

# SPACE FOR LEASE

7620 Metcalf Avenue, Overland Park, Kansas

**1,406 SF - 4,070 SF**



**OAKBROOK PLAZA**  
**RETAIL SPACES AVAILABLE**

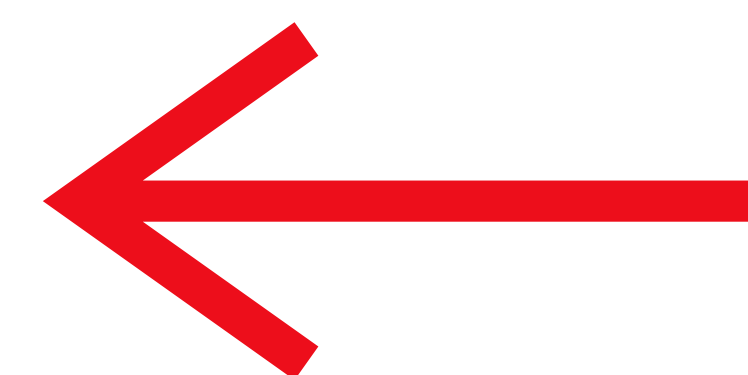
**Rubenstein**  
REAL ESTATE CO., LC

Cullen Magariel | [cullen@rubensteinre.com](mailto:cullen@rubensteinre.com) | (913) 202-2395 |  
4400 Shawnee Mission Pwky, Suite 209, Fairway, Kansas 66205



# OVERVIEW:

- 1,406-4,070 SF of retail or office space available for lease in Overland Park
- \$10-\$20 SF + NNN's of \$7.00
- Located at 77th Street and Metcalf Avenue with visibility to around 32,600 vehicle per day
- Co-tenancy includes Pizza Hut, Anytime Fitness, Boost Mobile, and H&R Block
- Great opportunity for service-based users and daily needs
- Monument sign

