



GLENWOOD PLAZA SHOPPING CENTER

2,975 SF to 13,000 SF Spaces Available For Lease

Metcalfe Avenue at 91st Street (NWC), Overland Park, KS



LEASE RATE: \$10-\$20/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,228	98,764	264,912
Avg. Household Income	\$98,752	\$123,975	\$131,363

- 3,001 SF end cap restaurant space and 2,975 SF up to 10,680 SF retail spaces available
- Join Panda Express, Walmart Neighborhood Market, Dollar Tree, and many others
- Excellent visibility and signage to Metcalfe & 91st Street
- Traffic counts of 35,518 cars per day at this intersection
- Prime infill sites located in the heart of Johnson County, Kansas



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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#	Name	SF	Address
1	AVAILABLE	3,001 SF	9058B Metcalf Ave.
2	Toro Hibachi Sushi & Asian	4,547 SF	9058A Metcalf Ave
3	Ambica Foods	6,697 SF	9054 Metcalf Ave
4	AVAILABLE	13,000 SF	9050 Metcalf Ave
5	Rose Day Spa	2,000 SF	9042 Metcalf Ave
6	Clothing Concepts	2,500 SF	9040 Metcalf Ave
7	AVAILABLE	10,680 SF	9038 Metcalf Ave
8	AVAILABLE	2,975 SF	9036 Metcalf Ave
9	Glenwood Antique Mall	45,037 SF	9030 Metcalf Ave
10	Dollar Tree	10,323 SF	9024 Metcalf Ave
11	AVAILABLE	10,000 SF	9012 Metcalf Ave
12	Walmart Neighborhood Market	43,500 SF	9000 Metcalf Ave
13	Mitsu's Hair Academy & Salon	6,160 SF	9062 Metcalf Ave
14	Pho Solar Vietnamese Cuisine	1,500 SF	9066 Metcalf Ave
15	Majestic Nails	1,159 SF	9078 Metcalf Ave
16	Panda Express	2,448 SF	9080 Metcalf Ave





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AERIAL DRONE PHOTO





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AERIAL



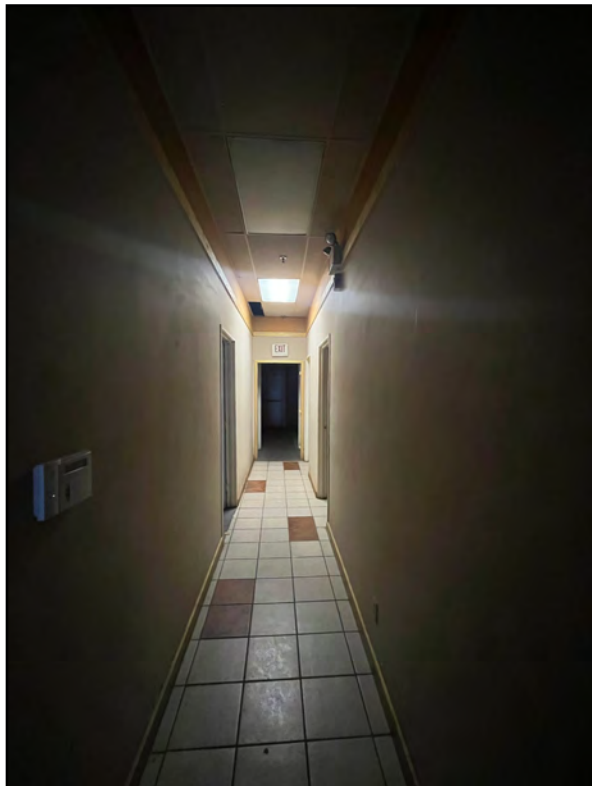
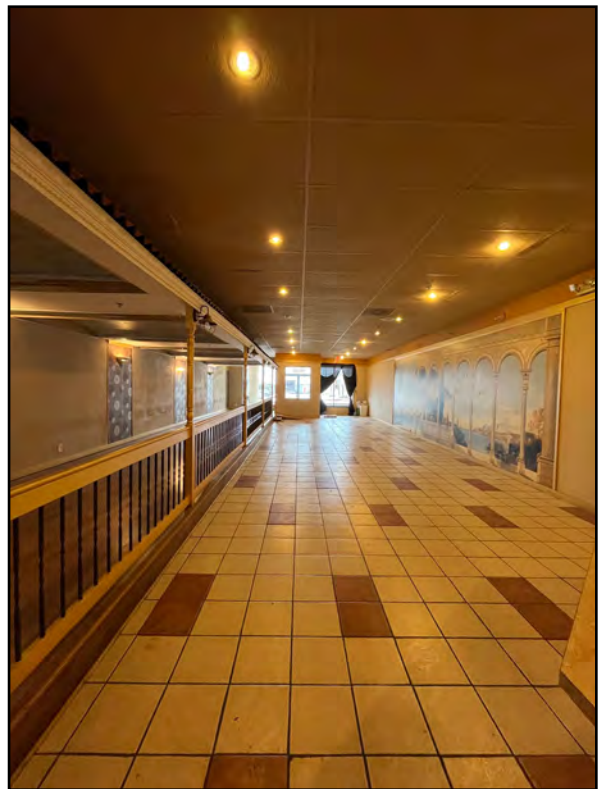


