



LEASE RATE: \$15/SF NNN | 5,312 SF SPACE FOR LEASE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,970	74,423	159,418
Avg. Household Income	\$172,945	\$220,909	\$203,356

- Prime location on Metcalf Avenue
- Great space for auto tinting, detailing, after market accessories, etc
- Accessible from 69 Highway via 135th Street & 151st Street
- Ample parking and great monument signage on Metcalf
- Join O'Reilly Auto Parts, Burnett Automotive Goodyear, Pho Sai Gon Restaurant, and Thai Zappz Authentic Cuisine



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

Exclusive Agent

PHOTOS





EDGEWATER CROSSING S.C.

14857-14893 Metcalf Ave, Overland Park, KS

DRONE PHOTOS

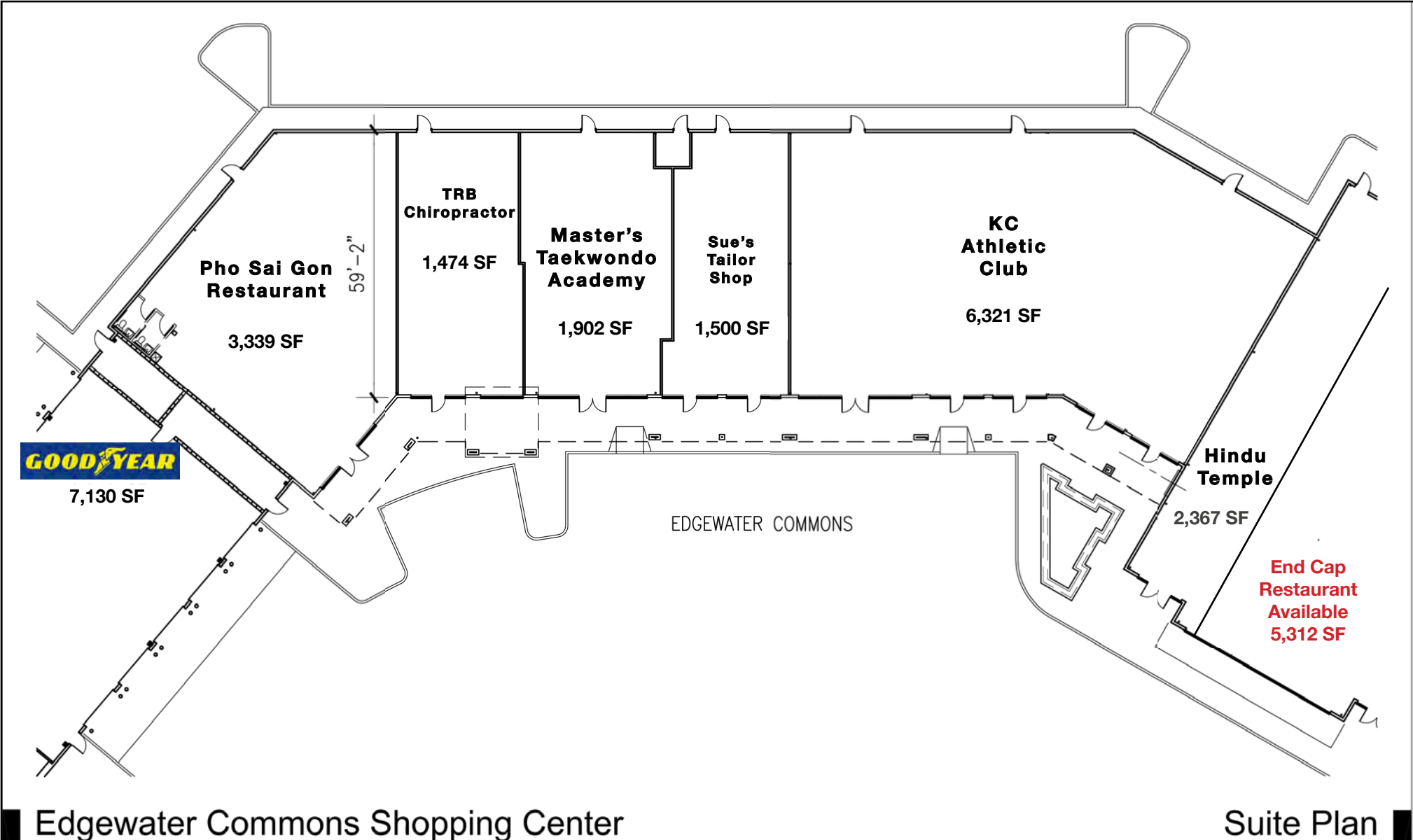




EDGEWATER CROSSING S.C.

