AVAILABLE

7619 Metcalf
Overland Park, Kansas

SITE SUMMARY

- 4,800 SF Building with 10:1 Parking
- Dense Infill Redevelopment Opportunity
- Minutes From Downtown Overland Park
- Excellent Access & Visibility

The R.H. JOHNSON COMPANY
Brokerage • Development • Management

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

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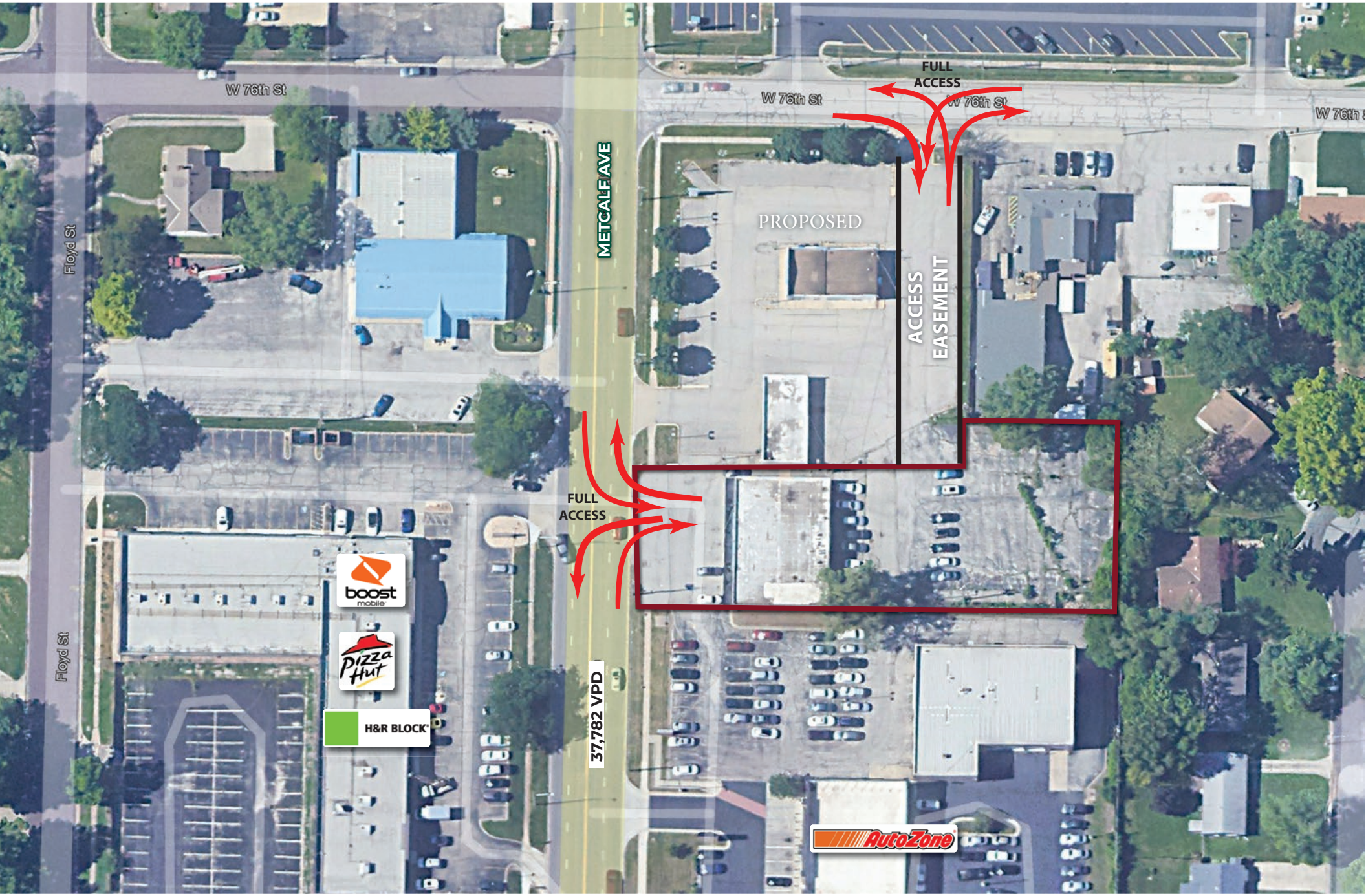
While this information is deemed correct, no representation is made as to the accuracy thereof.
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