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9036 METCALFE PHOTOS

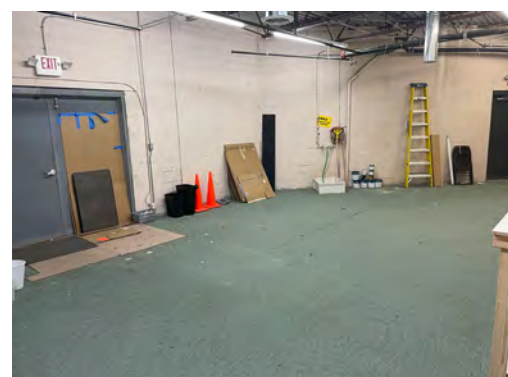
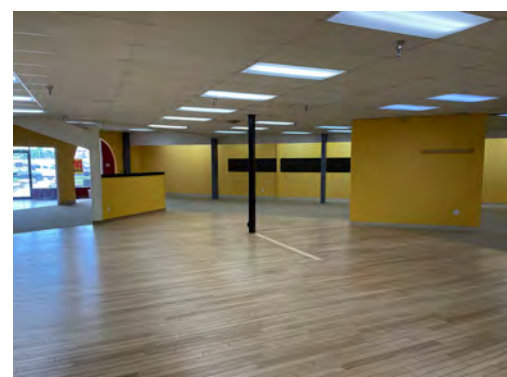
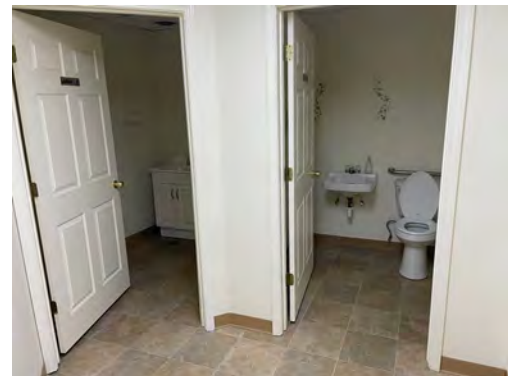




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9038 METCALF PHOTOS





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OVERLAND PARK, KANSAS FACTS

- Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is the second most populous city in the Kansas City metropolitan area.
- The median income for a household in the city is \$71,513, and the median income for a family is \$93,293.
- The average appraised value of an Overland Park home is \$342,337 (2019) and the average sales price is \$365,772 (2018). Overland Park, as a whole, benefits from a high level of owner occupancy as the citywide single-family home ownership rate was 64% in December 2014.
- 99.6% of residents have high school diplomas, 61.4% have a Bachelor's degree or higher, and 24.2% graduate or professional degree.
- The Scheels Overland Park Soccer Complex is the only complex of its kind in the country and helped Overland Park be named the number one soccer city in the nation by Livability.com. The 96-acre complex with 12 lighted regulation-size fields, all with synthetic turf, hosted the 2010 and 2013 US Youth Soccer National Championships and will host the 2019 and 2020 US Youth Soccer National Championships.
- [Click Here To View: Overland Park Economic and Development Profile Report](#)
- [Best Cities to Buy a House in America \(#1\) - Niche.com](#)
- [Top 100 Best Places to Live \(#11\) - Livability.com](#)
- [Best Places to Live \(#15\) - Money.com](#)
- [Best Place to Live in Kansas - Thisisinsider.com](#)
- [Hottest Zip Codes in the United States \(#8\) - Realtor.com](#)
- [Most Popular Large Cities to Relocate to \(#6\) - moveBuddha.com](#)
- [Best Cities for Young Families to Buy a Home \(#17 overall, #1 in the Midwest\) - valuepenguin.com](#)
- [Top 25 Cities Where Millennials Are Buying Homes \(#11\) - SmartAsset.com](#)
- [Best Places to Raise a Family \(#1\) - Wallethub.com](#)
- [Best Places to Rent in America \(#7\) - Wallethub.com](#)
- [Best Cities for People With Disabilities \(#1\) - WalletHub.com](#)
- [Best Cities for Hispanic Entrepreneurs \(#24\) - Wallethub.com](#)
- [Best Cities for Wallet Fitness \(#8\) - WalletHub.com](#)
- [Best Places for Staycation \(#4\) - Viewfinder - Expedia](#)
- [Most Undervalued Cities in America \(#11\) - SmartAsset.com](#)
- [Best Cities for Keeping Your New Year's Resolutions \(#13\) - WalletHub.com](#)

