

OVERLAND CROSSING RETAIL

11934 Metcalf Ave, Overland Park, KS 66213



ShawverGroup.com

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PROPERTY HIGHLIGHTS

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LOCATION

11934 Metcalf Avenue
Overland Park, KS 66213

AVAILABLE

±4,700 SF Space can be divided

RATES

Call for Pricing

TRADE AREA

NORDSTROM
rack

BEST
BUY

Burlington

PRICE
CHOPPER
Locality Choice!

KOHL'S

GOLF
GALAXY

five
BELOW

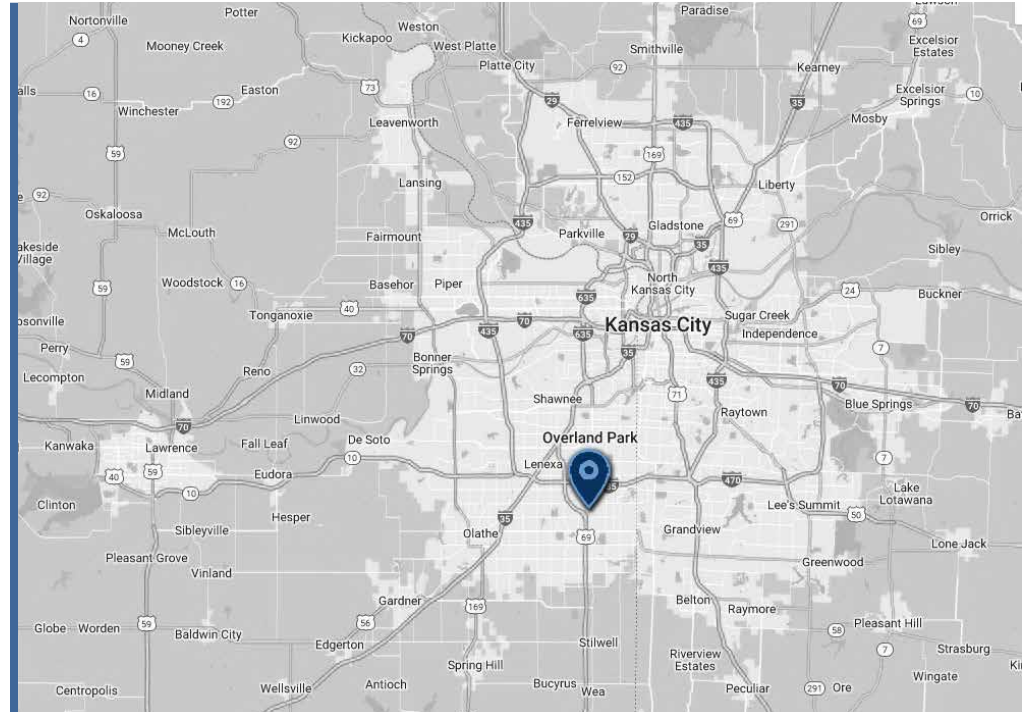
PETSMART

HOBBY
LOBBY

Michaels

TARGET

Walmart



PROPERTY HIGHLIGHTS

- Whole Foods anchored center
- ±4,700 SF, divisible
- Dominant Kansas City Metro trade area
- Ready for tenant finish
- Join Nordstrom Rack, Burlington, Golf Galaxy and more

