

AVAILABLE FOR LEASE

7000 W. 75TH STREET  
OVERLAND PARK, KANSAS

# Unique & Flexible

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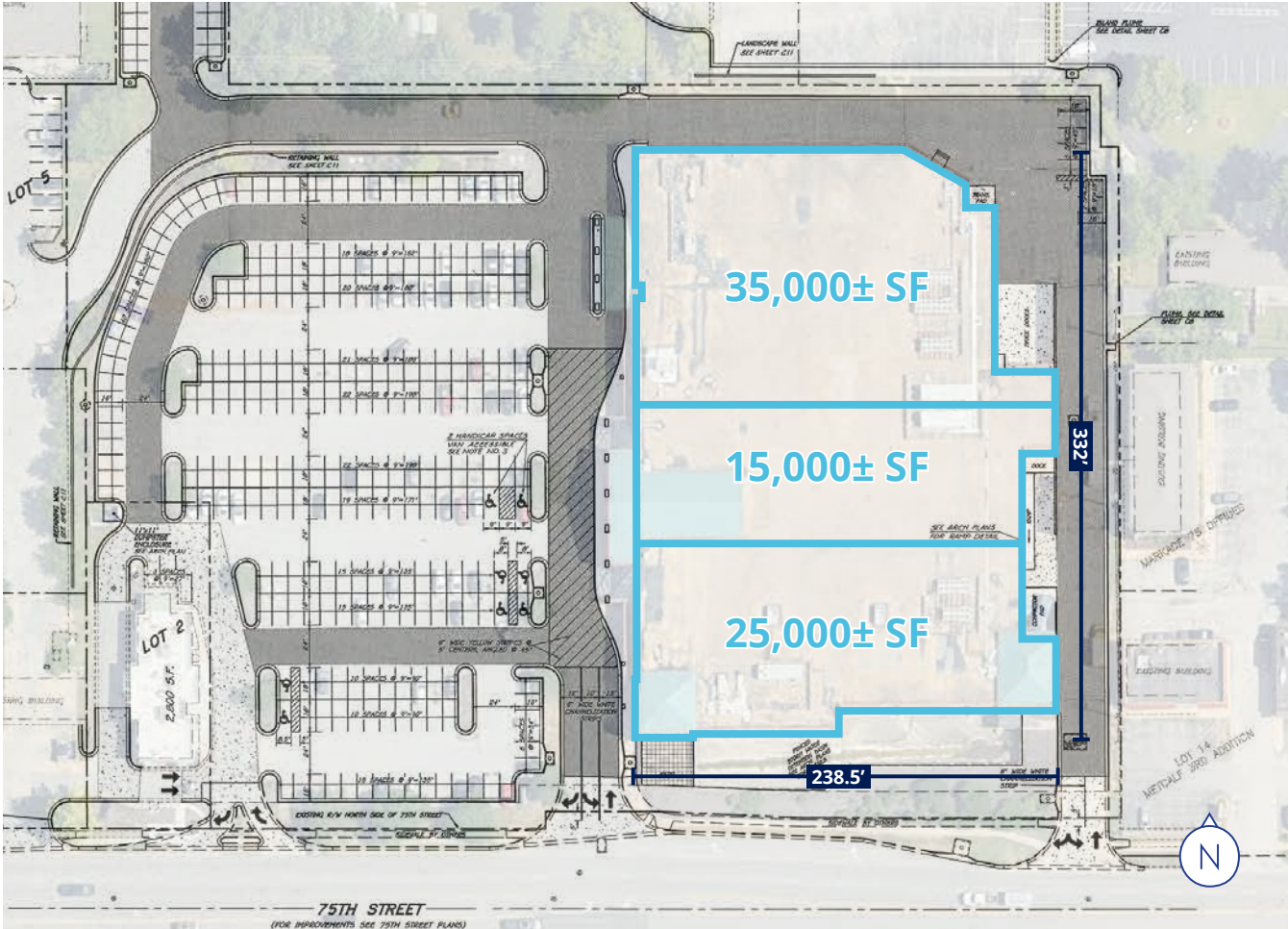


