



OFFICE SPACE FOR LEASE

6036 Metcalf Avenue, Overland Park, Kansas



LEASE RATE: \$4,000/MONTH MOD GROSS | 3,500 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,724	94,325	255,243
Avg. Household Income	\$105,451	\$117,189	\$125,769

- Seven suites available for lease
- Garage space included
- Private parking lot
- Great visibility to Metcalf Avenue
- Traffic counts over 35,000 cars per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

PHOTOS



PHOTOS



OFFICE SPACE FOR LEASE

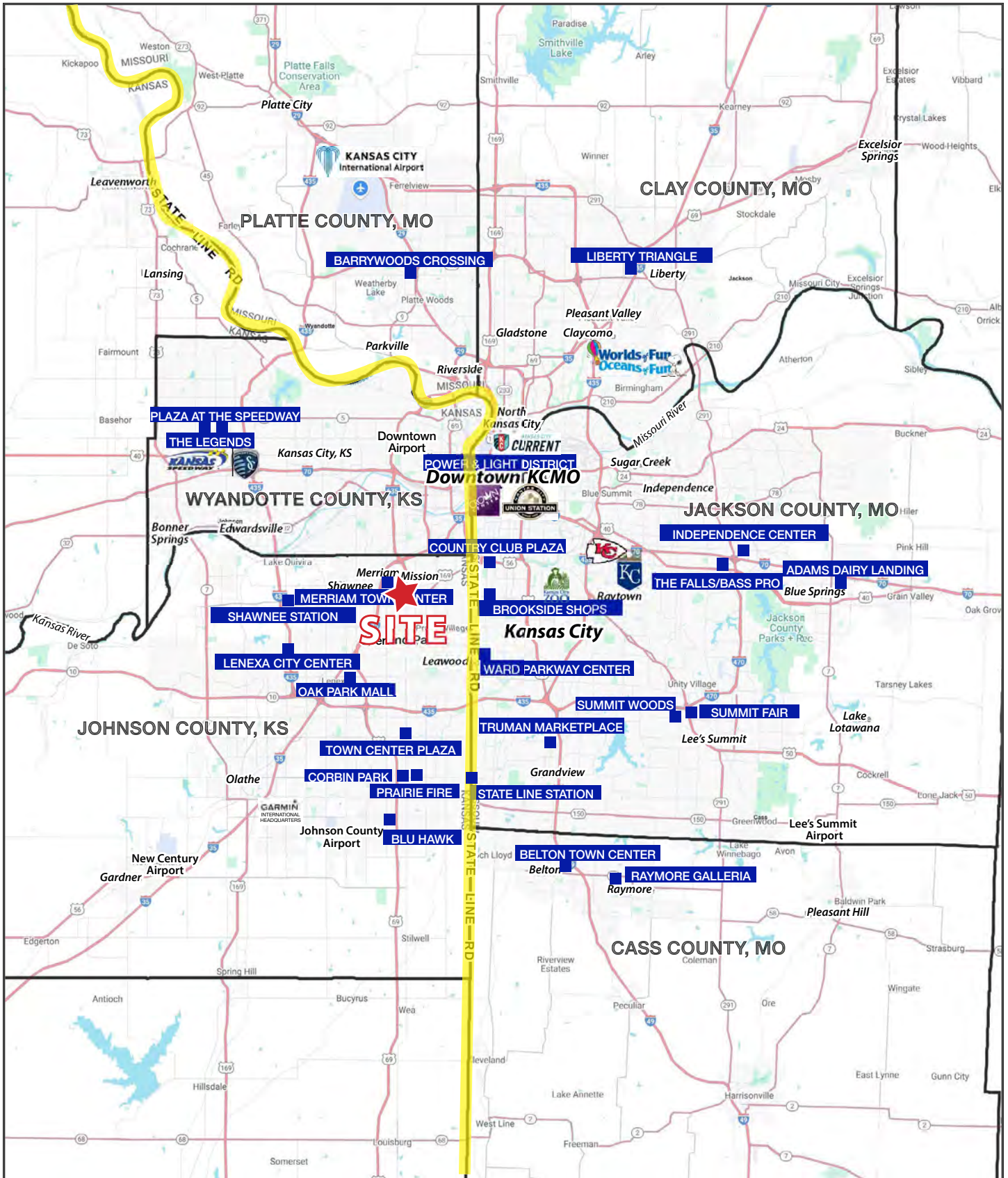
6036 Metcalf Avenue, Overland Park, Kansas