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WIDE
AERIAL

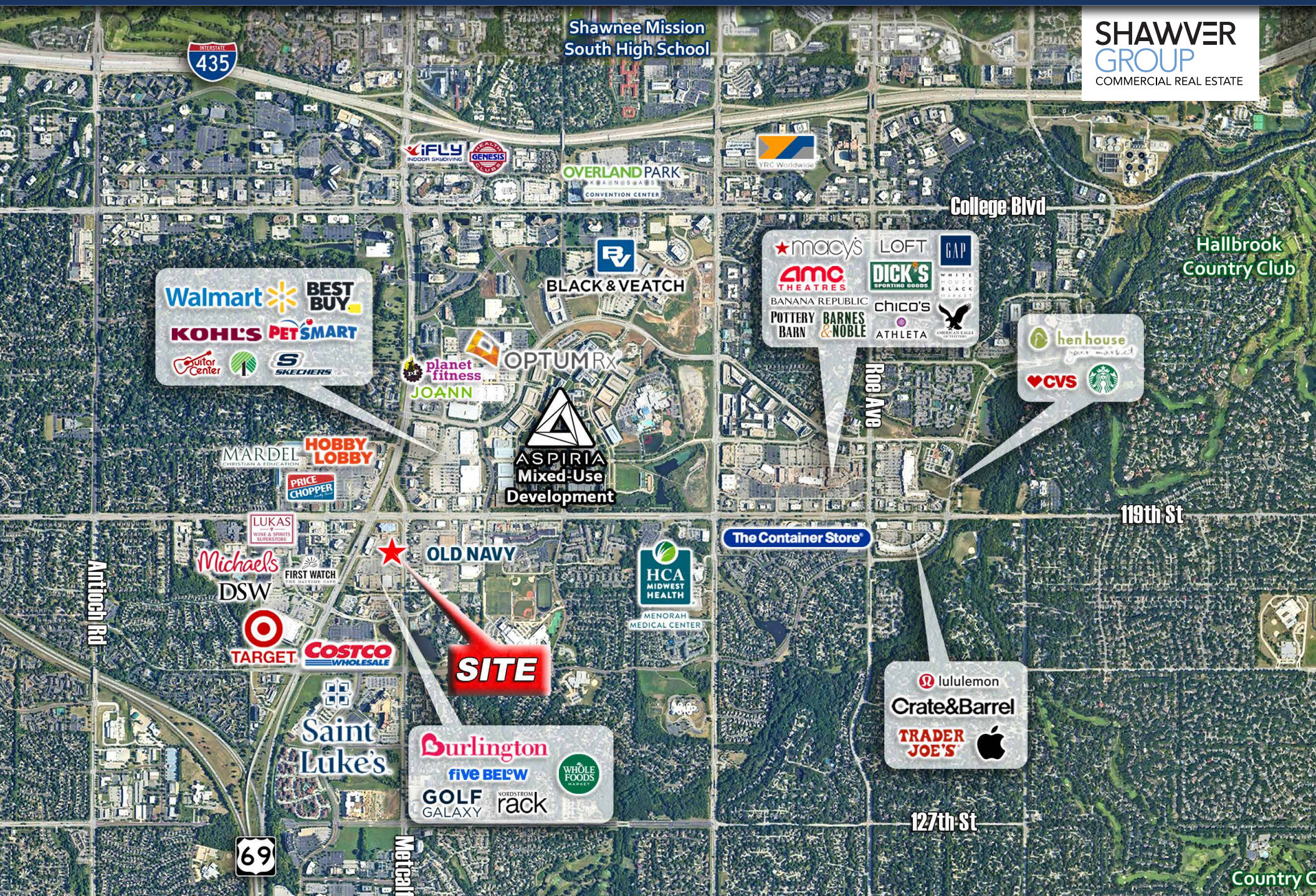
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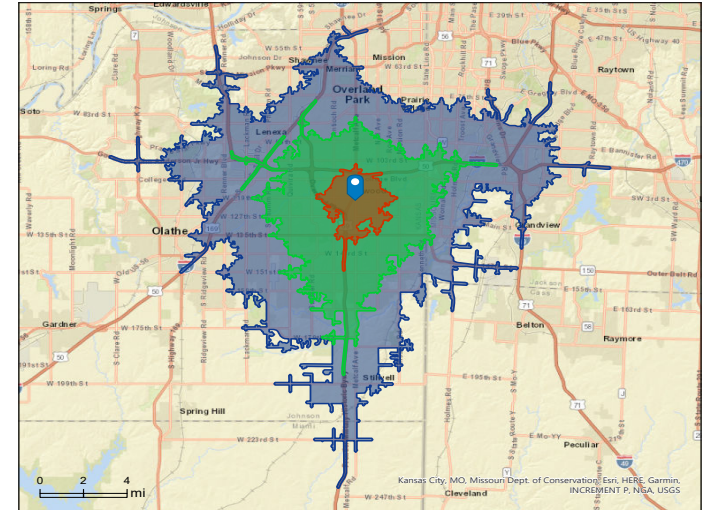
