



**7,703 SF Office/Medical Space for Lease**

**13801 Metcalf Avenue**

**Overland Park, KS**

# Location Details

## 13801 Metcalf Avenue

is a brand new 26,018 SF medical/office building located directly on Metcalf Avenue and near South Johnson County's best food, retail and entertainment spots including Prairie Fire and Lifetime Fitness. In close proximity to 69 Highway, 13801 Metcalf is surrounded by highly sought after single family and multifamily neighborhoods.



## Demographics

### Population

1-miles	3-miles	5-miles
<b>13,825</b>	<b>91,221</b>	<b>191,752</b>

### Number of Households

1-miles	3-miles	5-miles
<b>6,245</b>	<b>35,333</b>	<b>75,745</b>

### Median Household Income

1-miles	3-miles	5-miles
<b>\$95,482</b>	<b>\$120,435</b>	<b>\$114,913</b>

### Median Age

1-miles	3-miles	5-miles
<b>36.1</b>	<b>39.8</b>	<b>40.7</b>

# Availabilities

## 2nd Floor West Shell Space:

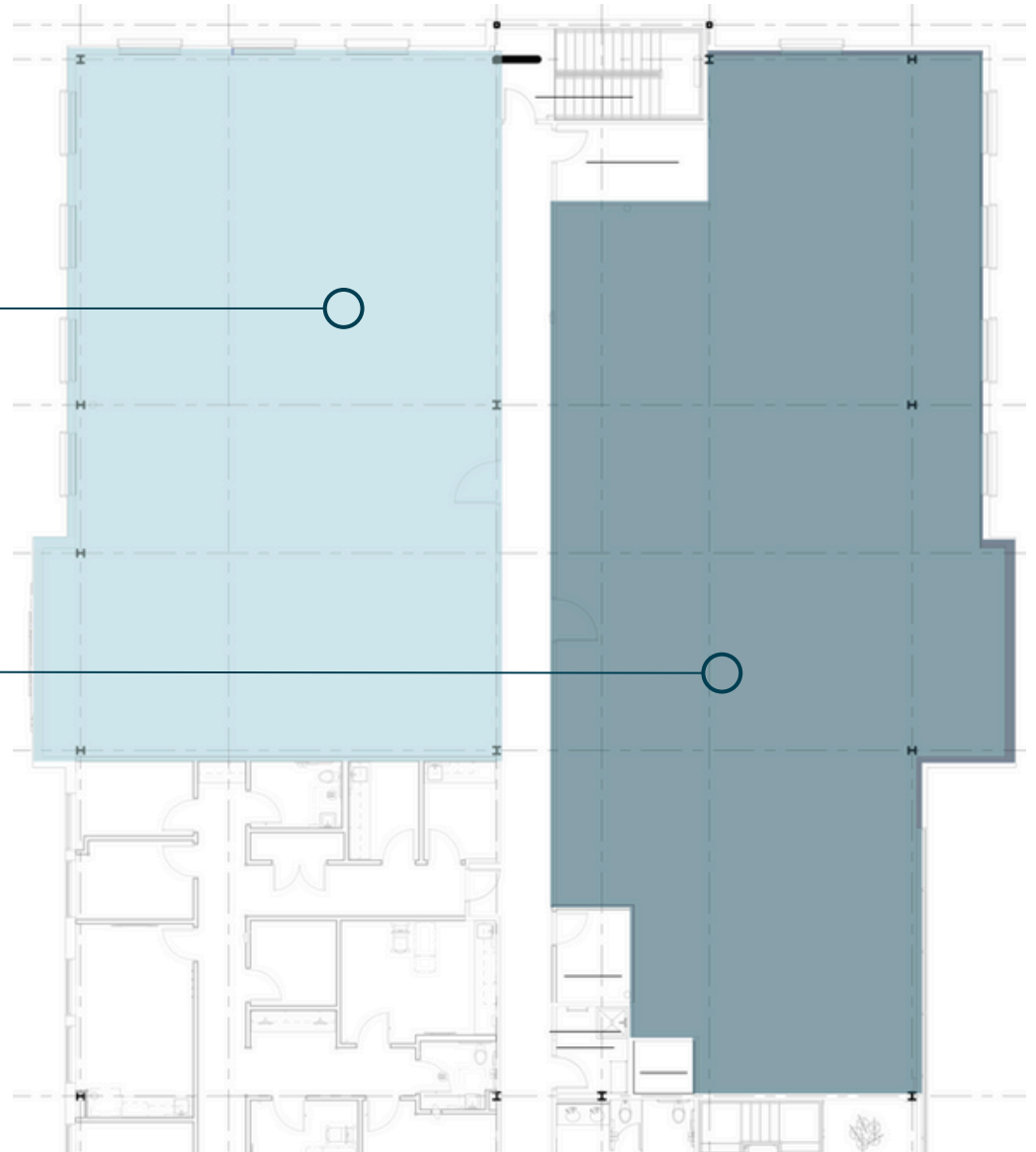
3,397 RSF

\$21.46 PSF NNN

## 2nd Floor East Shell Space:

4,306 RSF

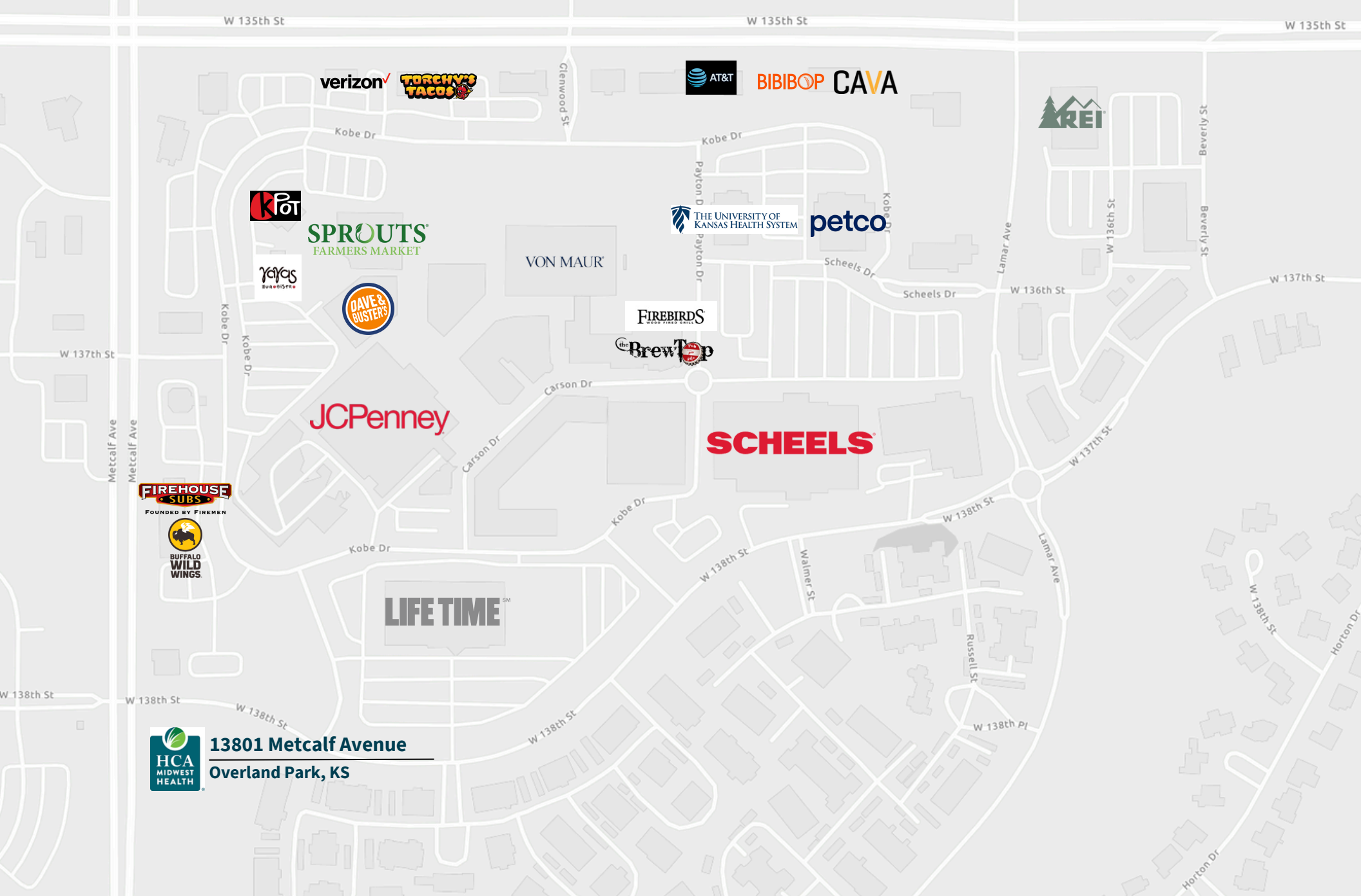
\$21.46 PSF NNN



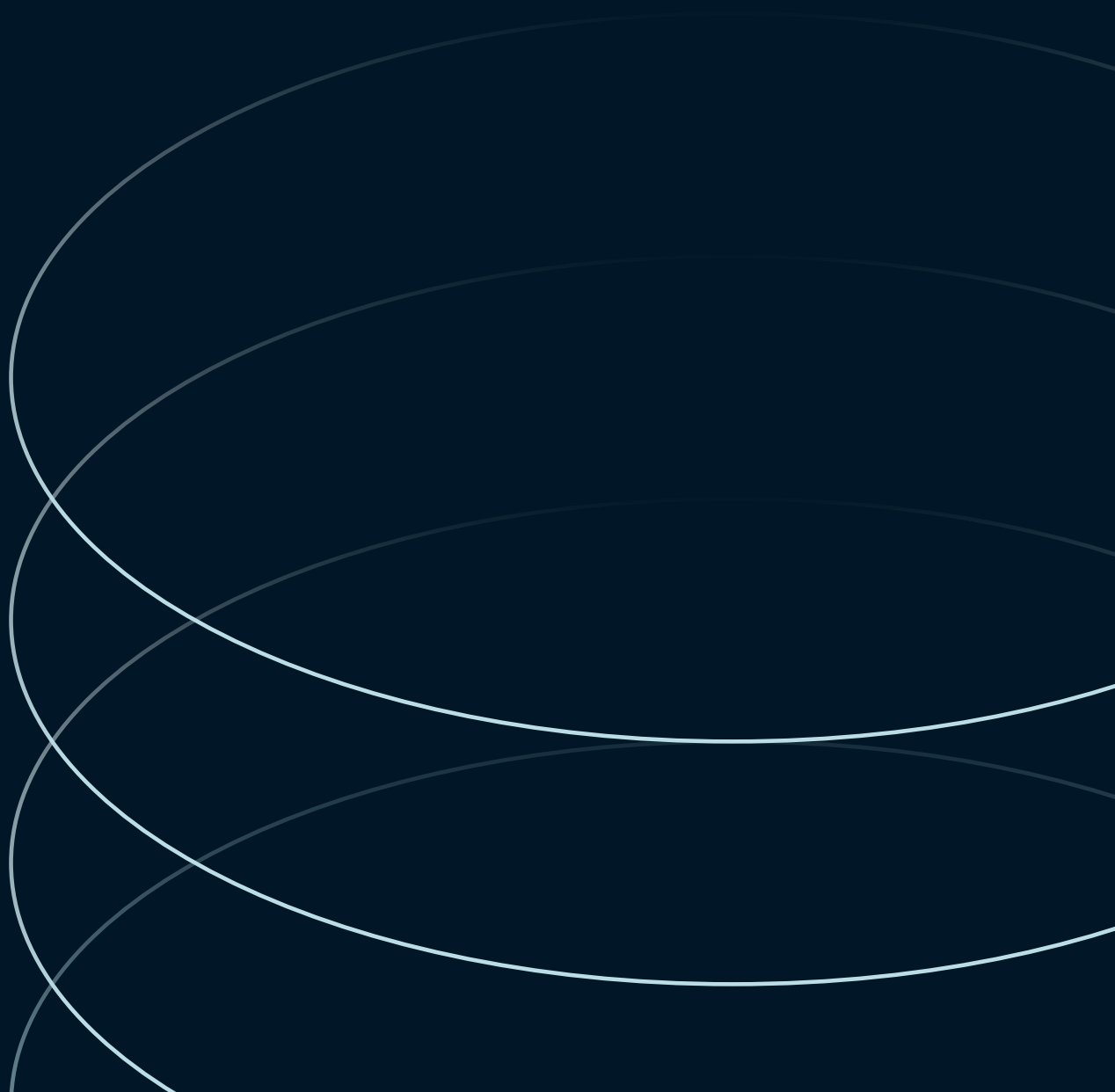
# Property Photos



# Amenities Map



 **13801 Metcalf Avenue**  
**Overland Park, KS**



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