



SOUTHRIDGE RETAIL CENTER

121st & Metcalf (NWC), Overland Park, KS

SPACE
FOR
LEASE



LEASE RATE: \$22/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,450	86,302	240,768
Avg. Household Income	\$133,318	\$163,853	\$162,865

- 873, 2,000 & 2,370 SF retail spaces available
- 5,100 SF end cap restaurant space available
- Major retail corridor minutes from Aspiria, 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 Ivy Learning Center, Sonic, and many more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



AERIAL



PROPERTY PHOTOS



SITE PLAN



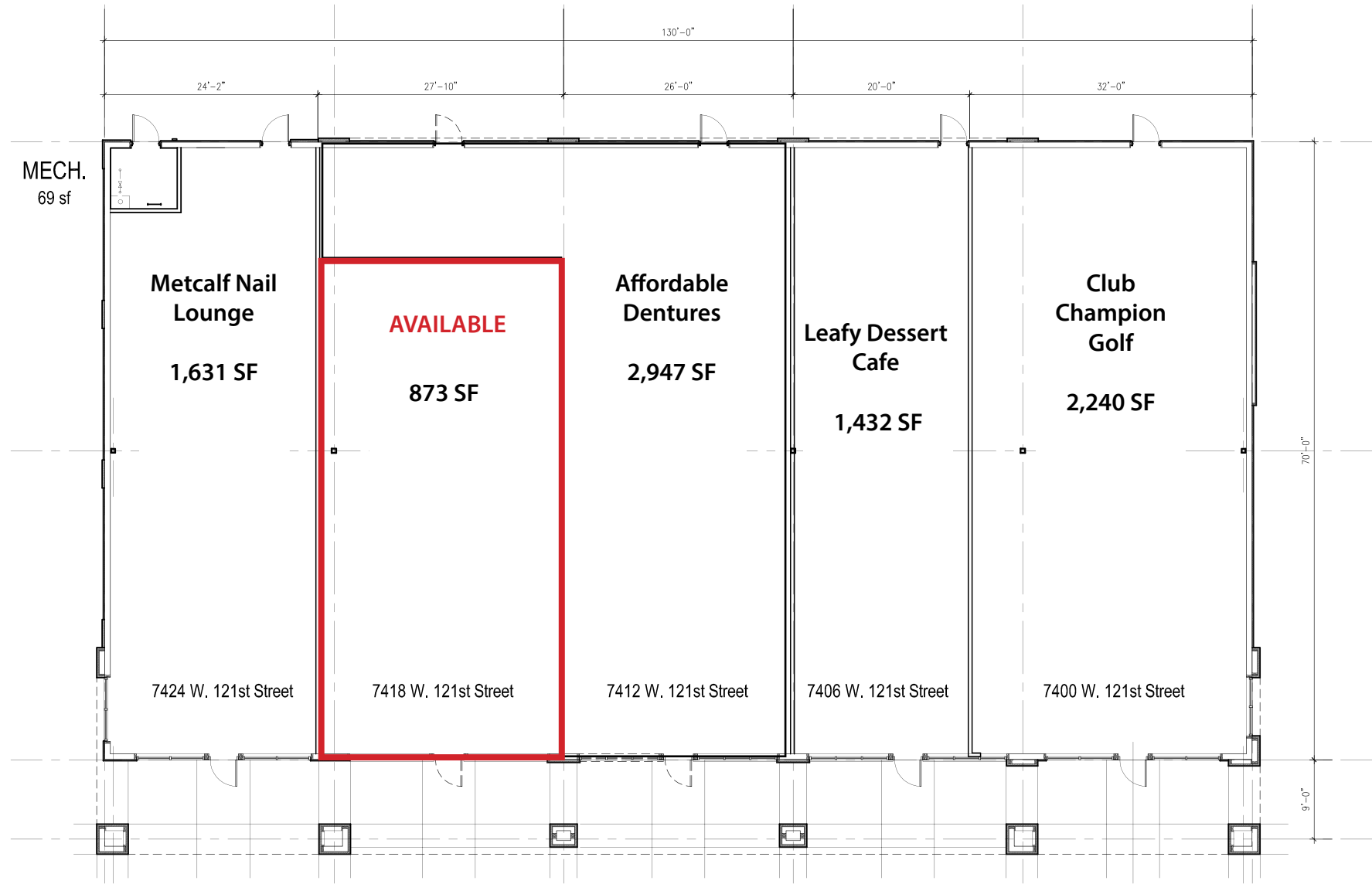


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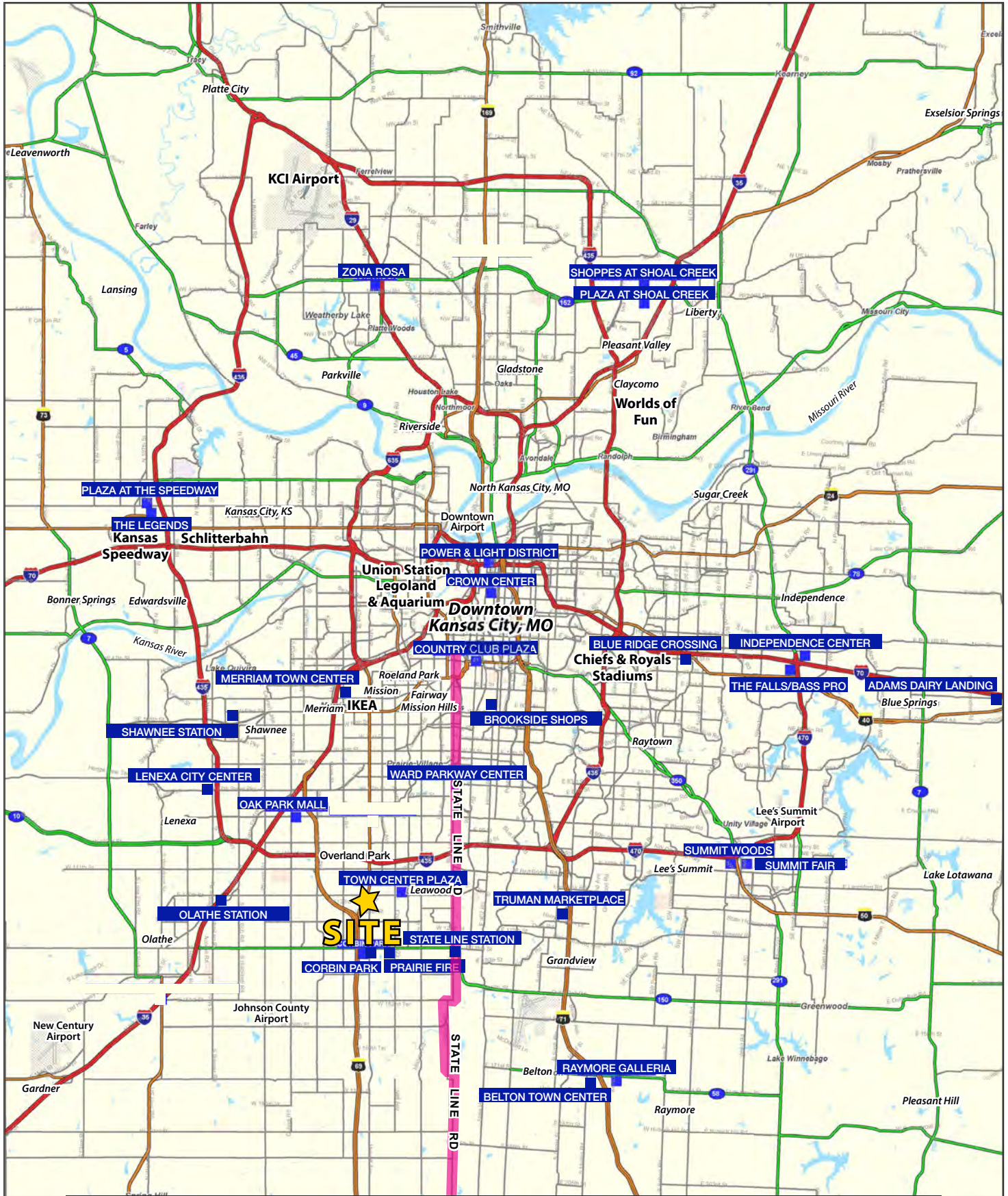
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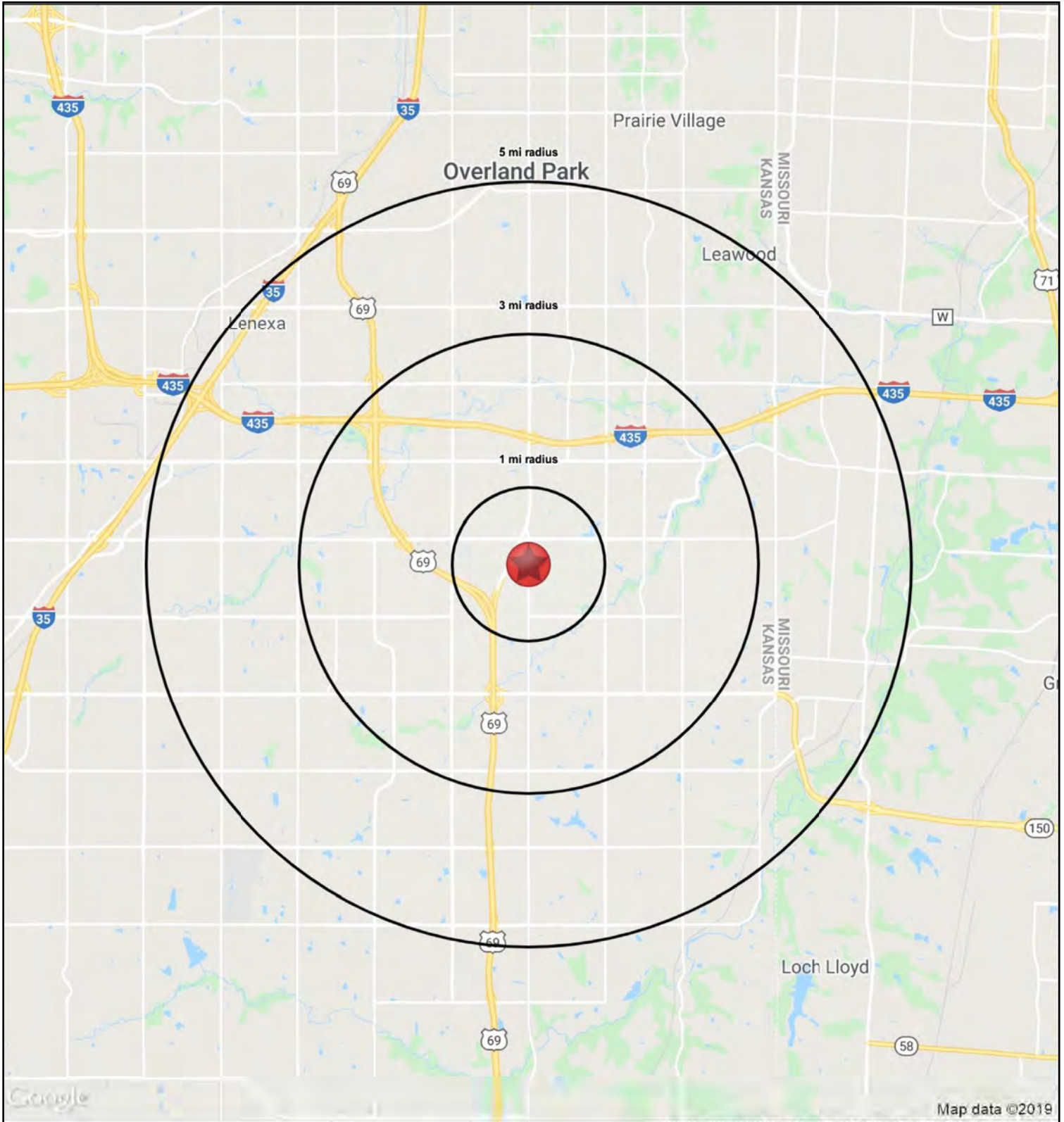
BUILDING A SITE PLAN