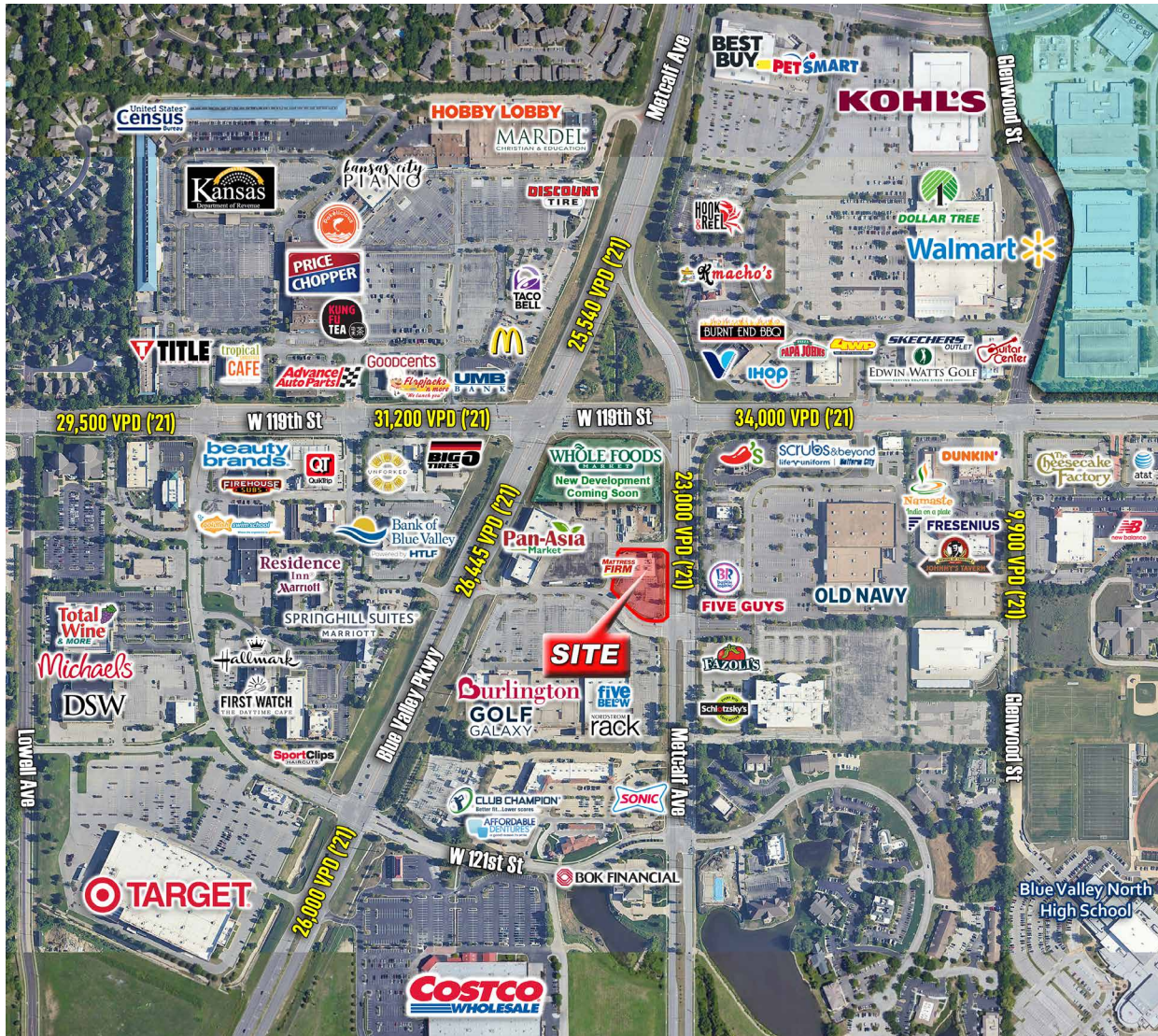
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	20,742	171,840	416,439
Households	9,636	71,716	175,090
AVG HH Income	\$129,176	\$145,520	\$127,791
Median Age	45.1	41.7	39.5

