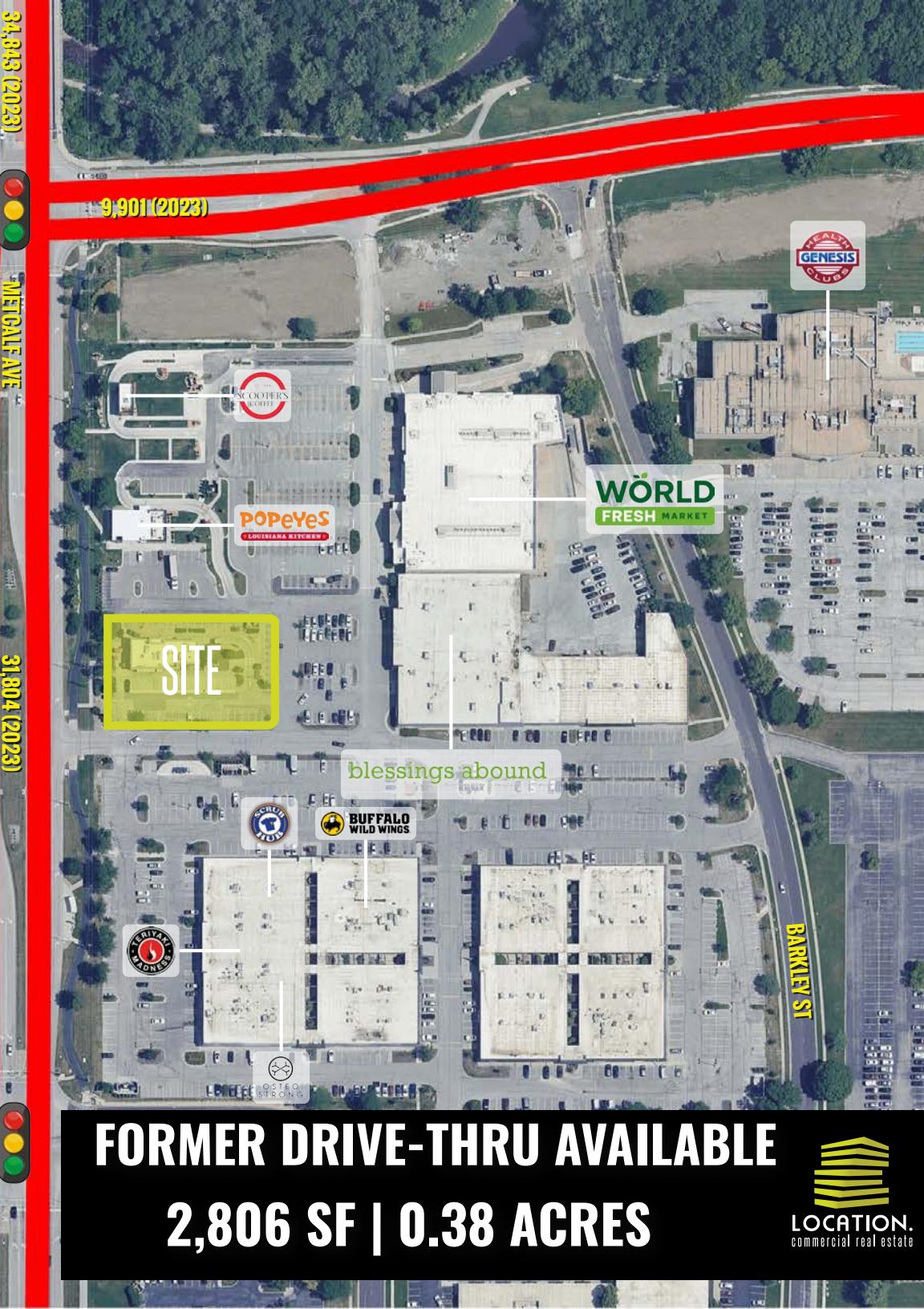


10317 METCALF AVE

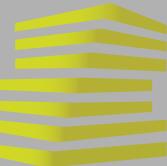
OVERLAND PARK, KS



**FORMER DRIVE-THRU AVAILABLE
2,806 SF | 0.38 ACRES**

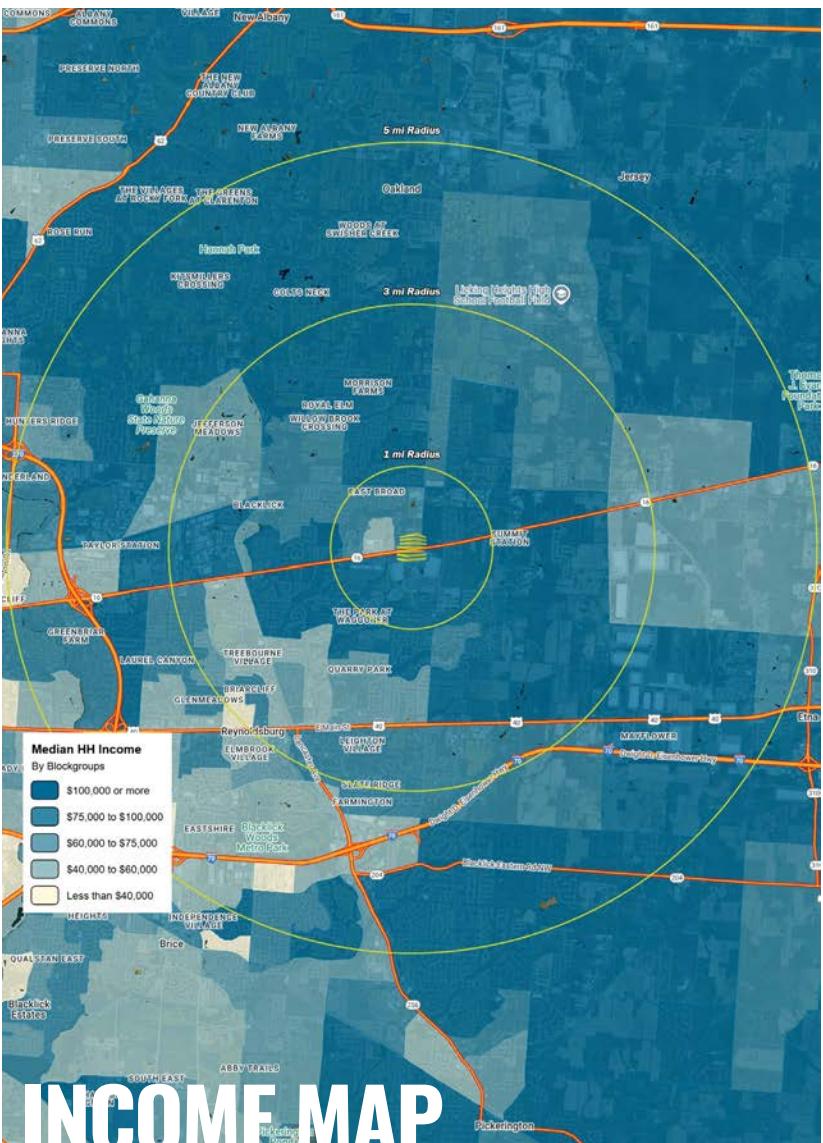
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10317 METCALF AVE

NEIGHBORHOOD VIBE



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TRADE AREA OVERVIEW

Overland Park is one of the premier suburban markets in the Kansas City metro, located approximately 10 miles south of downtown Kansas City and positioned along major transportation corridors including I-435, US-69, and Metcalf Avenue. As the second-largest city in Kansas, Overland Park is widely recognized for its strong demographics, high quality of life, and business-friendly environment.

The city is a major employment center anchored by national and regional employers such as Garmin International, Black & Veatch, T-Mobile, HCA Midwest Health, and Children's Mercy South. A diverse economy spanning technology, engineering, healthcare, finance, and professional services supports a substantial daytime population and consistent consumer demand across the trade area.