View Property Video



# Conceptual Floor Plan

73,650 TOTAL RSF | DEMISABLE TO 15,000 RSF



## RARE BIG/JUNIOR BOX OPPORTUNITY IN DENSE & AFFLUENT AREA

This former Price Chopper building sits at one of the most high-traffic and established intersections in the Kansas City metro. In the heart of Johnson County, known for its strong income and density, the property enjoys tremendous access and visibility, providing strong signage and brand presence.

The property is also part of the Downtown Overland Park redevelopment district which has experienced significant successful results over the past decade.

## PROPERTY FEATURES



Rare opportunity for big box or junior box



Prominent exterior and monument signage available



Located in established Overland Park commerce area



Strong retail market potential



# DRIVE-TIME DEMOGRAPHICS



**TOTAL POPULATION**

5-minute	32,400
10-minute	159,007
15-minute	421,561



**DISPOSABLE INCOME (AVG.)**

5-minute	\$84,402
10-minute	\$84,949
15-minute	\$84,031



**HOUSEHOLD INCOME (AVG.)**

5-minute	\$114,018
10-minute	\$117,501
15-minute	\$115,990



**NUMBER OF HOUSEHOLDS**

5-minute	15,973
10-minute	75,519
15-minute	204,073

## Merriam Town Center



## Ward Parkway Center



## 95th & Quivira



# High Traffic & Easy Access



Great Clips

NO BENTONS  
BEFORE THE END

TIRES PLUS

DUNKIN'

