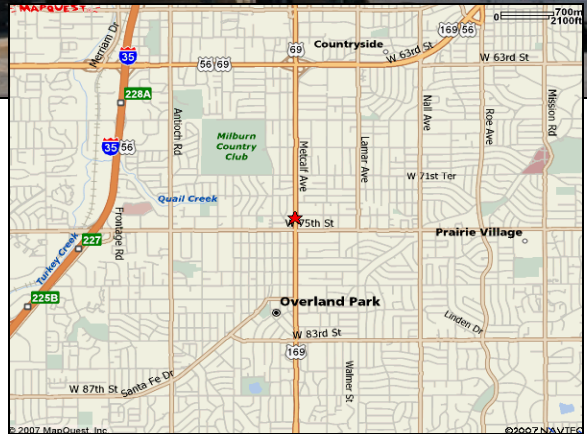


# PRICE CHOPPER

Anchored Center

75th & Metcalf  
Overland Park, Kansas



- ◆ 1,175 SF Available
- ◆ **\$17 PSF**, NNN: fixed CAM
- ◆ Tenants Include Price Chopper, Great Clips, Advance America, & Tires Plus
- ◆ Monument Signage Available
- ◆ Great Visibility to Metcalf

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,337	104,468	266,404
Median HH Income	\$49,790	\$56,760	\$59,419
Average HH Income	\$56,894	\$69,097	\$72,732

## RUBENSTEIN REAL ESTATE CO., LC

4400 Shawnee Mission Parkway, Suite 209  
Fairway, KS 66205  
(913) 362-1999 | Fax (913) 362-1969  
[www.rubensteinre.com](http://www.rubensteinre.com)

**DENISE FERRO**  
[denise@rubensteinre.com](mailto:denise@rubensteinre.com)

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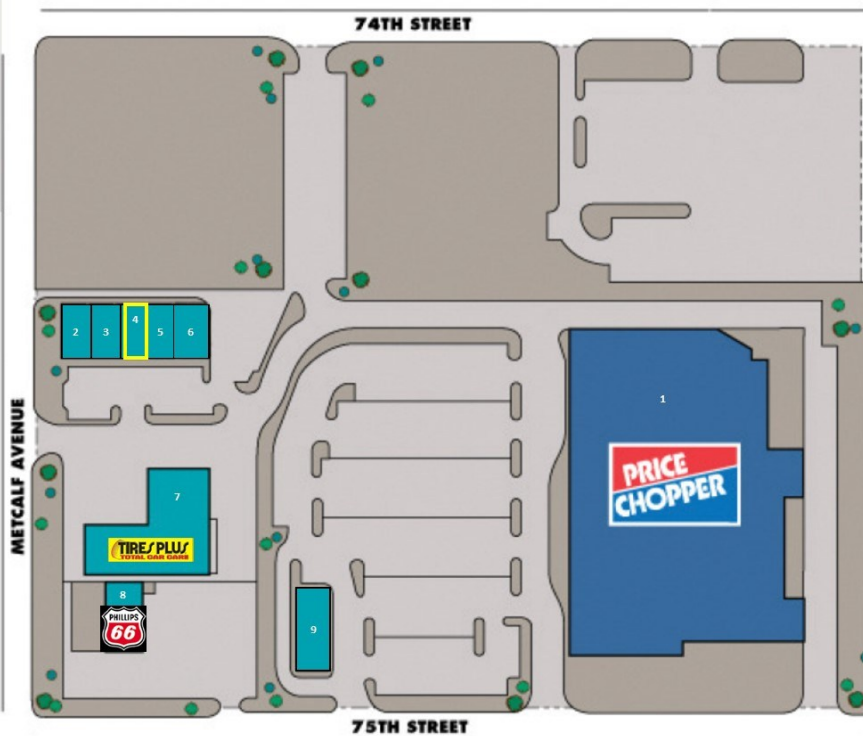
SITE SUMMARY		
23,239 SQ. FT.		
1	Price Chopper	xxx SQ. FT.
2	Vapor World (7417 B Metcalf)	1,940 SQ. FT.
3	Advance America (7417-25 Metcalf)	1,940 SQ. FT.
4	Available (7419 Metcalf)	1,175 SQ. FT.
5	Great Clips (7421 Metcalf)	1,033 SQ. FT.
6	Connie Chipp, DC (7423 A Metcalf)	2,400 SQ. FT.
7	Tires Plus (7425 Metcalf)	9,630 SQ. FT.
8	Phillips 66 (7427 Metcalf)	2,604 SQ. FT.
9	Mo Bettah's (7006 W 75th Street)	2,517 SQ. FT.

KEY	
■	AVAILABLE
■	LEASED
■	ANCHOR



**Rubenstein**  
REAL ESTATE CO., LC  
(913) 362-1999

## 75TH STREET SHOPS Overland Park, Kansas



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