

# SOUTHRIDGE RETAIL CENTER

## Retail Space For Lease



1,432 - 7,454 Sq Ft Available

121st St. & Metcalf Ave. (NWC), Overland Park, KS | A Greater Kansas City Suburb



Estimated Population  
229,807

Average Household Income  
\$111,238

Five Mile Radius

- Major retail corridor minutes from Sprint Headquarters, Black & Veach Headquarters, YRC Headquarters, Century Link Headquarters
- Excellent demographics and traffic counts
- Newly built in 2008 directly across the street from Costco
- Co-tenants include Frida's Mexican Restaurant, Dickey's Barbecue Pit, Sonic, Indulge Salon, and more

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

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# SOUTHRIDGE RETAIL CENTER | 121st Street & Metcalf Avenue, Overland Park, Kansas

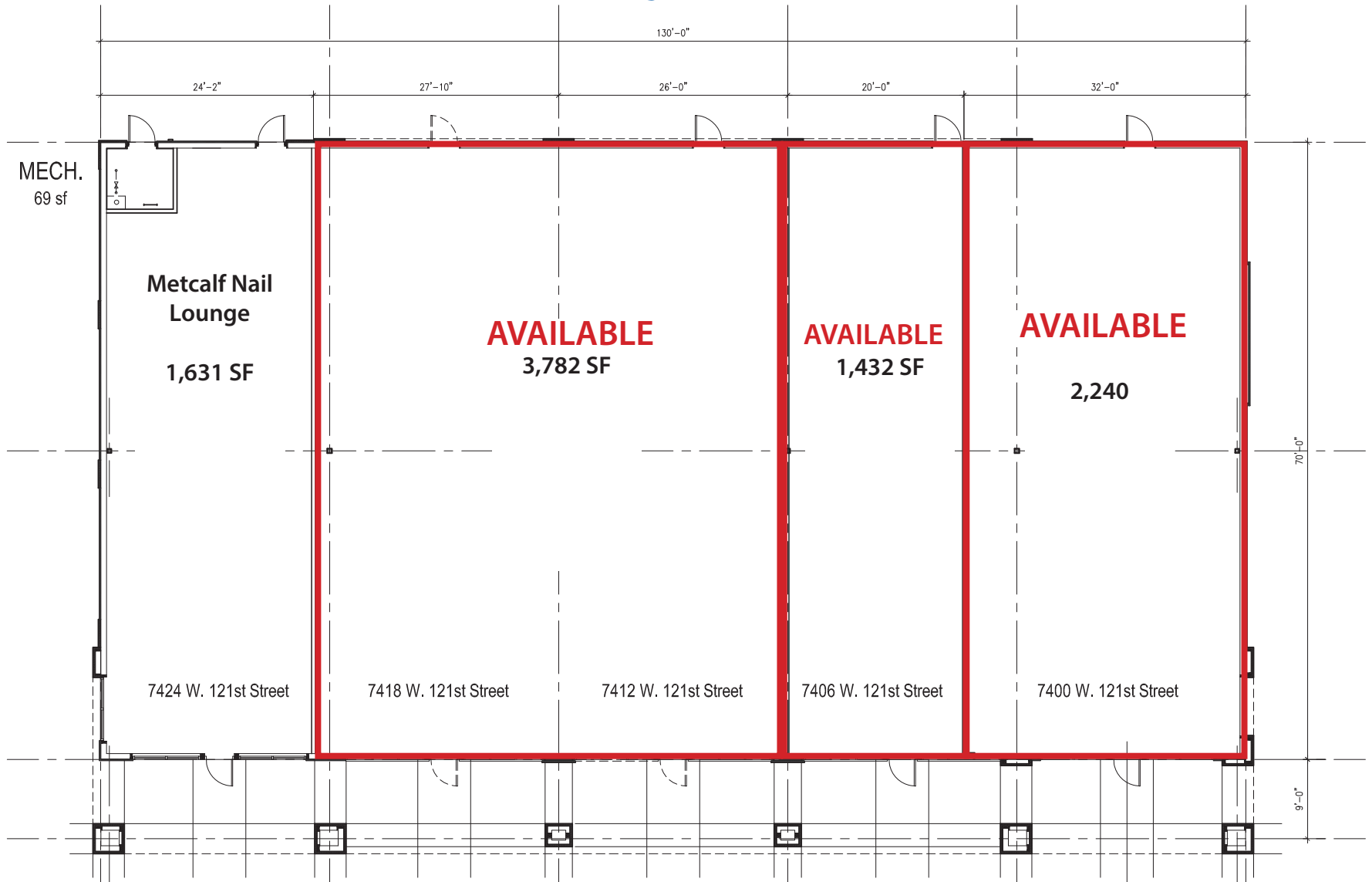


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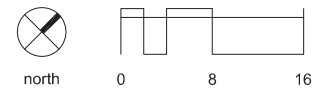
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## Building A - Site Plan