JOHNSON COUNTY, KANSAS FACTS

- According to the US Census Bureau, Johnson County is one of the largest counties in the state of Kansas and one of the wealthiest counties in the United States
- Johnson County is growing three times the rate of Kansas in general, according to the US Census Bureau
- According to the US Census Bureau, Johnson County residents are more educated and more likely to own their own home than elsewhere in Kansas
- The unemployment rate in Johnson County has dropped steadily since early 2011, with a current rate of 2.8%, as compared to the state average of 3.4% and the national average of 4.0%
- 95.6% of residents have high school diplomas, 51.1% have a Bachelor's degree or higher, and 17.9% graduate or professional degree.
- [25 Best Counties in the Country to Live in \(Johnson County, #23\) - USA TODAY](#)



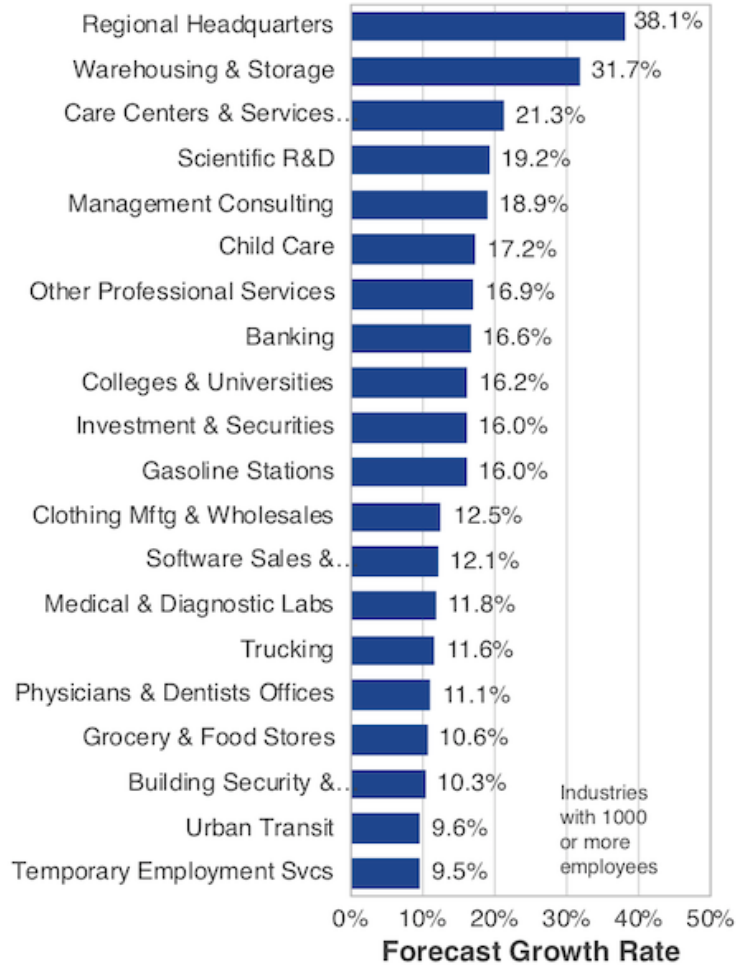
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FASTEST GROWING INDUSTRIES