14857-14893 Metcalf Ave, Overland Park, KS

SITE PLAN



Edgewater Commons Shopping Center

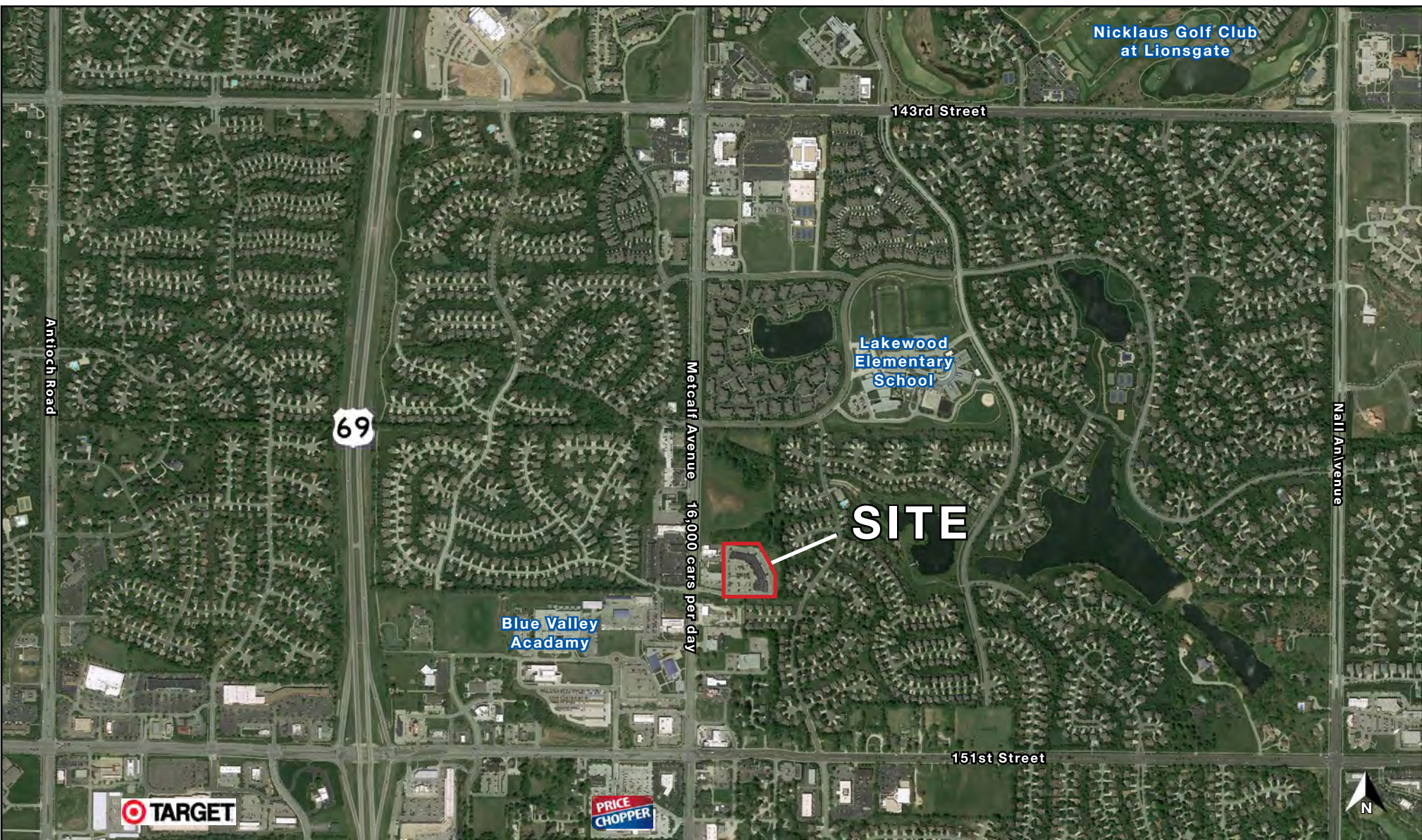
Suite Plan



EDGEWATER CROSSING S.C.