Walgreens

CVS  
pharmacy

HAWAIIAN BROS  
island grill

DOLLAR TREE

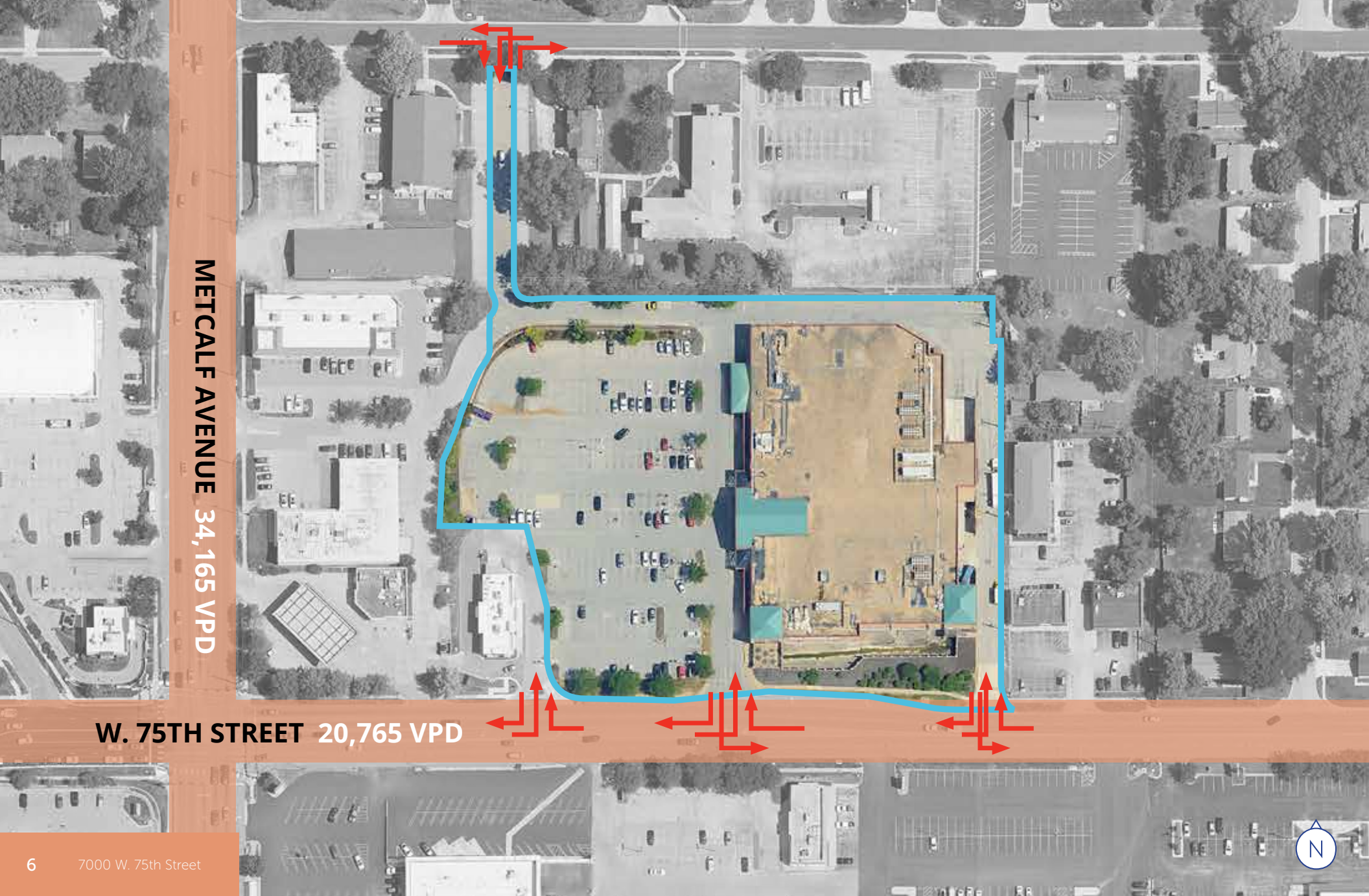
petco

METCALF AVENUE 34,165 VPD

W. 75TH STREET 20,765 VPD



# Site Plan



**METCALF AVENUE 34,165 VPD**

**W. 75TH STREET 20,765 VPD**

# Retail Reinvisioning

## MULTI-TENANT EVOLUTION

7000 W. 75th Street presents an excellent opportunity to reimagine the existing single-tenant space into a multi-tenant shopping destination. Ideal tenants could include:

- Discount Fashion
- Entertainment
- Home Furnishings
- Sporting Goods
- Grocery
- Fitness

CURRENT STOREFRONT



PROSPECTIVE RENDERING



# Metcalfe Corridor

## A HUB OF GROWTH & OPPORTUNITY

Overland Park's Metcalfe Corridor is experiencing unprecedented momentum, fueled by over 1,000 new multifamily units and a wave of commercial development. Major residential projects such as The Promontory, Avenue 80 & 81, The Vue, and The InterUrban Lofts have transformed the area into a thriving live-work-play destination. Exciting new additions like the Metcalfe South Apartments (300 units) and a mixed-use development by Hunt Midwest (225 units) are further enhancing the corridor's appeal. Anchoring the activity, The Promontory recently welcomed SERV—a state-of-the-art pickleball and entertainment venue offering indoor/outdoor courts, dining, and live performance space.

At the south end of the corridor, the \$180 million 95Metcalfe South redevelopment features Lowe's, QuikTrip, Panera, Chick-fil-A, Texas Roadhouse, and more, along with Novel Place Senior Living (134 units). The upcoming Tap Ins miniature golf and entertainment concept will bring even more energy to the area. Just across the street, Shamrock Trading Corporation is expanding with its \$262 million East Campus, adding two large office towers to support 4,000+ new employees. Meanwhile, Meridian, a \$2-billion transformation of the former Brookridge Golf Course, is set to deliver 2,000 apartments, hotels, 4.8M SF of office space, and vibrant retail—all reinforcing Metcalfe as Overland Park's premier commercial corridor.

Avenue 80





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