

Pad Site for Sale or Ground Lease

Overland Park Pad Site

0.5 AC

9292 METCALF AVE | OVERLAND PARK, KS



Property Highlights

- Pad site in front of Regency Park Shopping Center
- 197,000 SF shopping center anchored by Micro Center, Chiefs Fit, and Natural Grocer
- Cross access and cross parking with center
- Zoned CP-2 (ability to add drive-thru)
- Site was previously a 7,233 SF restaurant (demolished)
- Over 37,000 CPD on Metcalf Avenue
- Directly across from the combined 650,000 SF Shamrock Trading office campus

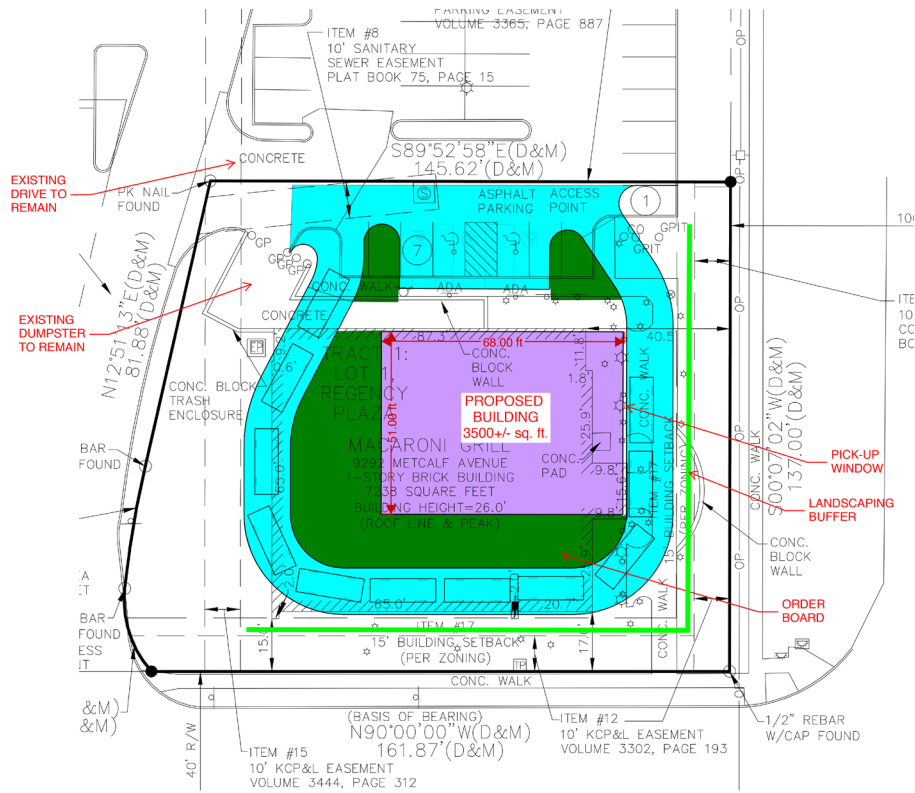
Demographics	1 MI.	3 MI.	5 MI.
Population	12,674	96,829	265,323
Avg. HH Income	\$109,836	\$125,918	\$129,822
# of Businesses	662	7,345	16,394