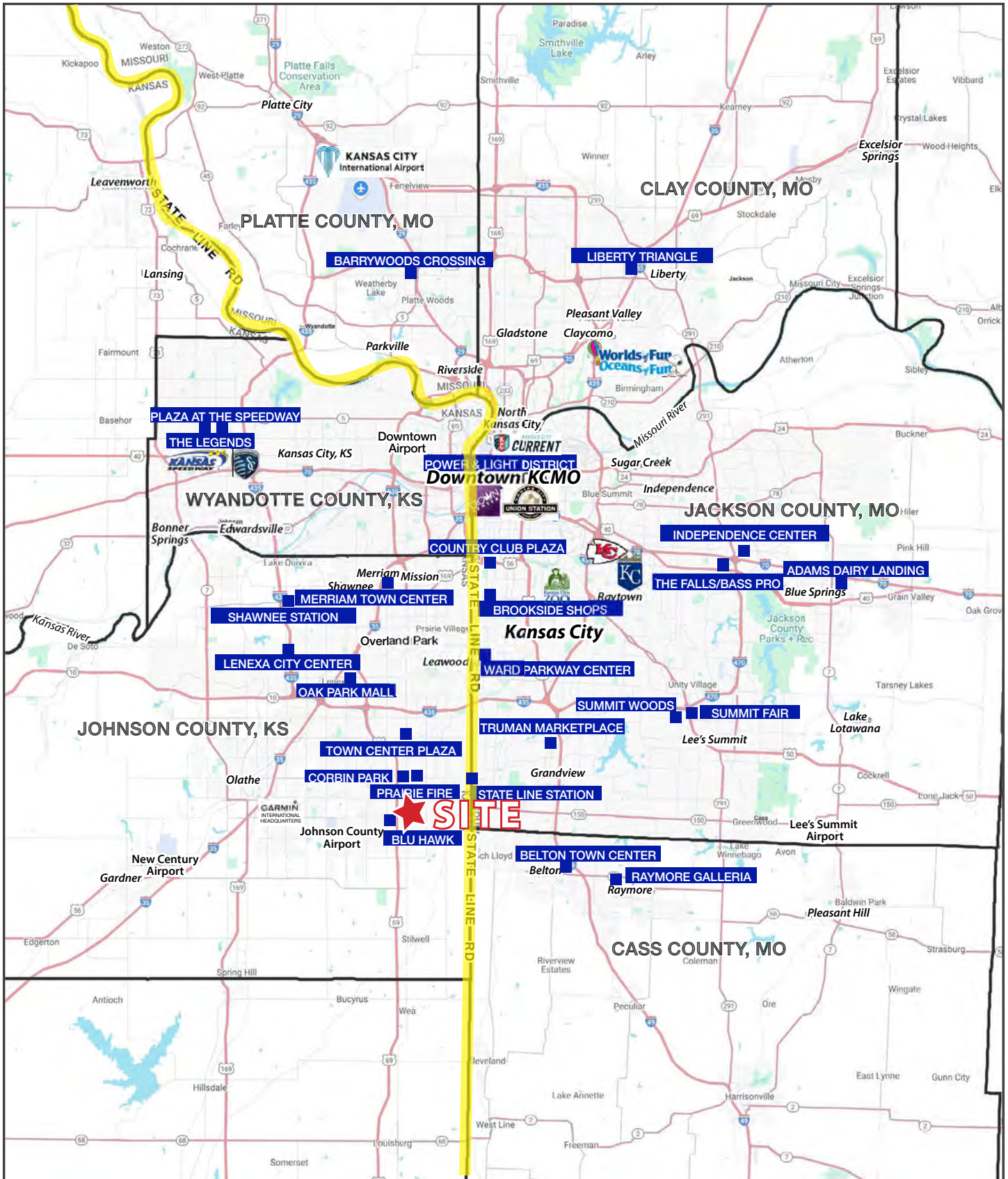
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AERIAL



