

**For Sale or Lease | 7600 Metcalf, Overland Park, KS**



**Metcalf Avenue**  
#1 - 36,000 Cars Per Day

- **7,500 +/- SF Freestanding Building**
- **More than 50,000 SF of Land Available**
- **Great Visibility and Full Turns on Metcalf**
- **Building and Monument Signage**
- **Phenomenal Resurgence of New Apartments and Retail Developments in Immediate Area**

**BYRAM REAL ESTATE**  
5350 W. 94<sup>th</sup> Terr., Suite 201  
Prairie Village, KS 66207  
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75th Street - 22,685 Cars Per Day

Metcalf Avenue +/- 36,000 Cars Per Day

AVENUE 80



**Downtown OVERLAND PARK**

- fusion FITNESS
- ELEVATE
- HOMER'S COFFEE HOUSE
- Dragon Inn
- Elsa's
- Bella KITCHENS
- BREW LAB
- Good Town Brewery
- Lowry's
- BUFFALO STATE PIZZA COMPANY

THE VUE



**Executive Summary Report**

7600 Metcalf Ave, Overland Park, Kansas, 66204  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.99111  
Longitude: -94.66806

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,654	100,783	262,687
2010 Population	10,898	98,230	256,454
2016 Population	11,795	104,364	269,180
2021 Population	12,300	109,059	278,353
2000-2010 Annual Rate	-0.67%	-0.26%	-0.24%
2010-2016 Annual Rate	0.71%	0.54%	0.43%
2016-2021 Annual Rate	0.84%	0.88%	0.67%
2016 Male Population	47.7%	47.8%	48.3%
2016 Female Population	52.3%	52.2%	51.7%
2016 Median Age	40.8	39.9	40.4
<b>Households</b>			
2000 Households	5,356	45,335	113,419
2010 Households	5,167	44,557	112,735
2016 Total Households	5,639	47,649	119,090
2021 Total Households	5,897	49,904	123,358
2000-2010 Annual Rate	-0.36%	-0.17%	-0.06%
2010-2016 Annual Rate	0.78%	0.60%	0.49%
2016-2021 Annual Rate	0.90%	0.93%	0.71%
2016 Average Household Size	2.07	2.18	2.24
<b>Median Household Income</b>			
2016 Median Household Income	\$67,581	\$72,273	\$77,906
2021 Median Household Income	\$75,519	\$77,776	\$83,131
2016-2021 Annual Rate	2.25%	1.48%	1.31%
<b>Average Household Income</b>			
2016 Average Household Income	\$82,420	\$97,110	\$106,151
2021 Average Household Income	\$91,786	\$106,910	\$116,516
2016-2021 Annual Rate	2.18%	1.94%	1.88%
<b>Housing</b>			
2000 Total Housing Units	5,511	46,926	117,716
2000 Owner Occupied Housing Units	3,659	29,381	78,479
2000 Renter Occupied Housing Units	1,697	15,955	34,940
2000 Vacant Housing Units	155	1,590	4,297
2010 Total Housing Units	5,527	47,745	120,903
2010 Owner Occupied Housing Units	3,522	28,264	76,220
2010 Renter Occupied Housing Units	1,645	16,293	36,515
2010 Vacant Housing Units	360	3,188	8,168
2016 Total Housing Units	6,063	51,338	127,663
2016 Owner Occupied Housing Units	3,717	29,692	79,263
2016 Renter Occupied Housing Units	1,923	17,957	39,827
2016 Vacant Housing Units	424	3,689	8,573
2021 Total Housing Units	6,334	53,667	132,066
2021 Owner Occupied Housing Units	3,904	30,893	82,219
2021 Renter Occupied Housing Units	1,994	19,011	41,139
2021 Vacant Housing Units	437	3,763	8,708
<b>Data for all businesses in area</b>			
Total Businesses:	552	4,949	13,824
Total Employees:	6,777	69,900	196,728
Total Residential Population:	11,795	104,364	269,180
Employee/Residential Population Ratio:	0.570:1	0.670:1	0.730:1

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.