Overland Park's retail landscape is among the strongest in the region, with activity concentrated along Metcalf Avenue, 135th Street, and I-435, featuring a deep mix of national retailers, restaurants, grocery, entertainment, and lifestyle centers. Ongoing mixed-use development, office expansion, and residential growth continue to reinforce the city's position as a primary shopping and dining destination for southern Johnson County.

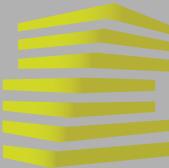
With its affluent population base, strong employment drivers, and excellent regional access, Overland Park represents a high-performing, resilient trade area with long-term appeal for retail, restaurant, office, and mixed-use development.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	8,838	95,432	261,238
HOUSEHOLDS	4,119	44,206	118,370
EMPLOYEES	17,976	114,124	210,017
MED HH INCOME	\$90,818	\$105,519	\$106,011

AREA RETAIL | RESTAURANTS





10317 METCALF AVE

SITE PLAN & DETAILS

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- 0.38 ACRES
- 2,806 SF FORMER DRIVE-THRU
- OUTPARCEL TO METCALF 103 SHOPPING CENTER AND 2.3 MILLION ANNUAL VISITS
- OVER 31,000 VPD ON METCALF AVE AND 9,901 VPD ON W 103RD ST
- OVER 95,000 POPULATION AND \$105,519 AVERAGE INCOME WITHIN A 3-MILE RADIUS
- CONTRACT BROKER FOR PRICING



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MARKET AERIAL

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