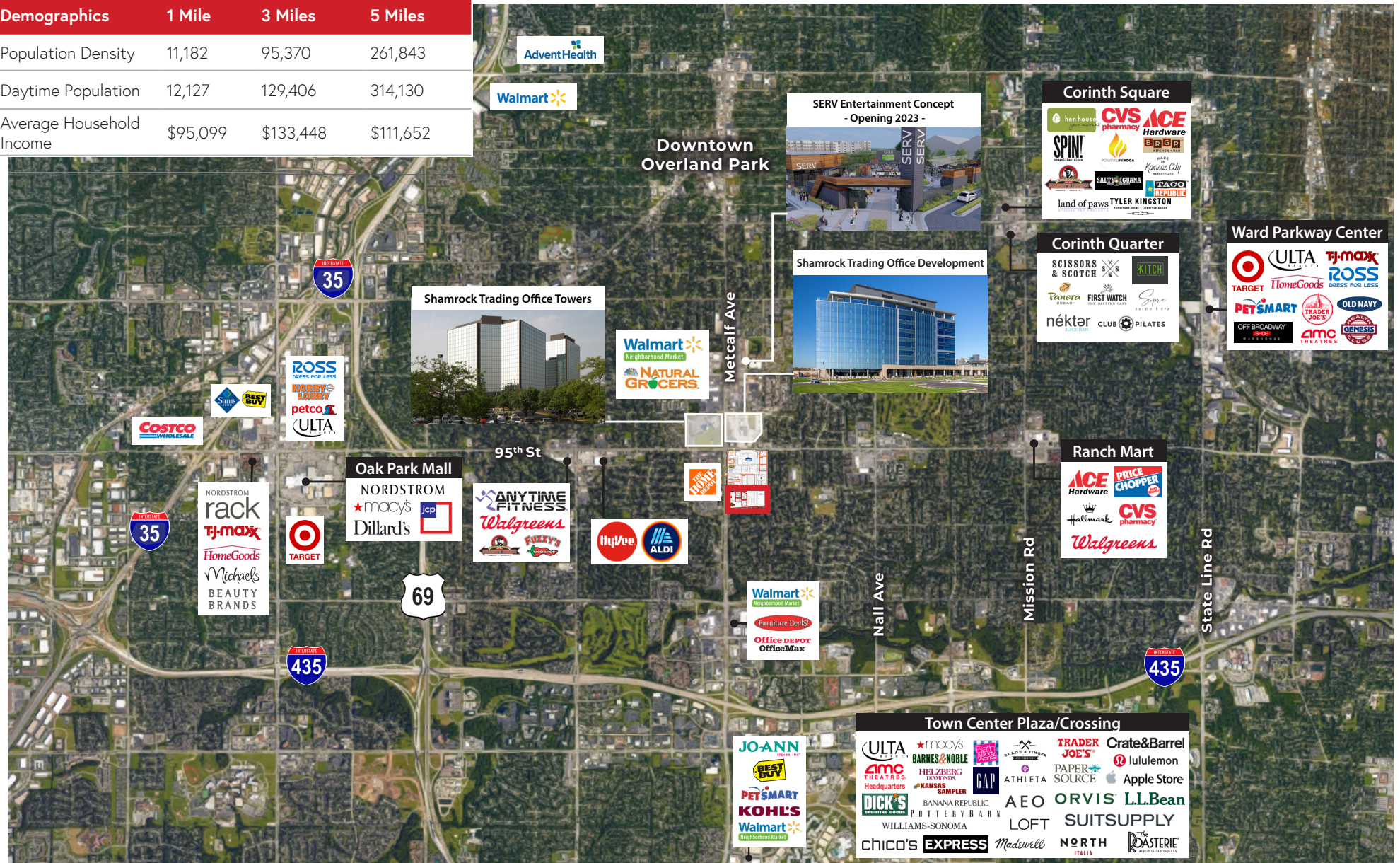
# For Lease





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Demographics	1 Mile	3 Miles	5 Miles
Population Density	11,182	95,370	261,843
Daytime Population	12,127	129,406	314,130
Average Household Income	\$95,099	\$133,448	\$111,652



**METCALF RENAISSANCE**



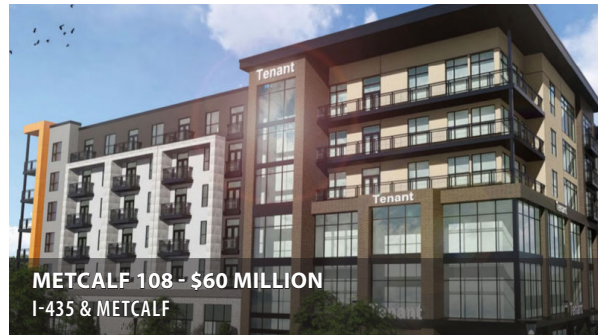
**REGENCY PARK RENOVATION - \$30 MILLION**  
93<sup>RD</sup> & METCALF