Top 20 Highest % Growth Industries

Johnson County KS, Forecast 2017-2022



Source: Avalanche Consulting calculations on data from EMSI

Top 20 Industries Creating Most New Jobs

Johnson County KS, Forecast 2017-2022



Source: Avalanche Consulting calculations on data from EMSI

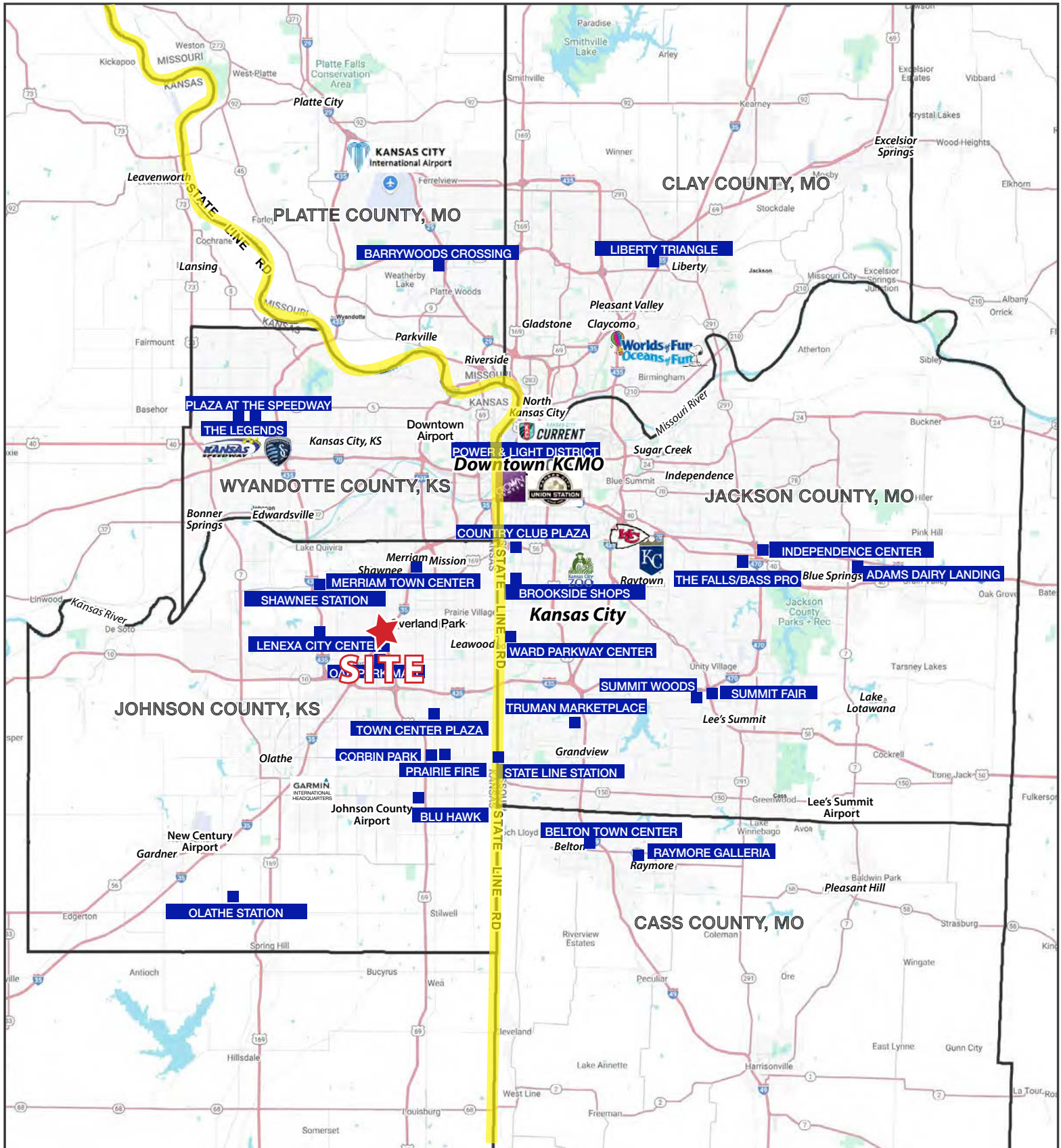




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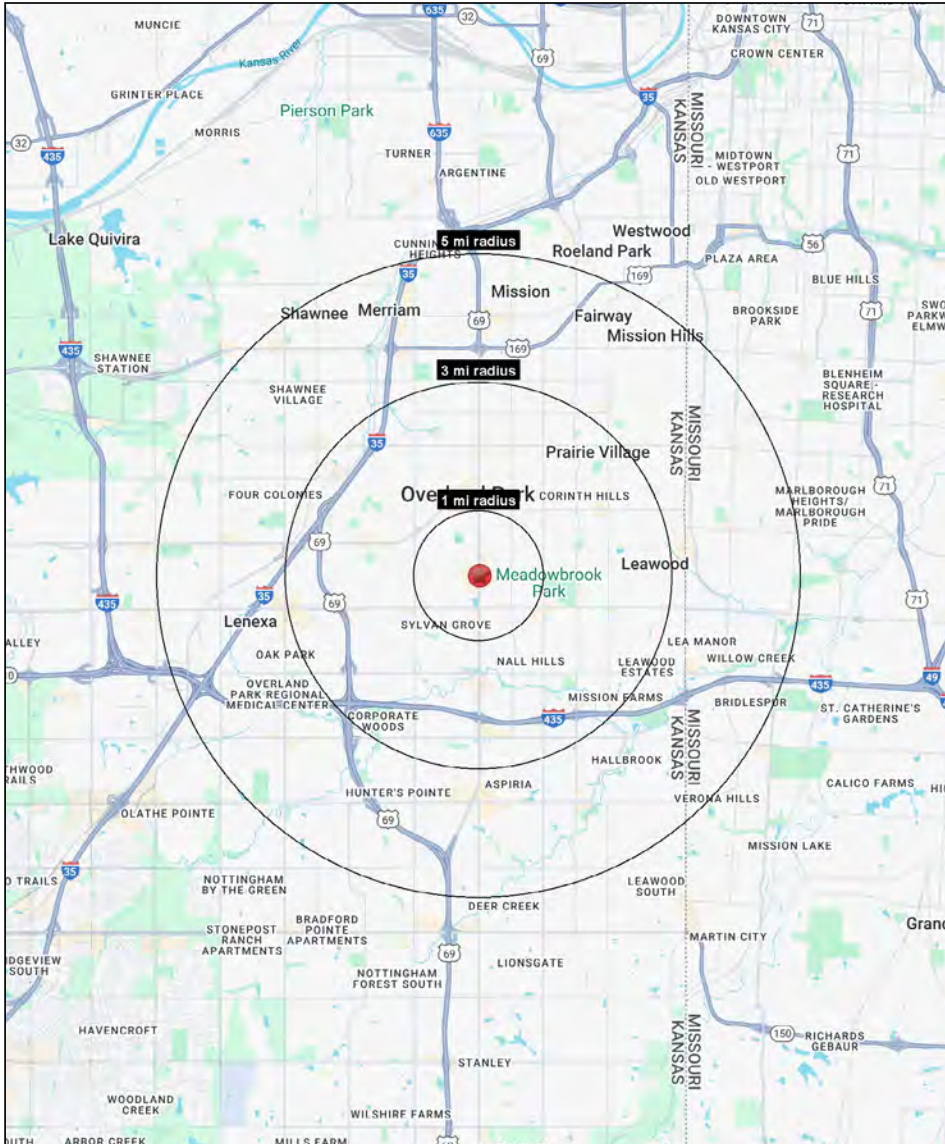




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1-3-5 MILE RADIUS RING MAP & DEMOS



91st Street & Metcalf Avenue Overland Park, KS 66212	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,228	98,764	264,912
2030 Projected Population	12,834	97,327	262,952
2020 Census Population	12,757	94,530	256,464
2010 Census Population	12,264	90,763	248,368
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.4%
2025 Median Age	39.3	39.4	39.9
Households			
2025 Estimated Households	6,237	44,639	120,574
2030 Projected Households	6,168	44,861	121,998
2020 Census Households	5,991	42,459	116,130
2010 Census Households	5,647	40,415	111,000
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	0.7%	0.7%	0.6%