SITE PLAN

The R.H. JOHNSON COMPANY



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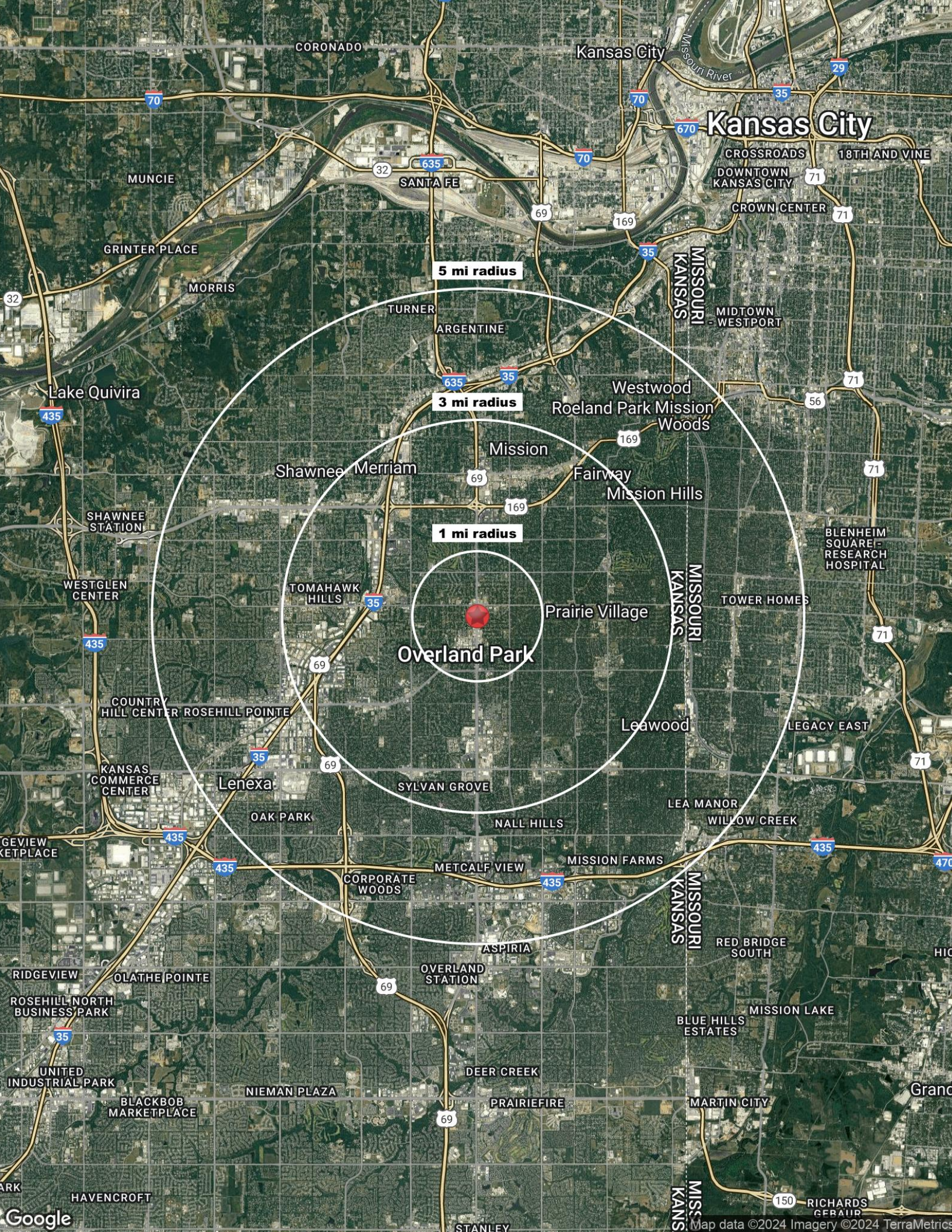
5 mi radius
3 mi radius
1 mi radius
Overland Park
Prairie Village
Kansas City
Lenexa
Shawnee
Merriam
Mission
Fairway
Mission Hills
Westwood
Roeland Park
Mission Woods
Leawood
Lake Quivira
Missouri River
MISSOURI
KANSAS
CORONADO
MUNCIE
SANTA FE
CROSSROADS
18TH AND VINE
DOWNTOWN KANSAS CITY
CROWN CENTER
GRINTER PLACE
MORRIS
TURNER
ARGENTINE
MIDTOWN - WESTPORT
SHAWNEE STATION
WESTGLEN CENTER
TOMAHAWK HILLS
TOWER HOMES
BLENHEIM SQUARE - RESEARCH HOSPITAL
COUNTRY HILL CENTER
ROSEHILL POINTE
LEGACY EAST
KANSAS COMMERCE CENTER
SYLVAN GROVE
OAK PARK
NALL HILLS
LEA MANOR
WILLOW CREEK
METCALF VIEW
MISSION FARMS
CORPORATE WOODS
ASPIRIA
RED BRIDGE SOUTH
OVERLAND STATION
RIDGEVIEW
OLATHE POINTE
ROSEHILL NORTH BUSINESS PARK
MISSION LAKE
BLUE HILLS ESTATES
UNITED INDUSTRIAL PARK
DEER CREEK
NIEMAN PLAZA
BLACKBOB MARKETPLACE
PRAIRIEFIRE
MARTIN CITY
HAVENCROFT
RICHARDS GEBAUR
STANLEY
Google
Map data ©2024 Imagery ©2024 TerraMetrics