TOTAL AREA: 9,180 gsf

Retail Building "A"  
February 9, 2011



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## Building B - Site Plan



Retail Building "B"  
February 9, 2011

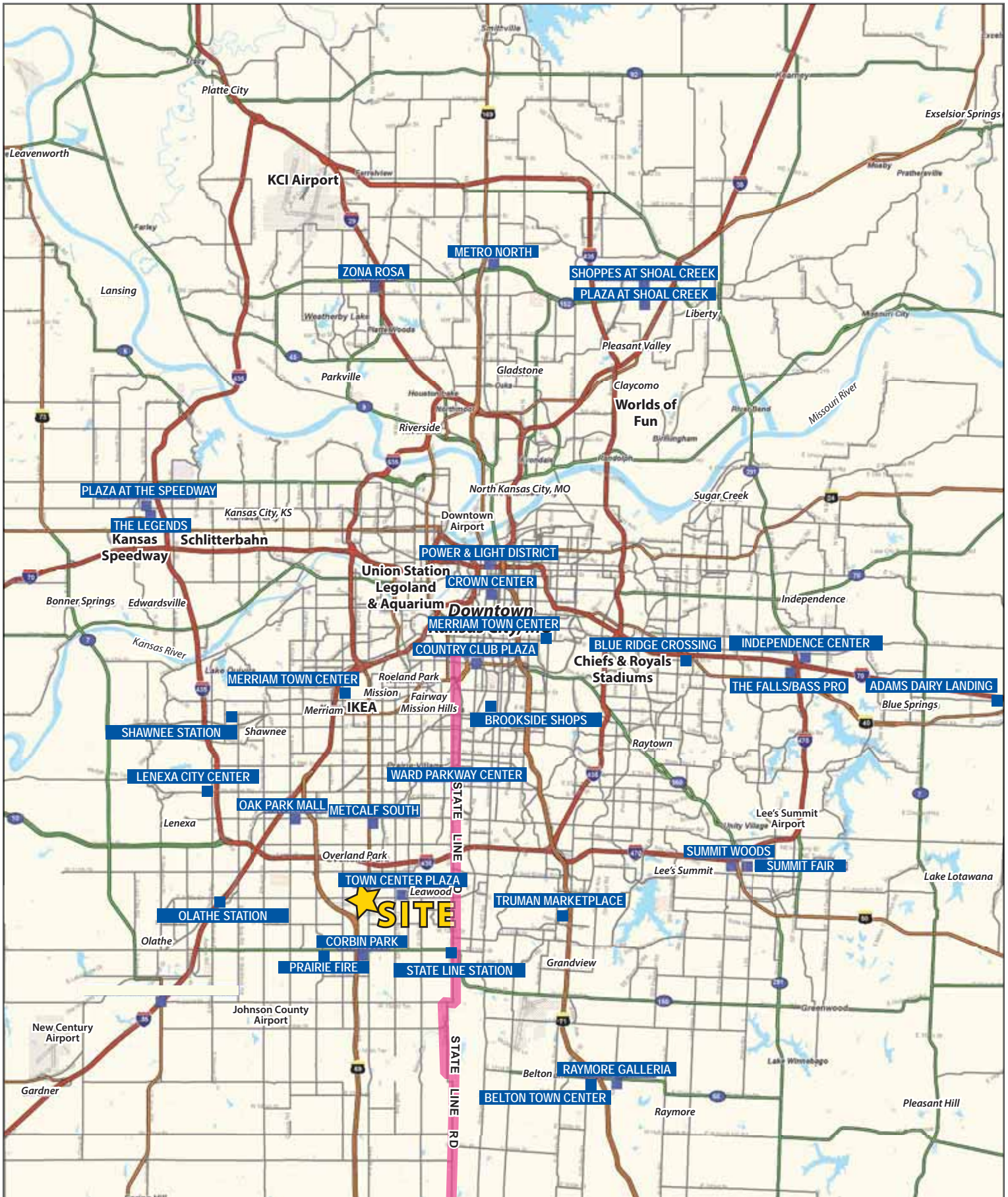


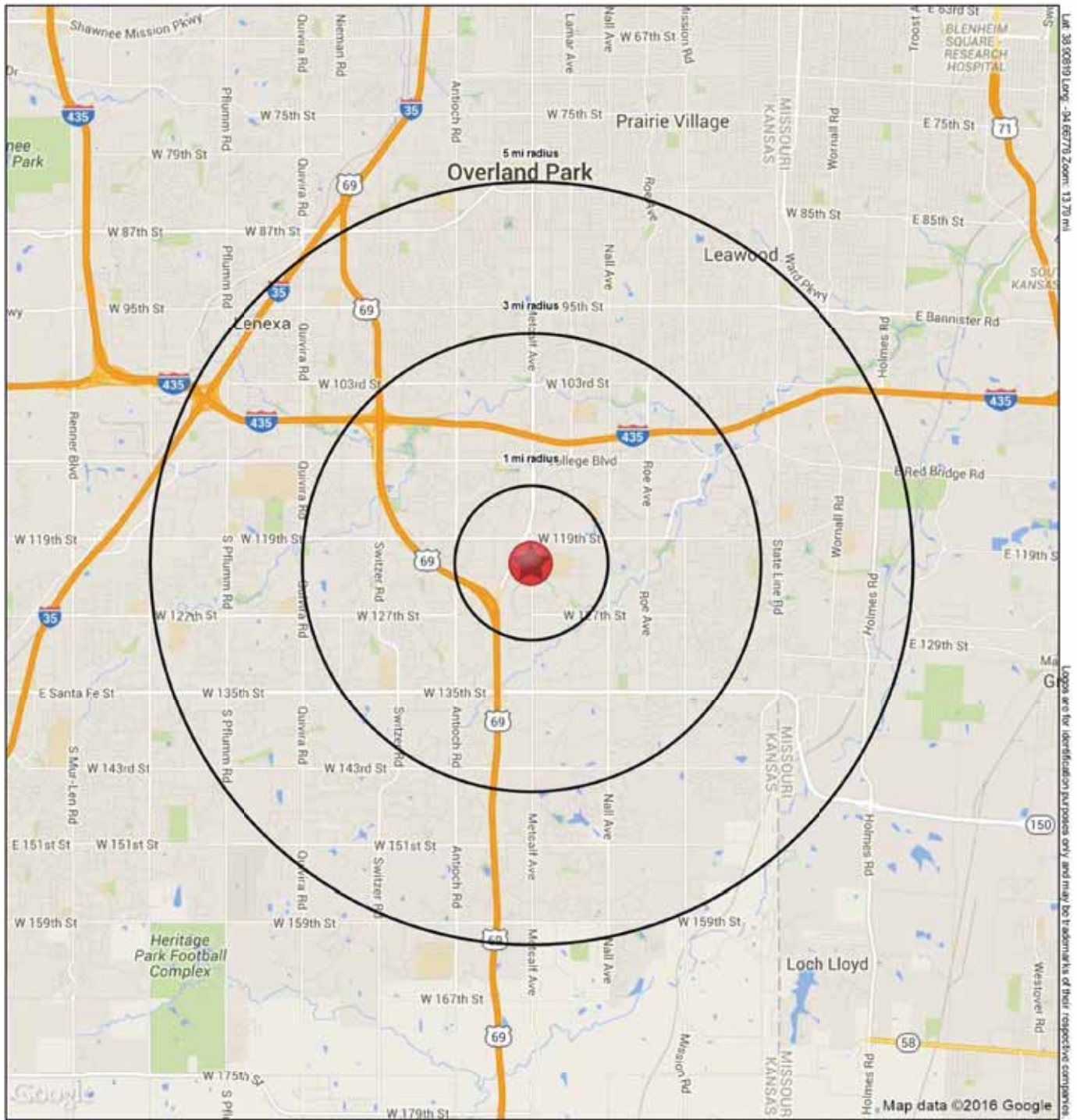
north

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# Greater Kansas City Metropolitan Area | Locator Map





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## 121st Street & Metcalf Avenue

Leawood, KS 66209

February 2016

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# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9082/-94.6678

RS1

121st Street & Metcalf Avenue Leawood, KS 66209		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2015 Estimated Population	8,209	81,914	229,807
	2020 Projected Population	8,472	84,675	236,931
	2010 Census Population	7,571	76,190	218,882
	2000 Census Population	6,914	69,220	189,825
	Projected Annual Growth 2015 to 2020	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2015	1.2%	1.2%	1.4%
2015 Median Age	46.5	41	40.5	
<b>HOUSEHOLDS</b>	2015 Estimated Households	3,836	35,350	95,918
	2020 Projected Households	4,099	37,813	102,217
	2010 Census Households	3,495	31,941	89,252
	2000 Census Households	2,938	26,418	74,707
