

Shonda Gonzales

BROKER, REALTOR®, ABR

913.404.7400

realinfo@shondagonzales.realtor

ShondaGonzales.Realtor



**Boutique Commercial Building
Owner-User or Investment Opportunity
High-Visibility Metcalf Corridor**

15145 METCALF AVE, OVERLAND PARK, KS 66223

Offered at: \$495,000

A unique, boutique-style commercial property combining charm, visibility, and long-term income potential—ideal for buyers seeking flexibility and character in a high-demand Overland Park Corridor



Owner Financing Available - Exceptional opportunity to acquire a well-located, income-producing commercial property along the highly visible Metcalf Avenue corridor in Overland Park. Zoned CP-2J (Planned General Business District), this property supports a wide range of retail, service, and office uses and has a proven 25+ year history of continuous commercial occupancy. Currently transitioning to vacancy (June 2026), this property presents a rare dual opportunity for an owner-user seeking to establish or relocate their business, or an investor looking to lease and stabilize for long-term income. Strong rental demand has been consistently supported, with recent lease rates ranging from \$2,750 to \$3,550 per month. While the exterior maintains a residential aesthetic, the interior layout and long-term usage are entirely commercial-making it ideal for boutique retail, salon/wellness, professional office, or specialty service businesses seeking a distinctive, non-strip-center presence.



Property Features

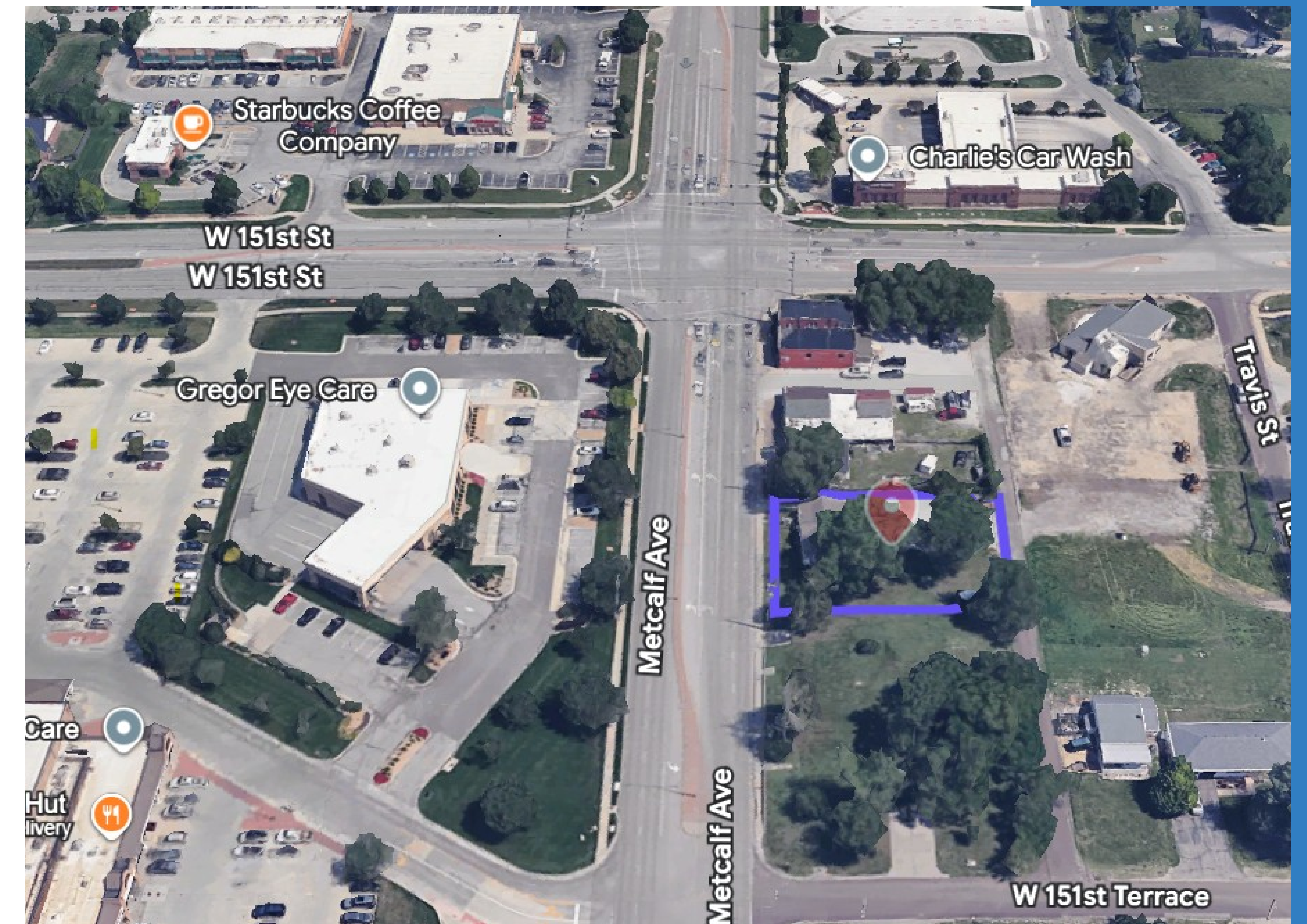
- Proven Second-Generation Professional Space
- Functional layout for office, retail, or service use
- Residential-style exterior with boutique commercial appeal

Trade Area Insights: Overland Park, KS 66223

Overland Park, KS 66223 emerges as a prime destination for investors and developers seeking robust market potential. With a population growth rate of 3.88% and a median net worth of \$499,190, the area presents a compelling opportunity for growth and development. The community's strong economic indicators, including a projected median household income of \$129,074, position it as a lucrative market for real estate ventures.

The trade area benefits from a daytime worker influx of approximately 11,662, underscoring a thriving business environment with significant consumer potential. This net commuter gain reflects the area's economic vitality, attracting businesses and bolstering market stability. The local unemployment rate of 4.2% is below the national average, indicating a resilient job market and a skilled workforce ready to support new ventures. Housing patterns reveal a high homeownership rate of 85%, single-family residences, which speaks to the area's stability and desirability for long-term investment. The median estimated home value stands at \$529,620, with a 3.7% increase over the past 12 months, indicating strong appreciation potential. These factors, combined with a median age of 37.6, suggest a youthful yet settled population ready for fresh commercial and residential opportunities. The disposable income average of \$111,736 highlights the community's spending power, making it attractive for retail and service-oriented developments. Additionally, with 3,941 residents in their 20s and 1,737 aged 70+, the market caters to diverse lifestyle preferences, enhancing its appeal for varied real estate projects. Looking ahead, Overland Park, KS 66223 is poised for continued growth, backed by its strategic demographic composition and favorable economic conditions. Investors and developers will find a fertile ground for projects that align with the community's prosperity and evolving needs.

- Prepared by: Shonda Gonzales | Juncture Real Estate | realinfo@ShondaGonzales.realtor



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