**SHAMROCK TOWER PHASE 1 & II - \$460 MILLION**  
95<sup>TH</sup> & METCALF



**JOHNSON COUNTY ARTS & HERITAGE CENTER - \$22 MILLION**  
87<sup>TH</sup> & METCALF



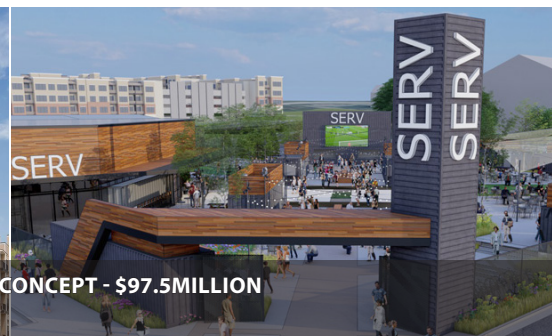
**METCALF 108 - \$60 MILLION**  
I-435 & METCALF



**STAYBRIDGE SUITES - \$20 MILLION**  
I-435 & METCALF



**THE PROMONTORY WITH SERV ENTERTAINMENT CONCEPT - \$97.5 MILLION**  
91<sup>ST</sup> & METCALF



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## Note:

Lots 4-5 may be combined, not platted  
Lots 6-9 may be combined, not platted

## Contact Us

David Hickman

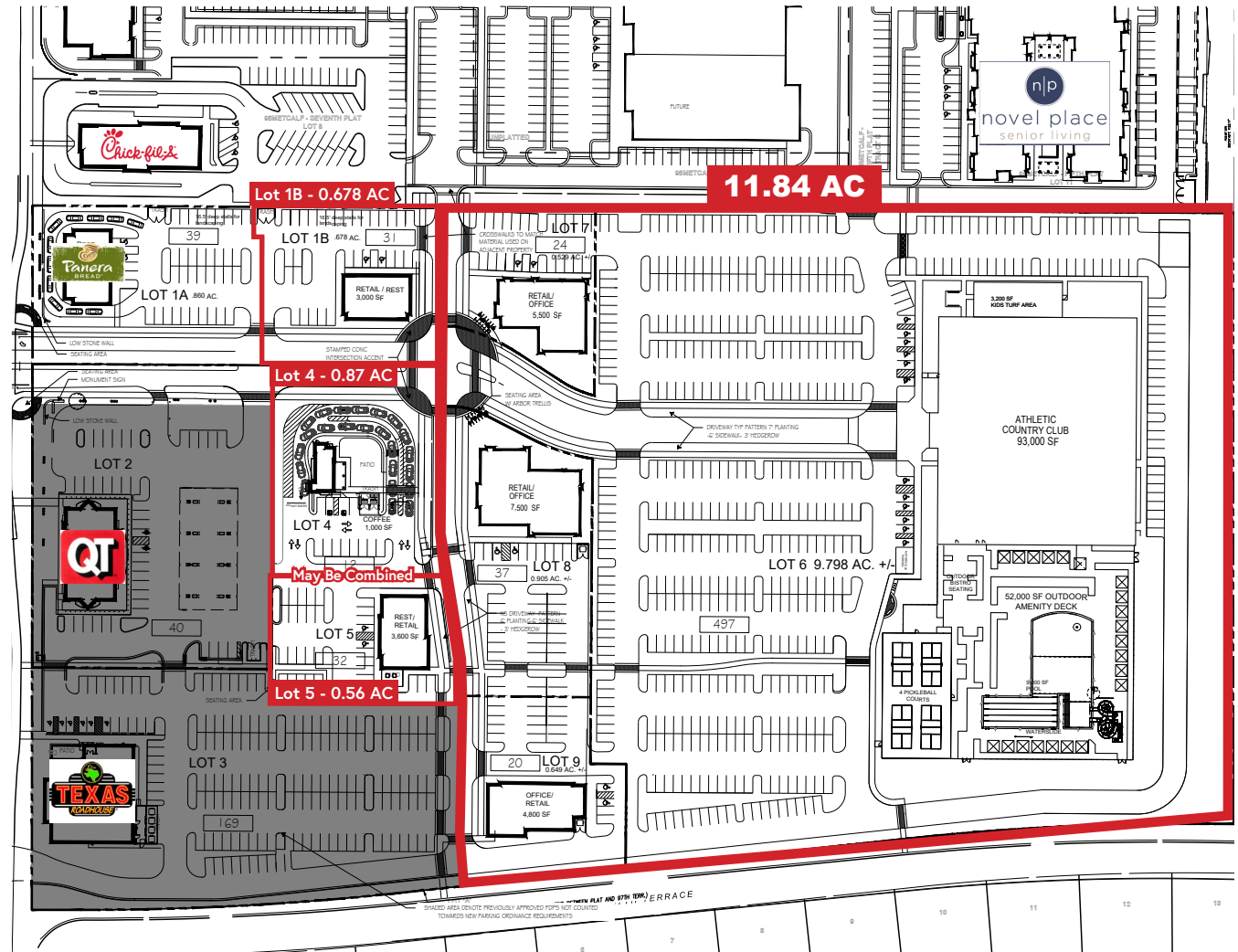
david@vadllc.com

Office: 913-491-8900

Mobile: 816-898-8531



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



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