Race and Ethnicity			
2025 Estimated White	78.5%	81.2%	79.9%
2025 Estimated Black or African American	6.7%	5.5%	6.8%
2025 Estimated Asian or Pacific Islander	3.9%	3.3%	4.1%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2025 Estimated Other Races	10.6%	9.7%	8.9%
2025 Estimated Hispanic	11.1%	10.1%	9.3%
Income			
2025 Estimated Average Household Income	\$98,752	\$123,975	\$131,363
2025 Estimated Median Household Income	\$89,688	\$100,481	\$103,216
2025 Estimated Per Capita Income	\$46,634	\$56,177	\$59,922
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.4%	2.0%
2025 Estimated High School Graduate	17.0%	13.4%	13.3%
2025 Estimated Some College	19.0%	18.1%	17.9%
2025 Estimated Associates Degree Only	6.2%	7.4%	7.0%
2025 Estimated Bachelors Degree Only	34.8%	34.9%	35.3%
2025 Estimated Graduate Degree	17.8%	22.1%	23.0%
Business			
2025 Estimated Total Businesses	526	6,218	15,087
2025 Estimated Total Employees	6,832	102,364	220,789
2025 Estimated Employee Population per Business	13.0	16.5	14.6
2025 Estimated Residential Population per Business	25.2	15.9	17.6

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