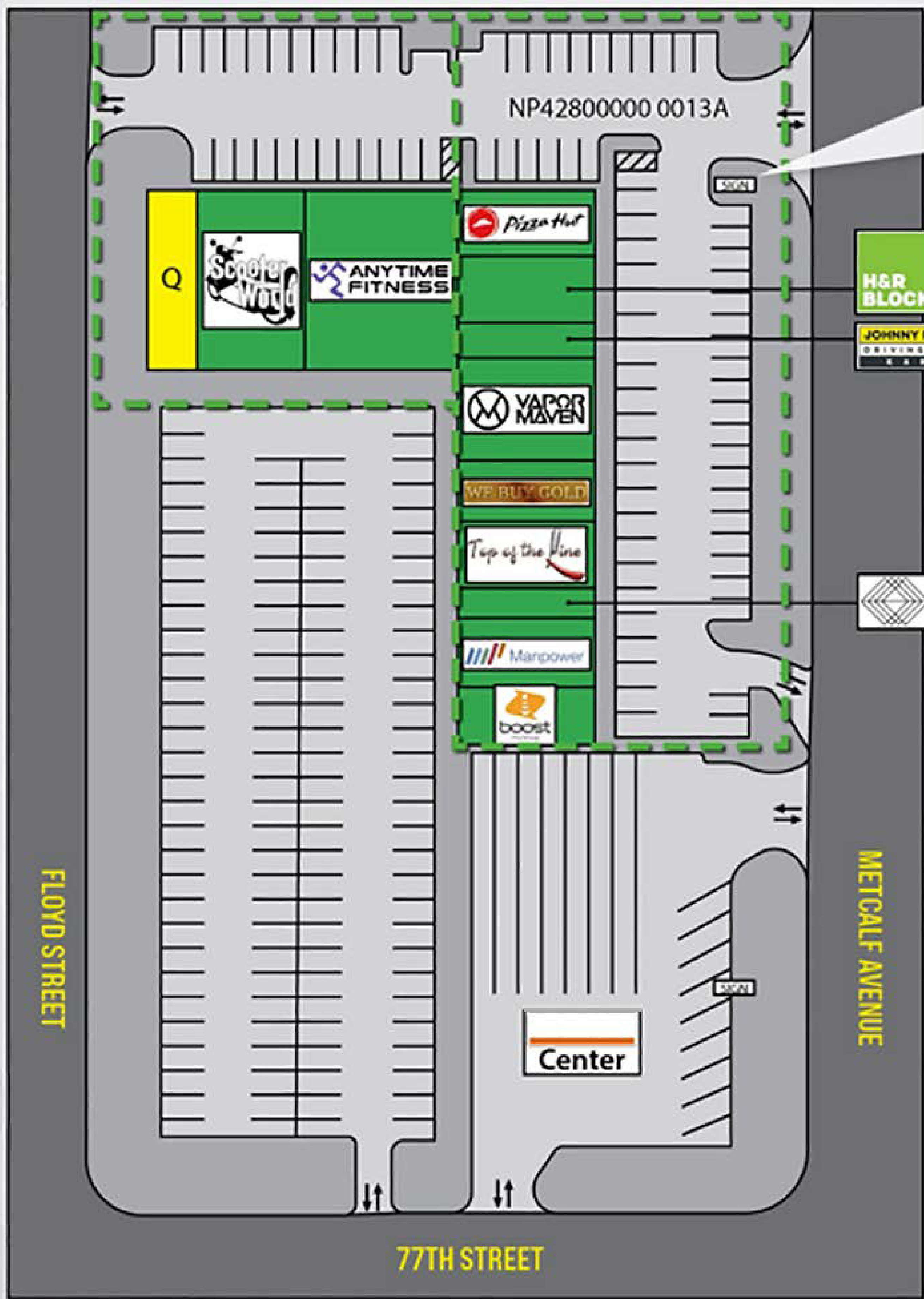


**H&R BLOCK®**



**Rubenstein**  
REAL ESTATE CO., LC

CULLEN MAGARIEL CULLEN@RUBENSTEINRE.COM  
(913) 202-2395



MONUMENT SIGNAGE

**OAKBROOK PLAZA @  
DOWNTOWN OVERLAND PARK**  
7620 METCALF AVENUE  
OVERLAND PARK, KS 66204

SUITE	TENANTS	SF
A	BOOST MOBILE	1,450
B	MANPOWER GROUP	1,388
C	LA MEXICANITA	926
D	TOP OF THE LINE BARBER & BEAUTY	1,398
E	WE BUY GOLD	1,332
F & G	VAPOR MAVEN	2,298
H	JOHNNY ROWLANDS DRIVING SCHOOLS	1,000
I	H & R BLOCK	1,397
J	PIZZA HUT	1,433
K-N	ANYTIME FITNESS	5,328
O & P	SCOOTER WORLD	2,664
Q	AVAILABLE	1,406
TOTAL SQUARE FOOTAGE		22,020



# SITE AERIAL

LEAWOOD  
- \$234,508 AHHI -

DEMOGRAPHICS	
POPULATION WITHIN...	
1 MILE:	12,323
3 MILES:	106,170
5 MILES:	270,369

**SERV**

- 6 INDOOR AND 2 OUTDOOR PICKLEBALL COURTS -  
- CONCERT VENUE AND FOOD HALL -

novel place

**LOWE'S**

**PROMONTORY APARTMENTS**  
- LUXURY MIXED-USE DEVELOPMENT -

**THE HOME DEPOT**

BANK OF AMERICA TACO BELL

JACK STACK BARBECUE

WHATABurger

Chick-fil-A

LONGHORN STEAKHOUSE

Andy's

AVENUE 82

- Class A Office Space -  
- 70,000 SF -  
- 250 Employees -

Downtown Overland Park

SANTA FE TOWER APARTMENTS

- 250 UNIT 12-STORY HIGH RISE -

VARIOUS SERVICE BASED RETAIL TENANTS

## MAJOR NEW CONSTRUCTION PROJECTS

1  AVENUE EIGHTY	2  AVENUE SENIOR LIVING	3  EDISON DISTRICT
4  EPC	5  The Halston	6  MMGY Global
7  THE VUE	8  UMB	9  STRANG HALL