TOTAL AREA: 9,180 gsf









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121st & Metcalf Avenue Overland Park, KS	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,450	86,302	240,768
2028 Projected Population	8,824	90,263	245,857
2020 Census Population	8,501	84,438	239,340
2010 Census Population	7,991	76,607	218,466
Projected Annual Growth 2023 to 2028	0.9%	0.9%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	1.0%	0.8%
2023 Median Age	48.0	43.5	42.5
Households			
2023 Estimated Households	4,277	38,481	101,959
2028 Projected Households	4,512	40,765	104,302
2020 Census Households	4,158	36,102	98,904
2010 Census Households	3,709	32,088	89,094
Projected Annual Growth 2023 to 2028	1.1%	1.2%	0.5%
Historical Annual Growth 2010 to 2023	1.2%	1.5%	1.1%
Race and Ethnicity			
2023 Estimated White	78.9%	79.0%	79.3%
2023 Estimated Black or African American	5.1%	4.7%	5.9%
2023 Estimated Asian or Pacific Islander	11.1%	10.2%	7.9%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2023 Estimated Other Races	4.7%	6.0%	6.7%
2023 Estimated Hispanic	4.7%	5.9%	6.5%
Income			
2023 Estimated Average Household Income	\$133,318	\$163,853	\$162,865
2023 Estimated Median Household Income	\$108,310	\$121,805	\$120,691
2023 Estimated Per Capita Income	\$67,806	\$73,177	\$69,060
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	0.9%	1.1%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.0%	1.4%
2023 Estimated High School Graduate	7.2%	8.3%	10.6%
2023 Estimated Some College	15.7%	15.0%	16.6%
2023 Estimated Associates Degree Only	4.7%	5.1%	6.1%
2023 Estimated Bachelors Degree Only	41.3%	38.7%	37.5%
2023 Estimated Graduate Degree	29.7%	30.8%	26.7%
Business			
2023 Estimated Total Businesses	1,036	5,790	11,515
2023 Estimated Total Employees	19,883	102,520	171,686
2023 Estimated Employee Population per Business	19.2	17.7	14.9
2023 Estimated Residential Population per Business	8.2	14.9	20.9

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