FOR SALE

UNIQUE DOWNTOWN OP REDEVELOPMENT OPPORTUNITY

8139 Metcalf Ave, Overland Park, KS 66204





PROPERTY OVERVIEW

- Approx. 1,704 SF building on .42 acre site
- Visibility to 35,000+ Cars Per Day
- 1,000 + Luxury Apartments within walking distance
- Drive-Thru previously approved
- Zoning DFD
- Call for Pricing

PROPERTY DESCRIPTION

Unique opportunity in the core of Downtown Overland Park. Newly developed apartments and office buildings have been developed in the last 5 years, which started a resurgence in the neighborhood. Future Farmer's Market and other developments are planned in the Downtown Form District of Overland Park



CARY TAYLOR
ctaylor@Crossroads-KC.com
M (312) 804-3822

JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

CROSSROADS
REAL ESTATE GROUP

FOR SALE

UNIQUE DOWNTOWN OP REDEVELOPMENT OPPORTUNITY

8139 Metcalf Ave, Overland Park, KS 66204



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

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

CROSSROADS
REAL ESTATE GROUP

FOR SALE

UNIQUE DOWNTOWN OP REDEVELOPMENT OPPORTUNITY

8139 Metcalf Ave, Overland Park, KS 66204



CARY TAYLOR
ctaylor@Crossroads-KC.com
M (312) 804-3822

JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

CROSSROADS
REAL ESTATE GROUP

FOR SALE

UNIQUE DOWNTOWN OP REDEVELOPMENT OPPORTUNITY

8139 Metcalf Ave, Overland Park, KS 66204

82ND STREET REALIGNMENT PLAN



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

CROSSROADS
REAL ESTATE GROUP

FOR SALE

UNIQUE DOWNTOWN OP REDEVELOPMENT OPPORTUNITY

8139 Metcalf Ave, Overland Park, KS 66204

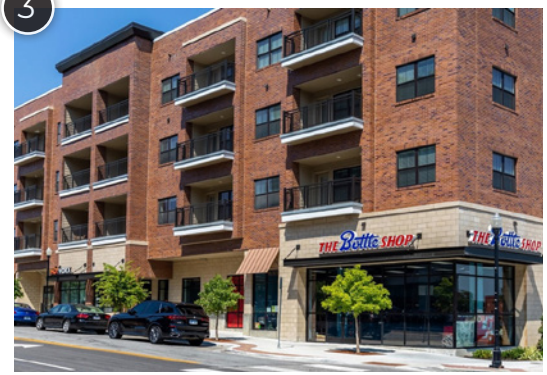
1



2



3



4



5



6



DOWNTOWN OVERLAND PARK REDEVELOPMENT

1. InterUrban Lofts | Completed 2017 – Located on the corner of 79th and Conser. Features 41 luxury rental apartments , and 7,500 square feet of class- A office space.

2. Avenue 80 | Completed Fall 2017
Situated on the corner of 80th and Metcalf, Avenue 80 is a mixed-use development compromised of 220 luxury apartments and totaling 273,483 square feet of apartments, office and retail space.

3. Market Lofts | Completed Fall 2017
A $10.8 million development on the corner of 80th and Marty. Includes 36 one and two-bedroom apartments above 5,500+ square feet of retail space.

4. The Vue | Completed Summer 2018
Construction will begin soon on The Vue, at 80th and Marty. Consists of 219 luxury apartments, high-end amenities, and 10,000 square feet of retail.

5. Avenue 81 | Completed 2019
Avenue 81 is located at 81st and Metcalf. This senior housing project will has 70% of its apartments set aside for independent living and 30% for assisted living. Also features 11,000 square feet of retail space.

6. Overland Park Farmer's Market Pavilion Renovation/Expansion
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.

CARY TAYLOR
ctaylor@Crossroads-KC.com
M (312) 804-3822

JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

CROSSROADS
REAL ESTATE GROUP