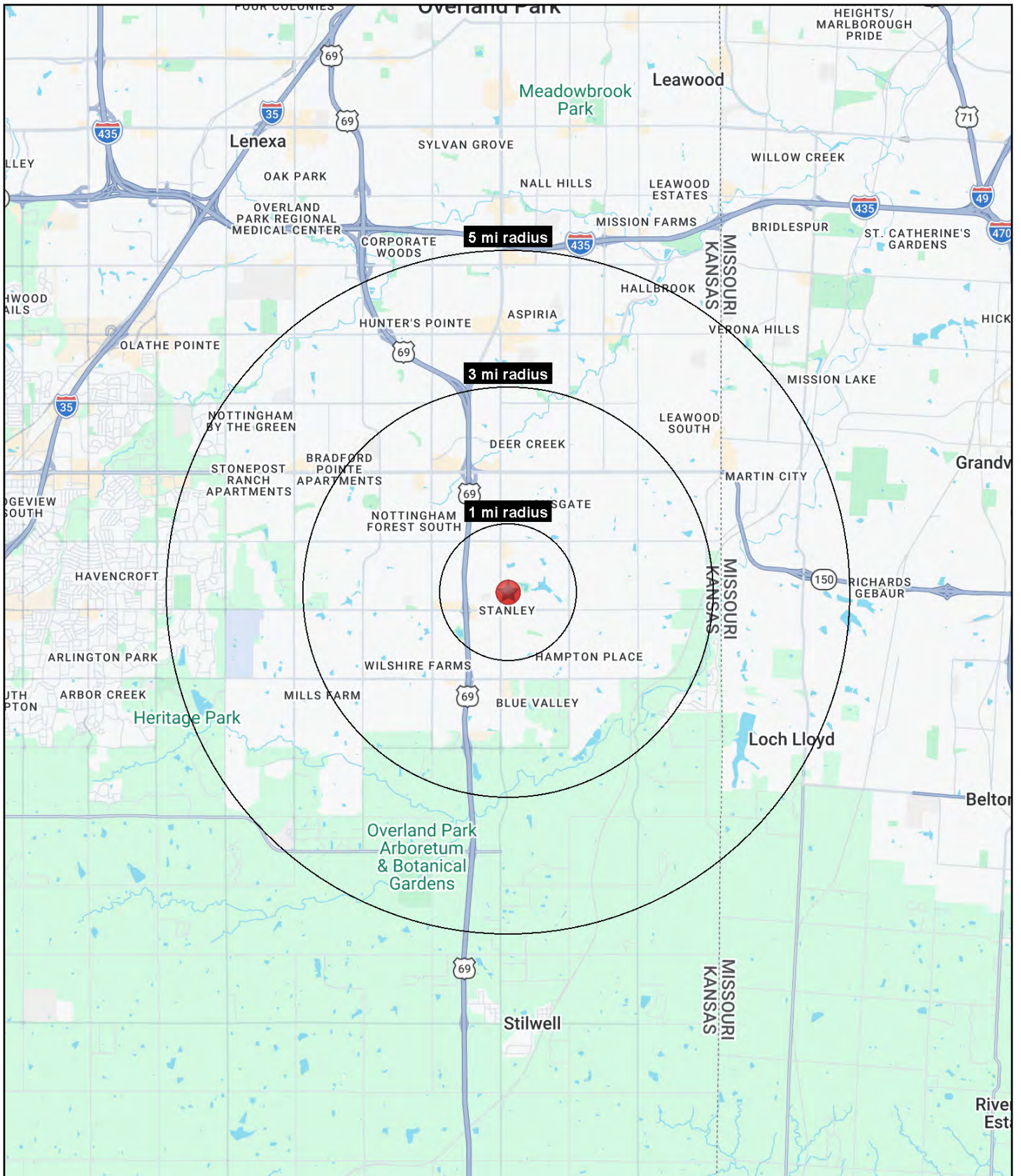
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EDGEWATER CROSSING S.C.

14857-14893 Metcalf Ave, Overland Park, KS

14857-14893 Metcalf Avenue Overland Park, KS 66223	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	11,970	74,423	159,418
2031 Projected Population	11,801	75,639	162,006
2020 Census Population	11,979	73,096	156,389
2010 Census Population	11,873	59,690	130,674
Projected Annual Growth 2026 to 2031	-0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2026	-	1.5%	1.4%
2026 Median Age	38.3	40.3	41.0
Households			
2026 Estimated Households	4,429	28,491	63,869
2031 Projected Households	4,406	29,399	65,660
2020 Census Households	4,341	26,135	59,039
2010 Census Households	4,203	20,994	48,868
Projected Annual Growth 2026 to 2031	-0.1%	0.6%	0.6%
Historical Annual Growth 2010 to 2026	0.3%	2.2%	1.9%
Race and Ethnicity			
2026 Estimated White	72.1%	75.3%	77.6%
2026 Estimated Black or African American	4.9%	3.9%	4.5%
2026 Estimated Asian or Pacific Islander	16.0%	14.4%	11.4%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2026 Estimated Other Races	6.7%	6.1%	6.3%
2026 Estimated Hispanic	7.0%	6.1%	6.2%
Income			
2026 Estimated Average Household Income	\$172,945	\$220,909	\$203,356
2026 Estimated Median Household Income	\$146,436	\$166,394	\$153,139
2026 Estimated Per Capita Income	\$63,994	\$84,595	\$81,526
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.3%	0.9%	1.0%
2026 Estimated Some High School (Grade Level 9 to 11)	0.5%	0.6%	1.0%
2026 Estimated High School Graduate	11.6%	8.7%	9.7%
2026 Estimated Some College	15.6%	13.4%	14.3%
2026 Estimated Associates Degree Only	6.0%	5.5%	5.5%
2026 Estimated Bachelors Degree Only	37.0%	38.8%	39.1%
2026 Estimated Graduate Degree	28.0%	32.1%	29.4%
Business			
2026 Estimated Total Businesses	519	2,729	6,586
2026 Estimated Total Employees	3,591	26,103	85,637
2026 Estimated Employee Population per Business	6.9	9.6	13.0
2026 Estimated Residential Population per Business	23.1	27.3	24.2

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