



W 80th Street

Metcalf Avenue

Hamilton Drive

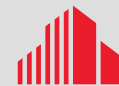
Floyd Street

W 81st Street

FOR SALE: 1.55 ACRES

8036 METCALF AVENUE

OVERLAND PARK, KANSAS



CUSHMAN & WAKEFIELD

8036 METCALF AVENUE

OVERLAND PARK, KANSAS

Property Highlights

- 1.55 Acres available
- Sale price: \$2,900,000
- Zoning: DFD (Downtown Form District)
- 50,000+ residents within a two mile radius
- Located in the heart of the historic downtown Overland Park, a vibrant mixed-use neighborhood with over 700 new apartments offering a true walkable environment

Demographics

	1 Mile	3 Miles	5 Miles
Population	13,308	103,533	264,687
Households	6,338	47,141	118,952
AVG HH Income	\$81,263	\$100,266	\$108,067

Traffic Counts

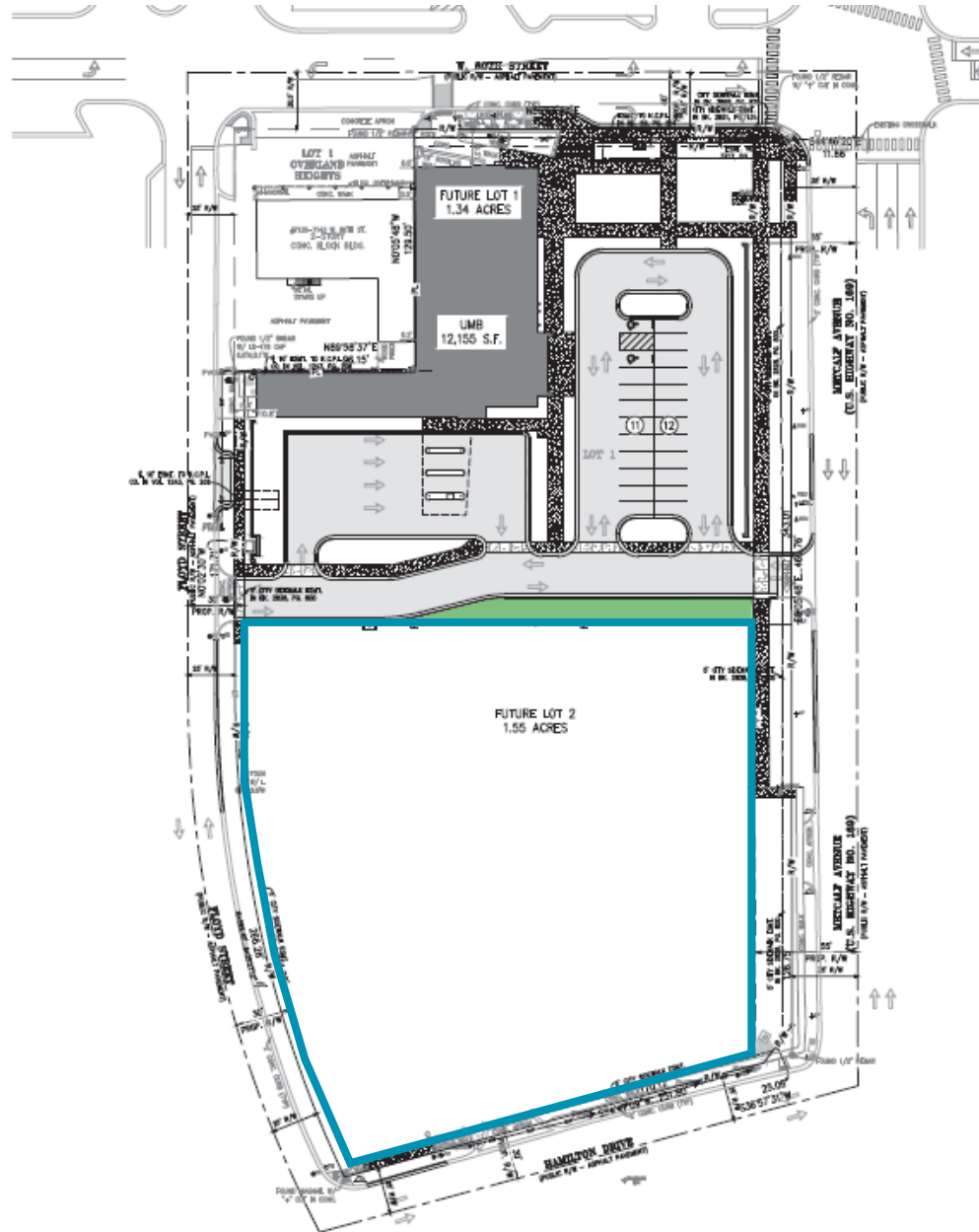
42,680 Cars Per Day



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Site Plan





FOR MORE INFORMATION, CONTACT:

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