	Projected Annual Growth 2015 to 2020	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2015	2.0%	2.3%	1.9%
<b>RACE AND ETHNICITY</b>	2015 Estimated White	83.8%	82.8%	83.4%
	2015 Estimated Black or African American	3.8%	4.6%	5.6%
	2015 Estimated Asian or Pacific Islander	9.4%	8.6%	6.6%
	2015 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2015 Estimated Other Races	2.8%	3.7%	4.1%
	2015 Estimated Hispanic	4.1%	4.8%	5.4%
<b>INCOME</b>	2015 Estimated Average Household Income	\$96,944	\$119,411	\$111,238
	2015 Estimated Median Household Income	\$71,599	\$93,084	\$89,681
	2015 Estimated Per Capita Income	\$45,547	\$51,592	\$46,490
<b>EDUCATION (AGE 25+)</b>	2015 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.4%	1.3%
	2015 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.8%	1.9%
	2015 Estimated High School Graduate	10.2%	9.3%	11.3%
	2015 Estimated Some College	14.4%	15.6%	18.0%
	2015 Estimated Associates Degree Only	7.9%	6.8%	7.1%
	2015 Estimated Bachelors Degree Only	38.1%	39.5%	36.7%
	2015 Estimated Graduate Degree	26.3%	25.6%	23.6%
<b>BUSINESS</b>	2015 Estimated Total Businesses	1,698	6,162	12,369
	2015 Estimated Total Employees	36,082	96,204	170,021
	2015 Estimated Employee Population per Business	21.2	15.6	13.7
	2015 Estimated Residential Population per Business	4.8	13.3	18.6

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