TOM O'LEARY

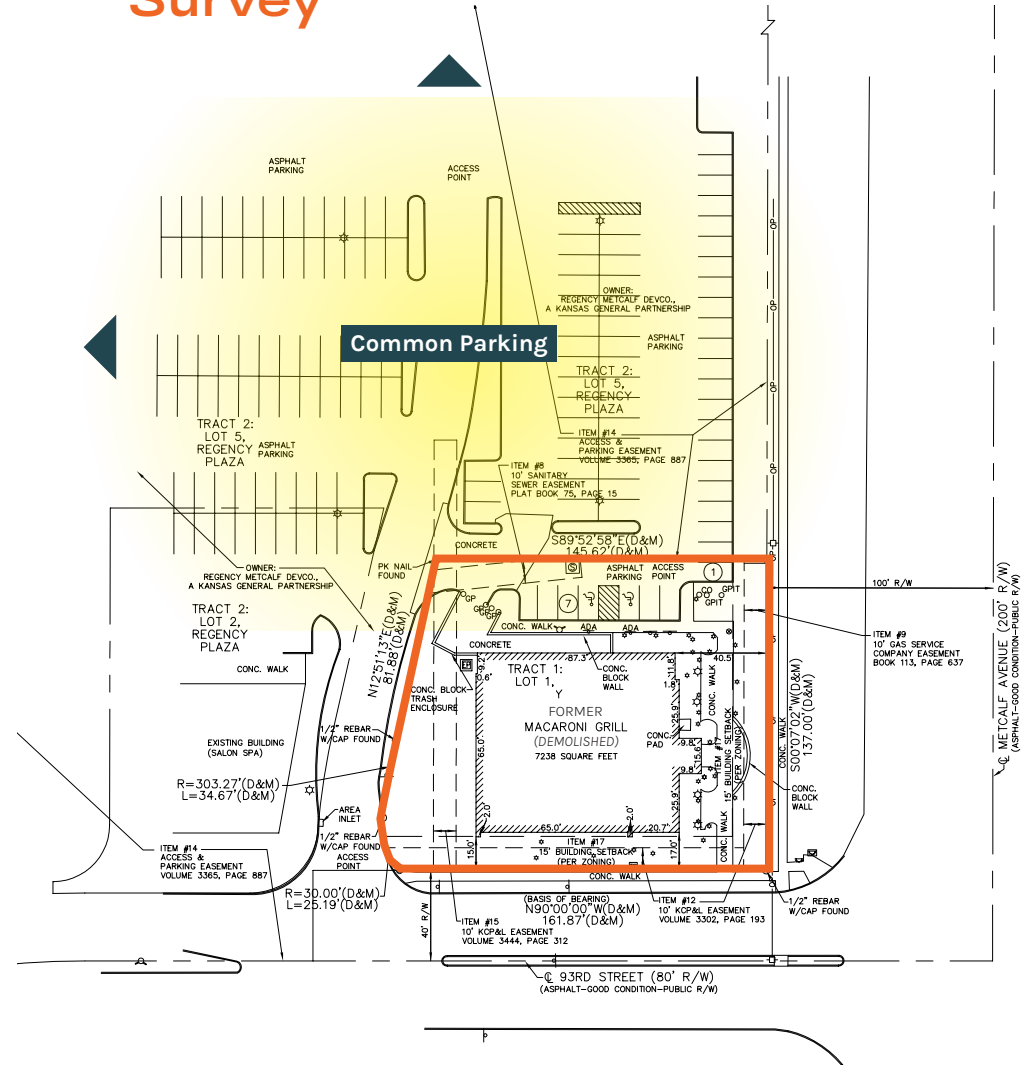
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LANE4

Sample Drive-Thru Site Plan




Survey



Regency Park Shopping Center



2.4M Visits (Last 12 Months)  **Placer.ai**
(Placer. Ai 2026)

+18.7% Visits YoY

65 MINUTE Average Dwell Time

TOP 20% of Neighborhood Centers in KS





AdventHealth

Walmart

75th St

Downtown Overland Park

Corinth Square/Quarter

ACE Hardware
CVS pharmacy
hen house
nékter
BGR
Karooos City
FIRST WATCH
Tanora
POWERLEVOGA
Supa
MEDDYS
SCISSORS & SCOTCH
KITCH

Ward Parkway Center

TARGET
ULTA
TJ-maxx
HomeGoods
ROSS
PETSMART
TRADER JOE'S
OFF BROADWAY
OLD NAVY
amc THEATRES
GENESIS

87th St

Metcalf Ave

Regency Park

CHIEFS
NATURAL GROCERS
MICO CENTER

SITE



SHAMROCK TRADING CORPORATION

Ranch Mart

ACE Hardware
PRICE CHOPPER
Hallmark
CVS pharmacy
Walgreens

COSTCO

Best Buy

ROSS
HOBBY LOBBY
petco
ULTA

95th St

Oak Park Mall

NORDSTROM
rack
TJ-maxx
HomeGoods
Michaels
BEAUTY BRANDS

TARGET

NORDSTROM
macy's
jcp
Dillard's

ANYTIME FITNESS
Walgreens
FUZZY'S

flyVee
ALDI

95 metcalf SOUTH

LOWE'S

Nall Hills

SPROUTS
HALF PRICE BOOKS
Orangetheory FITNESS

Meadowbrook

INN
The Market
VERBENA

69

435

Quivira Rd

Antioch Rd

Nall Ave

WORLD FRESH MARKET
Furniture Deals
Office DEPOT
OfficeMax

Mission Rd

435

State Line Rd

Town Center Plaza/Crossing

amc THEATRES
POTTERY BARN
ARITZIA
macy's
RH
TRADER JOE'S
Crate&Barrel
lululemon
BARNES & NOBLE
GAP
The Container Store
Apple Store
EVEREVE
DICK'S
BANANA REPUBLIC
ULTA
ANTHROPOLOGIE
Madewell
ATHLETA
THE NORTH FACE
PAPER SOURCE
WILLIAMS-SONOMA
EXPRESS
NORTH ITALIA
THE DASTERIE

