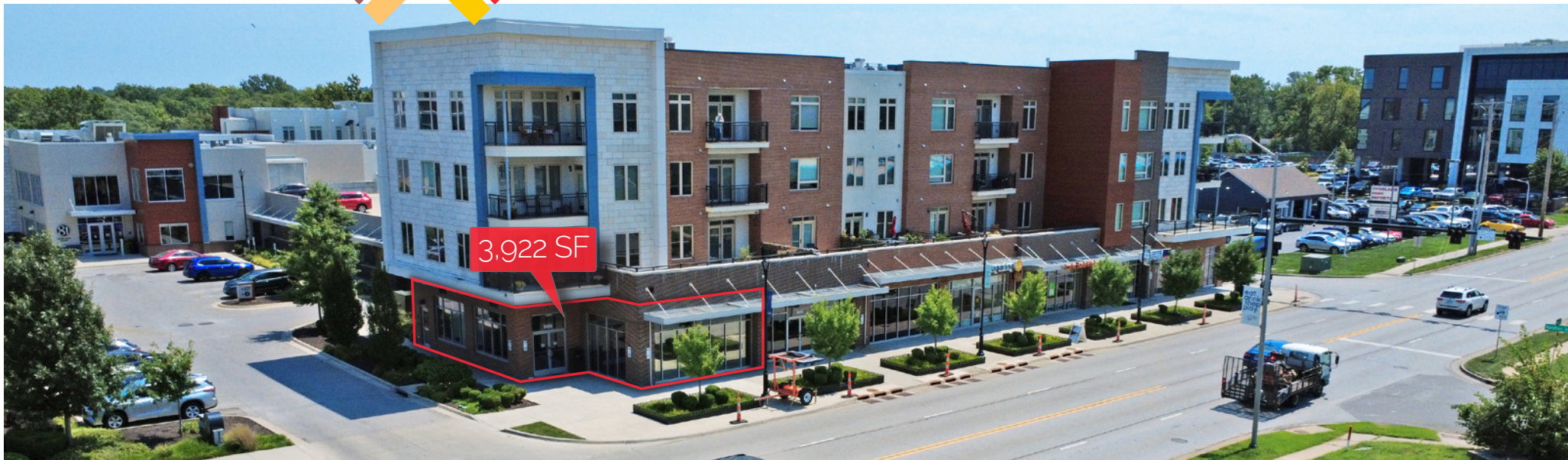


FOR LEASE



WALKABLE DOWNTOWN RETAIL OPPORTUNITY

8059 Metcalf Avenue | Overland Park, KS 66204



PROPERTY OVERVIEW

- 3,922 SF former Casey's General Store
- Built in 2018, modern construction
- Existing Casey's improvements remain
- Prime downtown Overland Park location
- Excellent Metcalf Avenue visibility
- Walkable to restaurants, shops & farmers' market
- Strong central Johnson County access
- Ideal for retail, restaurant, service or office uses
- \$18.00/SF NNN