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9906/-94.6673

7619 Metcalf Ave Overland Park, KS 66204	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,517	102,714	264,430
2028 Projected Population	12,435	101,063	258,772
2020 Census Population	12,057	100,628	265,631
2010 Census Population	11,460	97,715	257,117
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.2%
2023 Median Age	40.3	40.9	41.2
Households			
2023 Estimated Households	5,753	46,128	118,322
2028 Projected Households	5,716	45,434	115,948
2020 Census Households	5,701	45,600	118,283
2010 Census Households	5,373	44,244	113,435
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.3%
Race and Ethnicity			
2023 Estimated White	82.3%	80.5%	78.8%
2023 Estimated Black or African American	3.8%	5.6%	7.0%
2023 Estimated Asian or Pacific Islander	2.7%	3.0%	3.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	10.8%	10.5%	10.4%
2023 Estimated Hispanic	11.7%	11.1%	11.1%
Income			
2023 Estimated Average Household Income	$92,210	$121,420	$135,709
2023 Estimated Median Household Income	$85,716	$96,040	$101,261
2023 Estimated Per Capita Income	$42,518	$54,631	$60,827
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.4%	2.5%
2023 Estimated High School Graduate	15.6%	14.3%	14.9%
2023 Estimated Some College	19.8%	18.8%	18.6%
2023 Estimated Associates Degree Only	8.0%	7.2%	7.1%
2023 Estimated Bachelors Degree Only	32.3%	33.7%	33.5%
2023 Estimated Graduate Degree	19.5%	22.0%	22.0%
Business			
2023 Estimated Total Businesses	471	4,460	13,008
2023 Estimated Total Employees	3,579	54,119	174,668
2023 Estimated Employee Population per Business	7.6	12.1	13.4
2023 Estimated Residential Population per Business	26.6	23.0	20.3

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