- SEE PAGES 19-26 -

2 AVENUE 81

4 EPC

1 AVENUE

MATT ROSS COMMUNITY CENTER

6 3

8 UMB

7 THE VUE

5

9

EDISON

STRANG HALL

THE UPPER CRUST

The Peanut

VARIOUS LOCAL/REGIONAL RESTAURANTS

VARIOUS LOCAL/REGIONAL RESTAURANTS

AAMCO

MIDAS

Firestone

OVERLAND PARK FARMERS' MARKET

THE PARK APARTMENTS

SUBJECT PROPERTY

**Oakbrook Plaza**

@ DOWNTOWN OVERLAND PARK

77TH STREET

QT

McDonald's

Auto Zone

meineke

Advance Auto Parts

NAPA

BURGER KING

**#3 OVERLAND PARK**

BEST PLACES TO LIVE IN US



## Demographic Summary Report

### Oak Brook Plaza

7620 Metcalf Ave, Overland Park, KS 66204

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Storefront**      % Leased: **100%**  
 GLA: **25,211 SF**      Rent/SF/Yr: **-**  
 Year Built: **1986**



Radius	1 Mile		3 Mile		10 Mile	
<b>Population</b>						
2029 Projection	12,743		109,156		812,277	
2024 Estimate	12,225		104,784		794,081	
2020 Census	11,951		102,805		777,776	
Growth 2024 - 2029	4.24%		4.17%		2.29%	
Growth 2020 - 2024	2.29%		1.93%		2.10%	
<b>2024 Population by Hispanic Origin</b>	1,323		11,540		100,026	
<b>2024 Population</b>	12,225		104,784		794,081	
White	10,017	81.94%	83,290	79.49%	505,536	63.66%
Black	485	3.97%	5,855	5.59%	134,422	16.93%
Am. Indian & Alaskan	39	0.32%	349	0.33%	5,416	0.68%
Asian	269	2.20%	2,445	2.33%	35,794	4.51%
Hawaiian & Pacific Island	7	0.06%	40	0.04%	1,296	0.16%
Other	1,409	11.53%	12,805	12.22%	111,619	14.06%
U.S. Armed Forces	0		93		896	
<b>Households</b>						
2029 Projection	6,168		49,285		345,427	
2024 Estimate	5,907		47,224		337,281	
2020 Census	5,756		46,152		329,108	
Growth 2024 - 2029	4.42%		4.36%		2.42%	
Growth 2020 - 2024	2.62%		2.32%		2.48%	
Owner Occupied	3,438	58.20%	27,573	58.39%	181,611	53.85%
Renter Occupied	2,469	41.80%	19,651	41.61%	155,670	46.15%
<b>2024 Households by HH Income</b>	5,907		47,225		337,282	
Income: <\$25,000	743	12.58%	5,386	11.40%	51,641	15.31%
Income: \$25,000 - \$50,000	1,186	20.08%	8,946	18.94%	63,550	18.84%
Income: \$50,000 - \$75,000	1,297	21.96%	9,419	19.94%	57,849	17.15%
Income: \$75,000 - \$100,000	1,051	17.79%	7,670	16.24%	44,866	13.30%
Income: \$100,000 - \$125,000	536	9.07%	3,948	8.36%	32,635	9.68%
Income: \$125,000 - \$150,000	474	8.02%	3,724	7.89%	22,838	6.77%
Income: \$150,000 - \$200,000	404	6.84%	4,034	8.54%	29,033	8.61%
Income: \$200,000+	216	3.66%	4,098	8.68%	34,870	10.34%
<b>2024 Avg Household Income</b>	\$83,277		\$97,399		\$98,675	
<b>2024 Med Household Income</b>	\$69,649		\$74,602		\$72,980	