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FLOOR PLAN



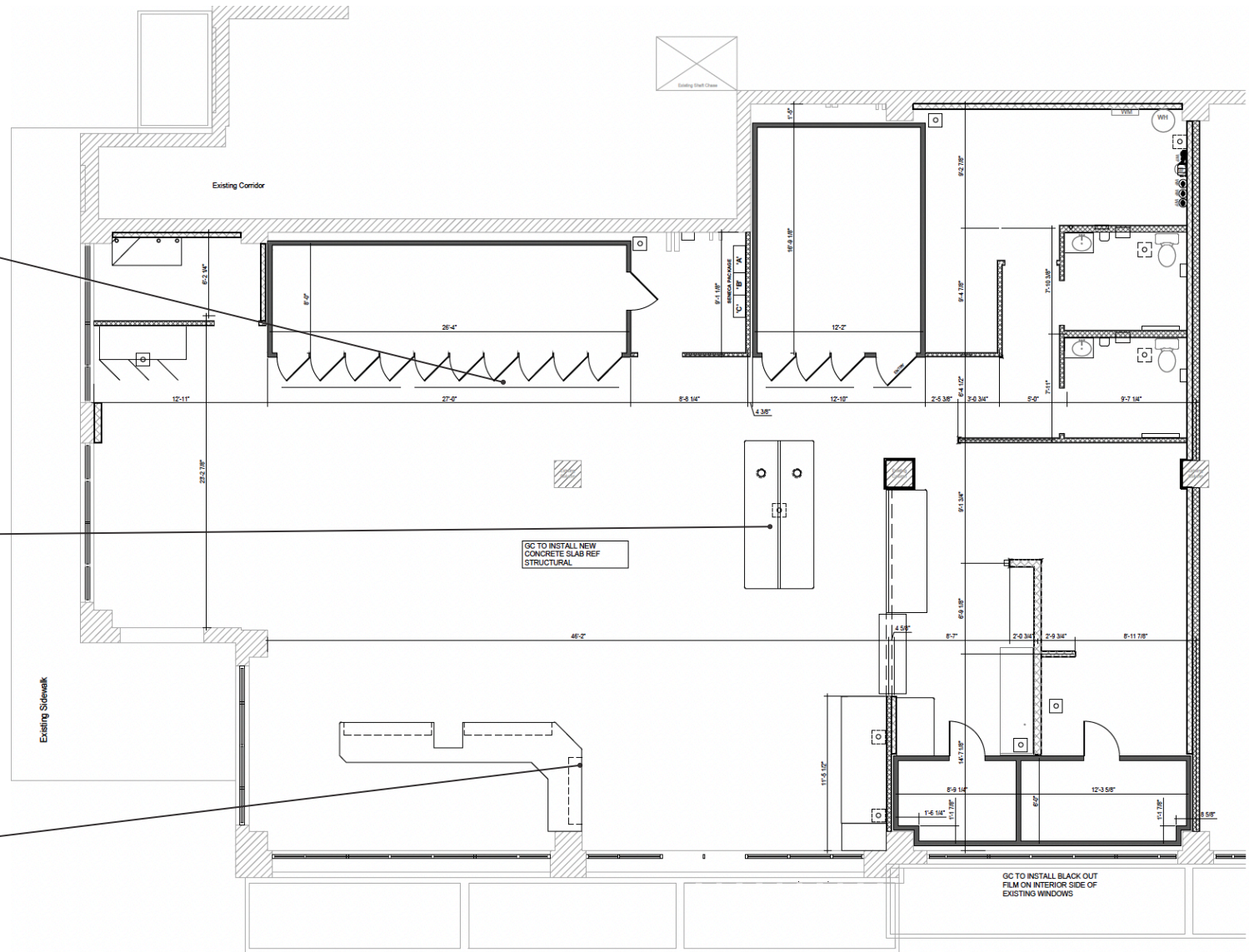
COOLERS



CONCESSION



CHECKOUT



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OP FARMER'S MARKET
NEW OP FARMER'S MARKET
& HISTORIC SANTA FE
SHOPPING DISTRICT
(340k+ visitors annually)

MARKET LOFT
\$10M PROJECTED COST
36 APARTMENT UNITS

THE VUE
219 UNITS
\$49M PROJECTED COST
www.thevueop.com

EDISON DISTRICT
125k SF OFFICE
\$54M PROJECTED COST
RETAIL / FOOD HALL

MATT ROSS
COMMUNITY CTR

Central Bank
of the Midwest
Strong roots. Endless possibilities.



Great Western Bank
Leading Life Great

AVENUE 80
220 UNITS+15K SF RETAIL
\$45M PROJECTED COST
SENIOR HOUSING

AVENUE 81
158 UNITS | 2017
\$45M PROJECTED COST
SENIOR HOUSING

AVENUE 82
67.5k SF OF OFFICE
\$20.7M PROJECTED COST
2,800 SF OF EVENT SPACE
EPC REAL ESTATE GROUP

SITE

Metcalf Ave - 34,200 VPD



brr

FUTURE
REDEVELOPMENT

FUTURE
REDEVELOPMENT

FUTURE LIGHTED
INTERSECTION
82ND WILL CONNECT
WITH MARTY

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	13,083	105,215	259,635
2020 Average HH Income	\$78,711	\$92,995	\$102,477
Households	6,216	47,535	115,343

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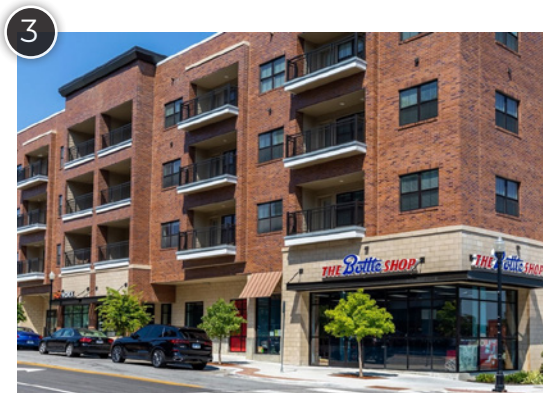
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North

FOR LEASE

WALKABLE DOWNTOWN RETAIL OPPORTUNITY

8059 Metcalf Avenue | Overland Park, KS 66204



DOWNTOWN OVERLAND PARK REDEVELOPMENT

- 1. InterUrban Lofts | Completed 2017** – Located at 79th and Conser, this mixed-use development features 41 luxury apartments and approximately 7,500 SF of Class A office space.
- 2. Avenue 80 | Completed Fall 2017**
Prominent mixed-use development at 80th and Metcalf featuring 220 luxury apartments plus office and retail space, adding significant residential density and activity to Downtown Overland Park.
- 3. Market Lofts | Completed Fall 2017**
A \$10.8 million development located at 80th and Marty, Market Lofts features 36 one- and two-bedroom apartments above approximately 5,700 SF of street-level retail
- 4. The Vue | Completed Summer 2018**
A 219-unit luxury apartment community at 80th and Marty featuring upscale amenities and a highly walkable Downtown Overland Park location.
- 5. Avenue 81 | Completed 2019**
Mixed-use senior living development at 81st and Metcalf featuring 156 independent and assisted living residences above approximately 11,000 SF of street-level retail.
- 6. Overland Park Farmers' Market | Completed 2026**
The City's approximately \$34 million redevelopment opened in June 2026 and is projected to draw approximately 12,000 visitors each Saturday and 3,000 each Wednesday, following record attendance of more than 340,000 shoppers in 2025.

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AVENUE 80

220 UNITS+15K SF RETAIL
\$45M PROJECTED COST
SENIOR HOUSING

AVENUE 81

158 UNITS | 2017
\$45M PROJECTED COST
SENIOR HOUSING

SITE

Metcalf Ave - 34,200 VPD



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