

*Move-in Ready Space for Lease*

# Medical Build-Out

14253-14257 METCALF | OVERLAND PARK, KS

Up to 7,614 SF



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**LANE4**

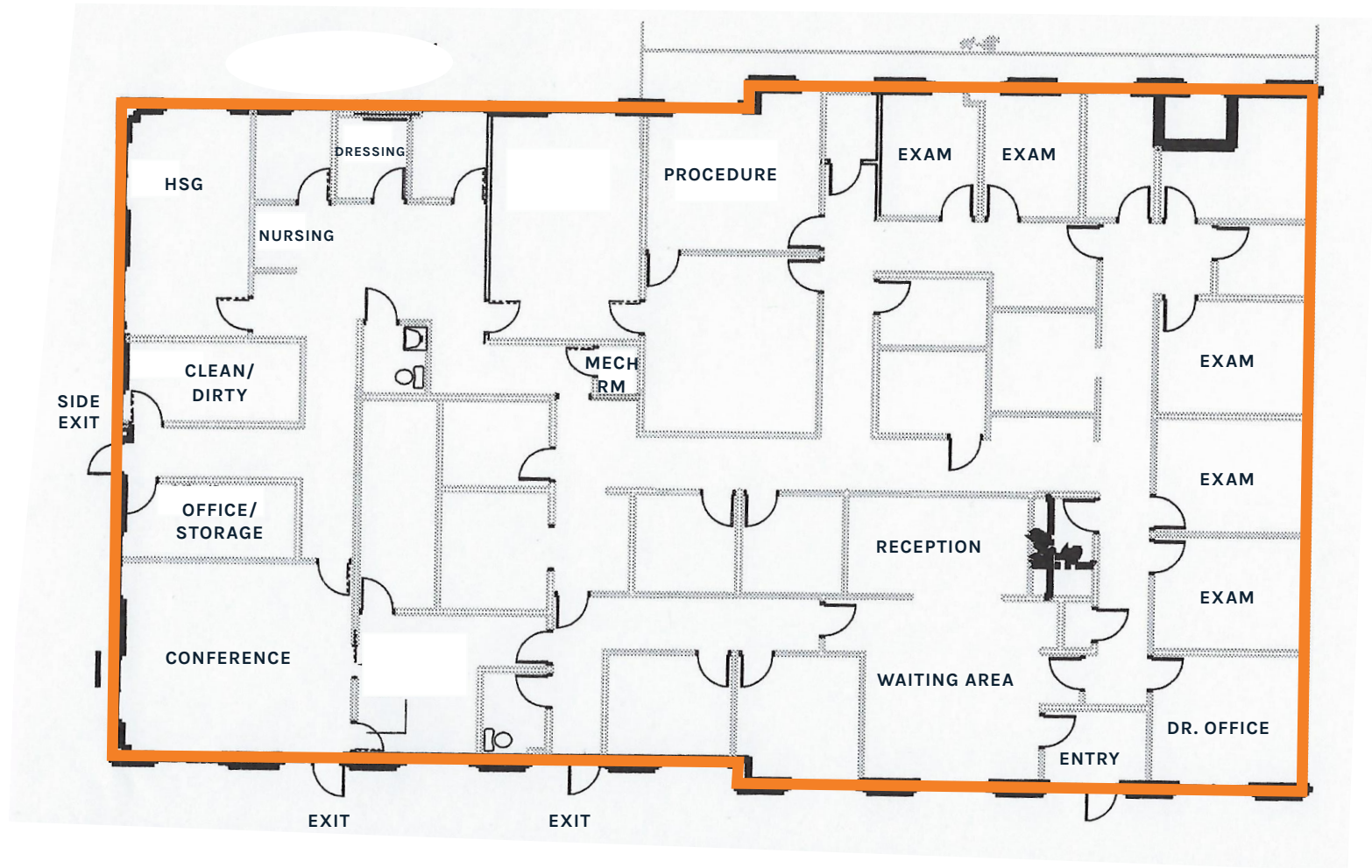
## Property Highlights

- Up to 7,614 SF move-in ready medical space
  - Available December 2026
- Exterior signage available
- On-site lot with ample parking
- Located in the heart of new residential development in the rapidly growing Johnson County area
- 19,392 CPD on Metcalf Ave; 15,377 CPD on 143rd St

| Demographics    | 1 MI.     | 3 MI.     | 5 MI.     |
|-----------------|-----------|-----------|-----------|
| Population      | 14,818    | 85,202    | 168,772   |
| Avg. HH Income  | \$142,866 | \$186,694 | \$178,279 |
| # of Businesses | 470       | 3,512     | 9,634     |
| # of Employees  | 5,945     | 37,530    | 119,386   |



## Site Plan



# 135th Street Corridor

