

PRIME RETAIL FOR LEASE

OVERLAND PARK, KS



119th & Metcalf Corridor - 2nd Gen Restaurant Space
Adjacent to New Redelopment Project including 341 luxury apartments

913 914 7010
7121 West 79th Street
Overland Park, KS 66204

www.elevatepropertyadvisors.com



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- 3,460 SF second generation restaurant space available Q4 2024
 - 480 SF patio
 - 130 SF walk in cooler
 - 8x8 dry storage
 - New grease trap (2023)
- Across from new Whole Foods
- Easy access at signalized intersection along Metcalf
- Possible to expand available footprint to the entire building
 - Approximately 5,100 SF in Q1 2025



AREA DEMOGRAPHICS

Total Population



1 MILE: 7,964
3 MILE: 85,291
5 MILE: 236,645

Daytime Population



1 MILE: 27,745
3 MILE: 109,913
5 MILE: 189,117

Avg. HH Income

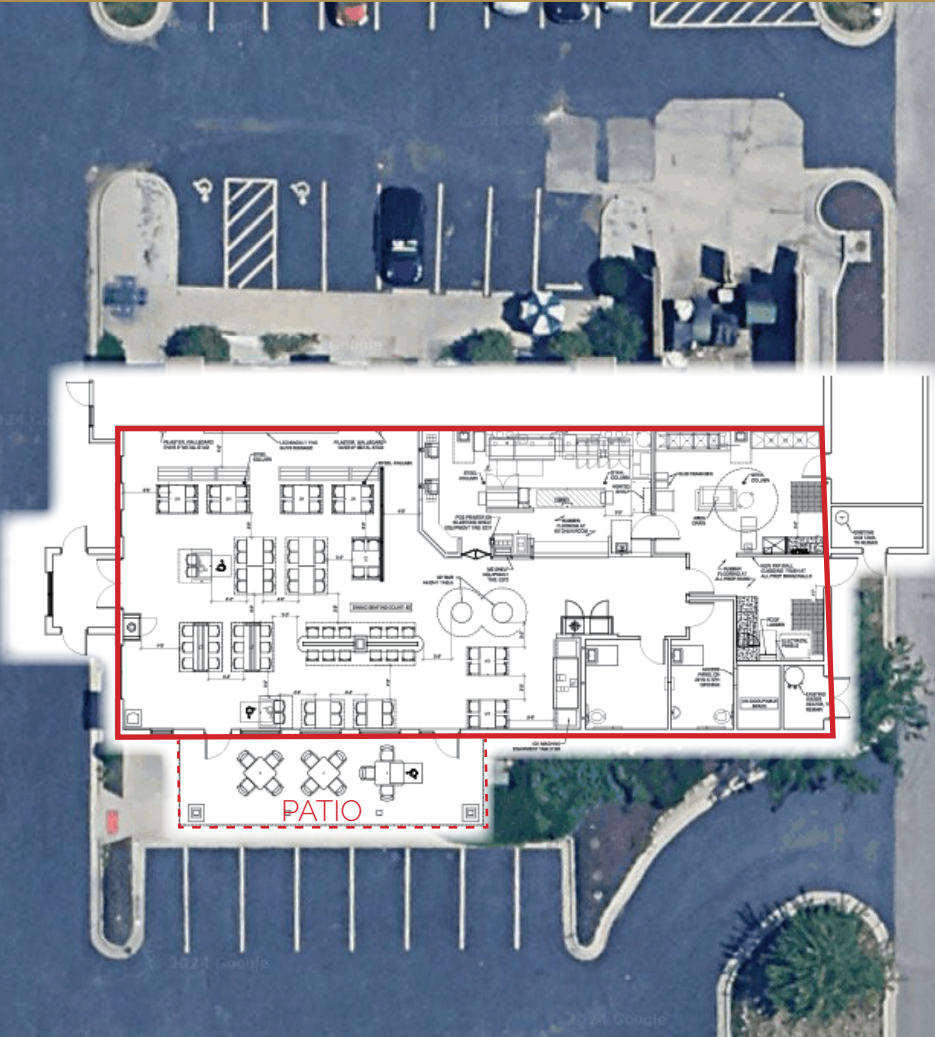


1 MILE: \$112,190
3 MILE: \$146,002
5 MILE: \$134,999

FLOOR PLAN

Metcalf Avenue

Available Q4 2024



LOCATION FACTS



OVERLAND PARK

OVERLAND PARK BOASTS THREE NATIONALLY-RANKED SCHOOL SYSTEMS, A LOW CRIME RATE AND A HEALTHY ECONOMY. THESE FACTORS CONSISTENTLY EARN THE CITY NATIONAL AWARDS, INCLUDING:

- America's Hottest Zip Codes (#8) Realtor.com October 2017
- Best Places to Raise a Family (#1) WalletHub.com September 2017
- Top 100 Best Places to Live (#9) Livability March 2017
- Best Cities for Young Professionals (#8) Smart Asset September 2017
- Best Cities for Quality of Life (#4) NerdWallet October 2017

JOHNSON COUNTY

- Most populated county in Kansas with 586,299 residents
- Most educated county in KC metro, with nearly 60% of working residents holding a bachelor degree or higher
- As a result of high demographics, Johnson County boasts a wide array of high-end office and retail developments, including some of KC's top employers
- Well-established neighborhoods in Johnson County have household incomes of \$77,467 much higher than the metro average of \$58,446
- Great access to major highways, allowing for quick travel times to all areas and some of the highest daytime populations within the metro
- South Johnson County submarket is the most prominent of all suburban submarkets in KC - it accounts for 58% of Class A suburban office buildings in the KC metro (80 buildings) and 56% of the total square footage (11,303,470 SF)
- 25 Best Counties in the Country to Live In, USA Today February 2018

AREA EMPLOYERS