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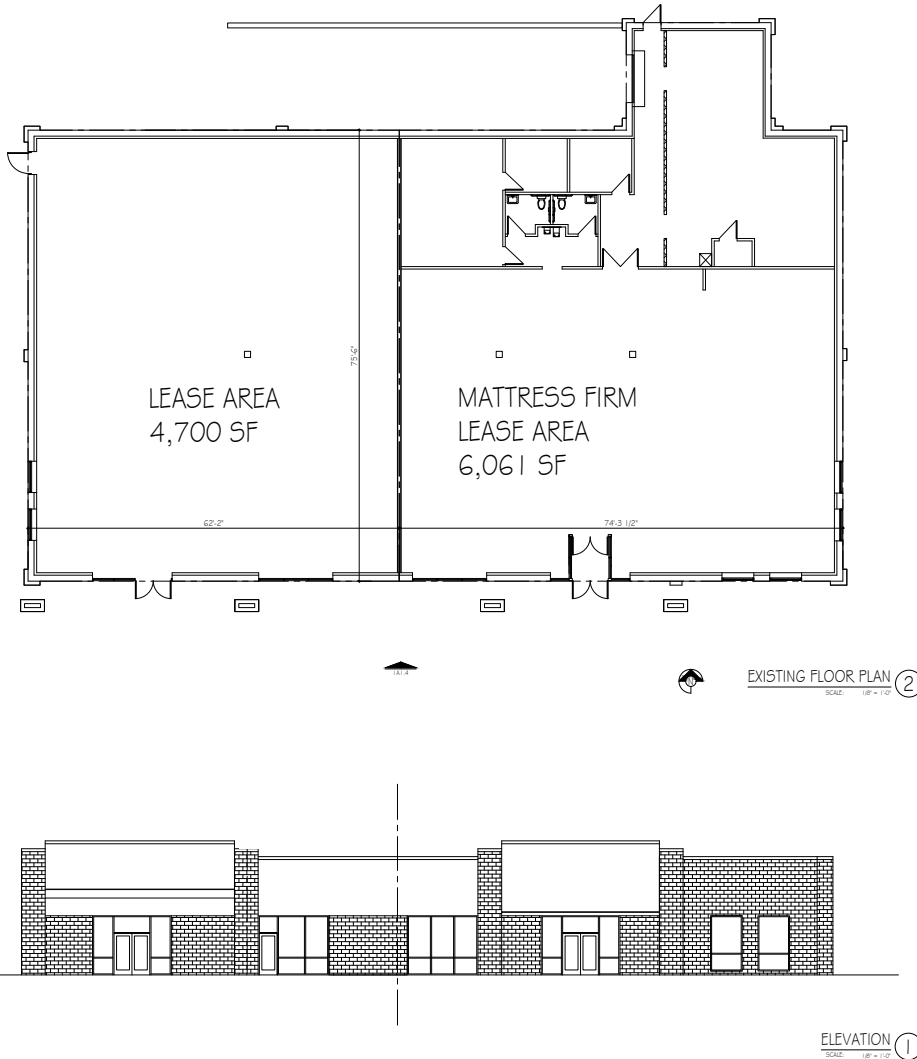
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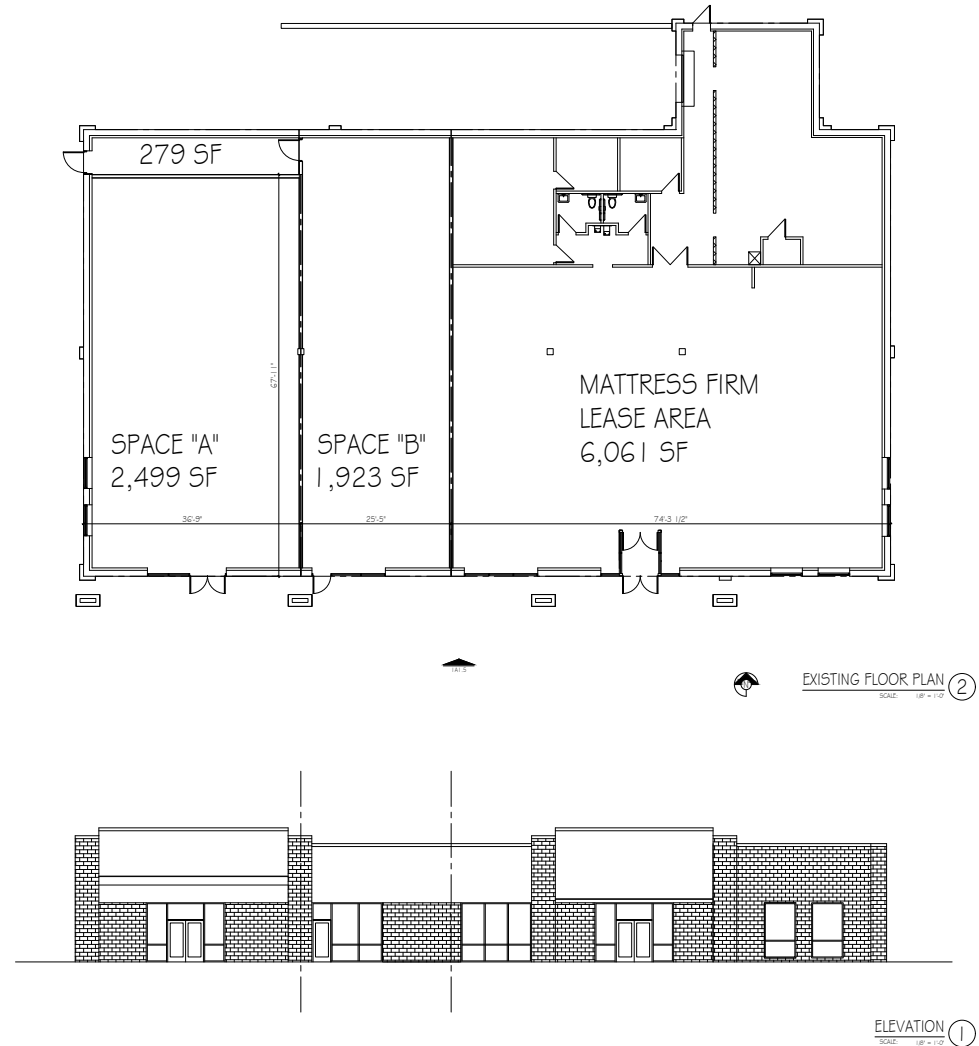
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OPTION ONE:



OPTION TWO:



MASTER PLAN

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