AERIAL



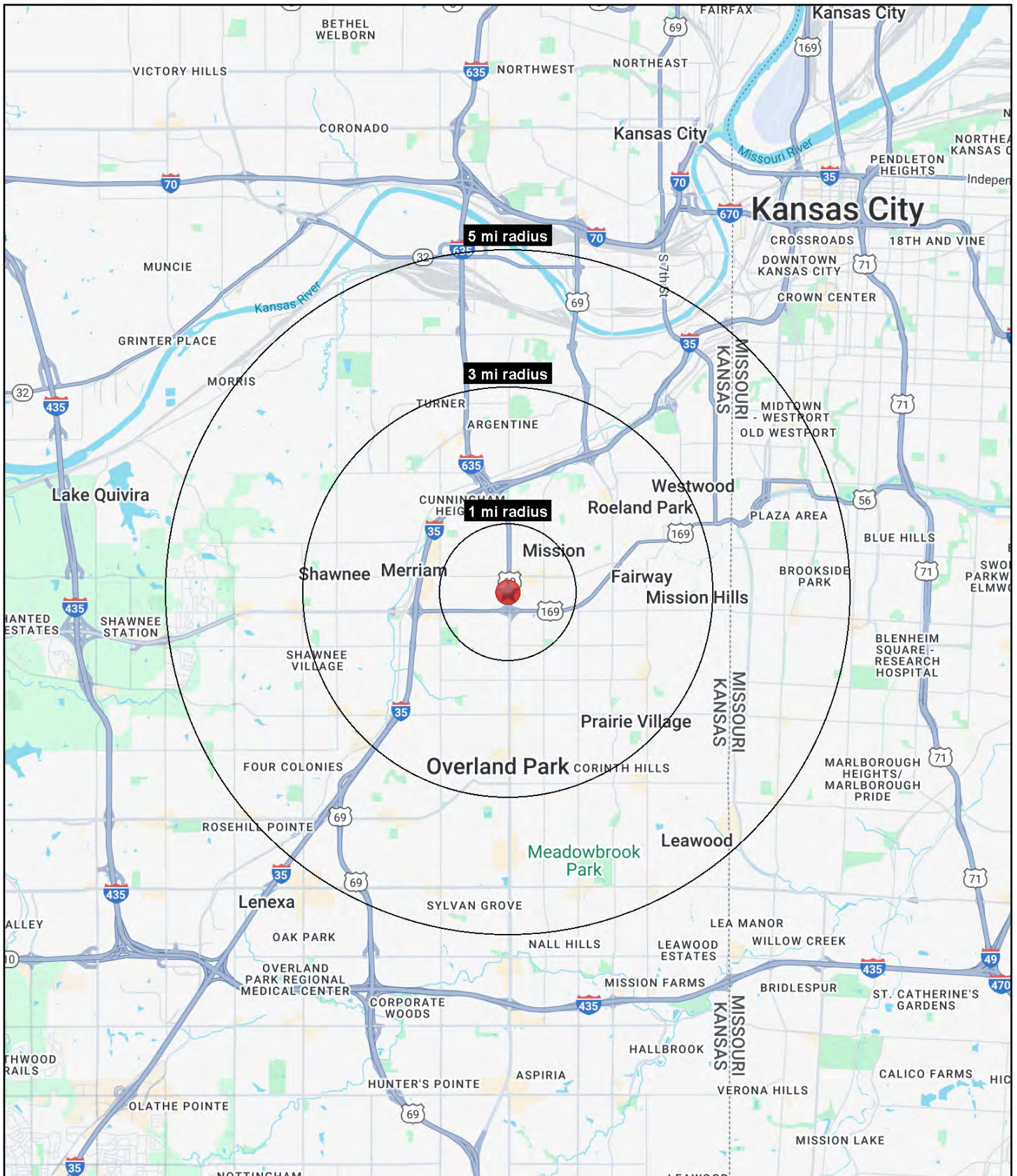
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6036 Metcalf Avenue Mission, KS 66202	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,724	94,325	255,243
2030 Projected Population	9,683	92,746	252,306
2020 Census Population	9,513	93,810	253,762
2010 Census Population	9,187	91,445	244,560
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.3%
2025 Median Age	38.8	37.1	37.6
Households			
2025 Estimated Households	4,754	42,843	115,147
2030 Projected Households	4,847	42,938	115,752
2020 Census Households	4,496	41,764	113,036
2010 Census Households	4,304	40,672	108,637
Projected Annual Growth 2025 to 2030	0.4%	-	0.1%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.4%
Race and Ethnicity			
2025 Estimated White	81.3%	77.7%	77.1%
2025 Estimated Black or African American	5.9%	5.8%	6.7%
2025 Estimated Asian or Pacific Islander	2.2%	2.8%	3.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.5%
2025 Estimated Other Races	10.4%	13.2%	12.7%
2025 Estimated Hispanic	11.2%	14.7%	14.2%
Income			
2025 Estimated Average Household Income	\$105,451	\$117,189	\$125,769
2025 Estimated Median Household Income	\$91,598	\$91,418	\$96,226
2025 Estimated Per Capita Income	\$51,645	\$53,323	\$56,857
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.4%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.2%	3.1%
2025 Estimated High School Graduate	14.2%	17.9%	16.8%
2025 Estimated Some College	24.5%	18.7%	17.2%
2025 Estimated Associates Degree Only	7.6%	8.0%	7.0%
2025 Estimated Bachelors Degree Only	31.2%	31.1%	31.9%
2025 Estimated Graduate Degree	18.4%	18.7%	21.8%
Business			
2025 Estimated Total Businesses	692	3,625	12,562
2025 Estimated Total Employees	10,883	41,968	137,537
2025 Estimated Employee Population per Business	15.7	11.6	10.9
2025 Estimated Residential Population per Business	14.0	26.0	20.3

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