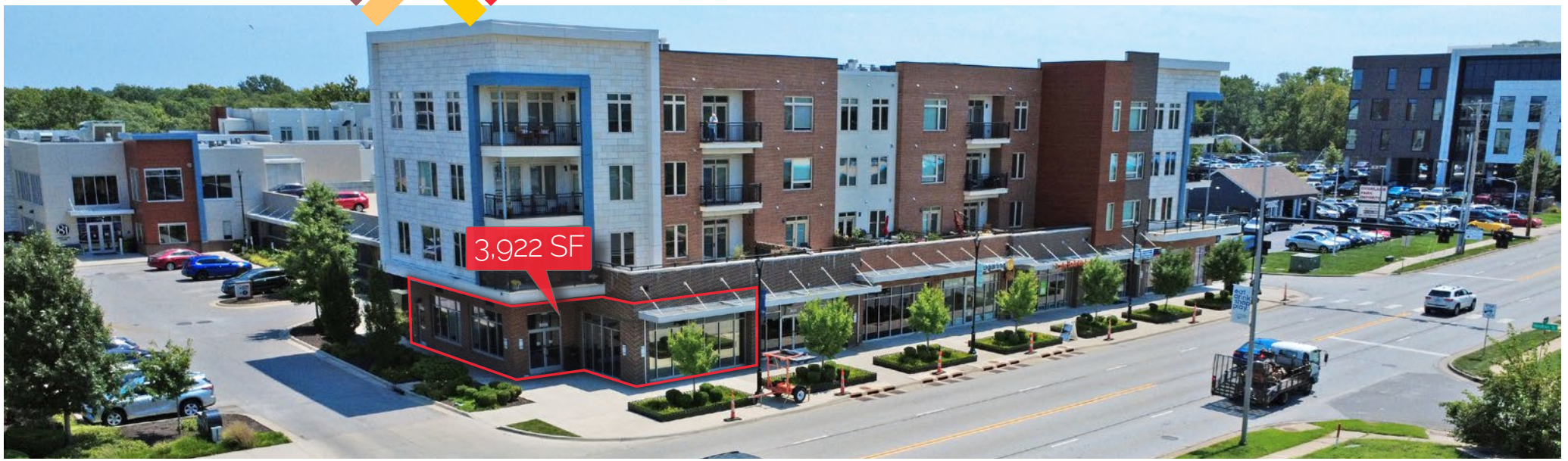
FOR LEASE

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

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 LEASE

WALKABLE DOWNTOWN RETAIL OPPORTUNITY

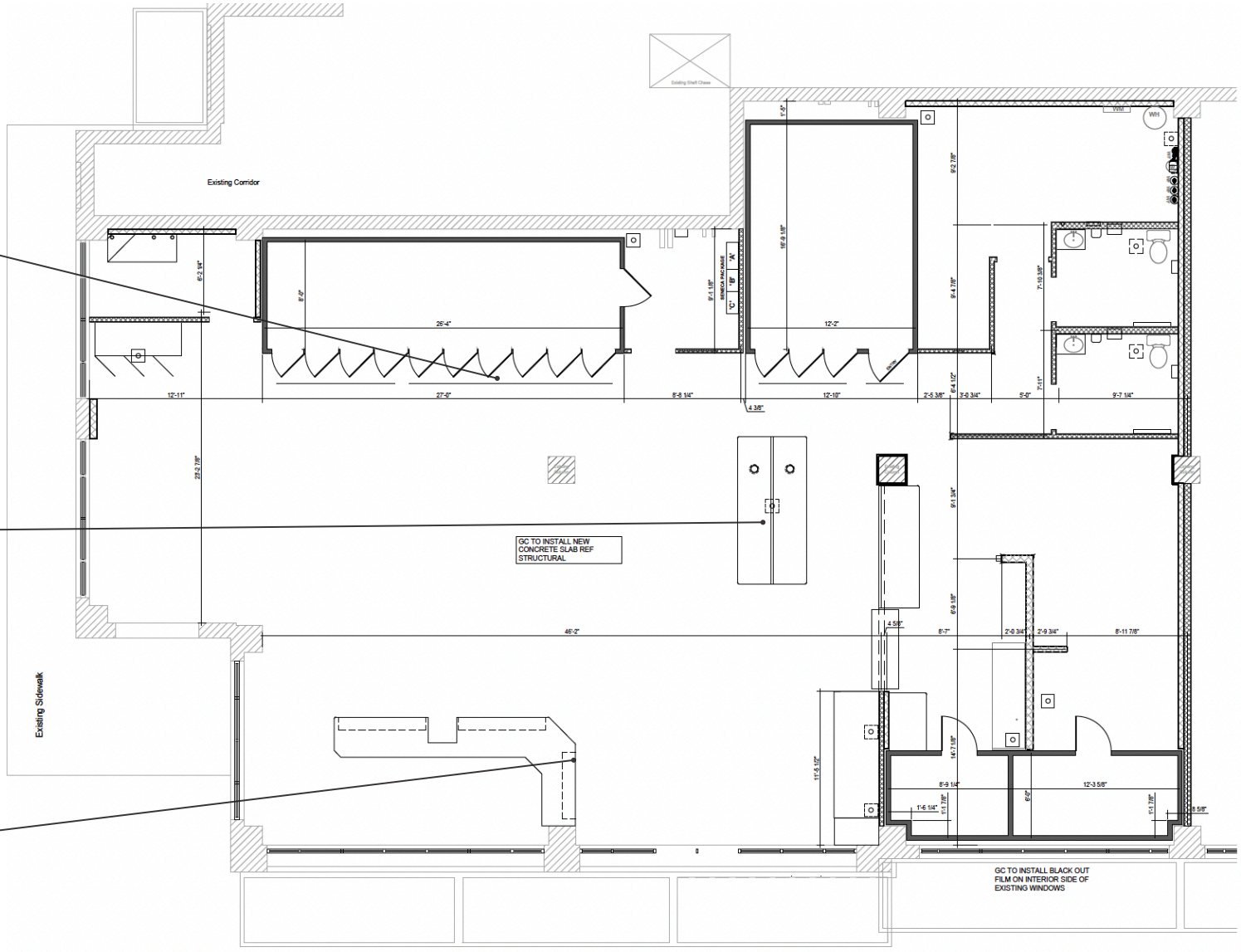
8059 Metcalf Avenue | Overland Park, KS 66204

FLOOR 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 LEASE

WALKABLE DOWNTOWN RETAIL OPPORTUNITY

8059 Metcalf Avenue | 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

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 LEASE

WALKABLE DOWNTOWN RETAIL OPPORTUNITY

8059 Metcalf Avenue | Overland Park, KS 66204

1



2



3



4



5



6



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.

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 LEASE

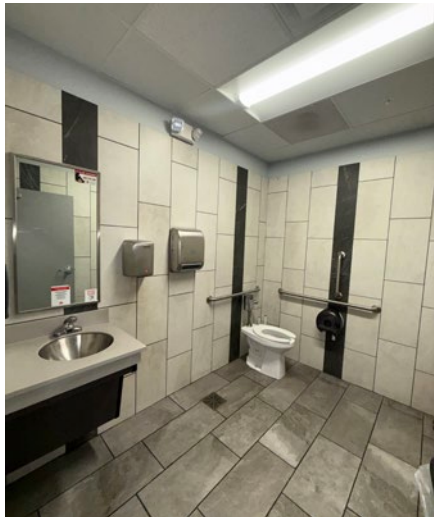
WALKABLE DOWNTOWN RETAIL OPPORTUNITY

8059 Metcalf Avenue | 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