



FOR LEASE

**LIONSGATE MARKETPLACE
SEC 143rd & Metcalf, Overland Park, KS**



| | |
|------------------|---------------------|
| Lease Rate: | \$20/sf, triple net |
| Available Space: | 1,568 sf |
| Triple Nets: | 2016-\$9.23/sf |
| Property Type: | Retail or Office |
| Occupancy: | 95% |
| Building Class: | A |

- Surrounded by highest concentration of luxury apartments and townhomes in Johnson County
- Outstanding southern Overland Park demographics (5-mile Average HH Income: \$126,869)
- Join Tanner's Bar and Grill, Jose Pepper's Restaurant, Elite Squad Tennis, Urban Air Indoor Trampoline Park and Legacy Christian Church

**Ralph Varnum or
Kirby Deeter**

**913-491-8900 office
913-491-1109 fax**

**ralph@vadllc.com
kirby@vadllc.com**

Building Specifications

Location: 14319-14469 Metcalf Avenue
Overland Park, Kansas

Building Size: Building "A"-26,822 sf; Building "C"-7,500 sf

Year Built: 2004

Lot Size: ±4.09 acres (178,465 SF)

Construction Type: Brick

Parking: More than 250 parking space, plus overflow with adjacent properties

Taxes: \$157,776.03 (NP38610000 0002, NP38610000 0003, NP38610000 0004)

Zoning: CP-2, Planned General Business District

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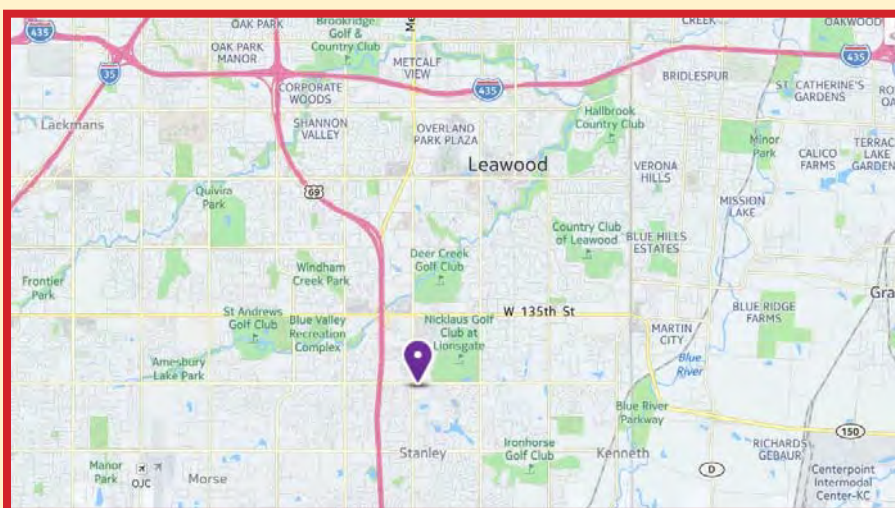
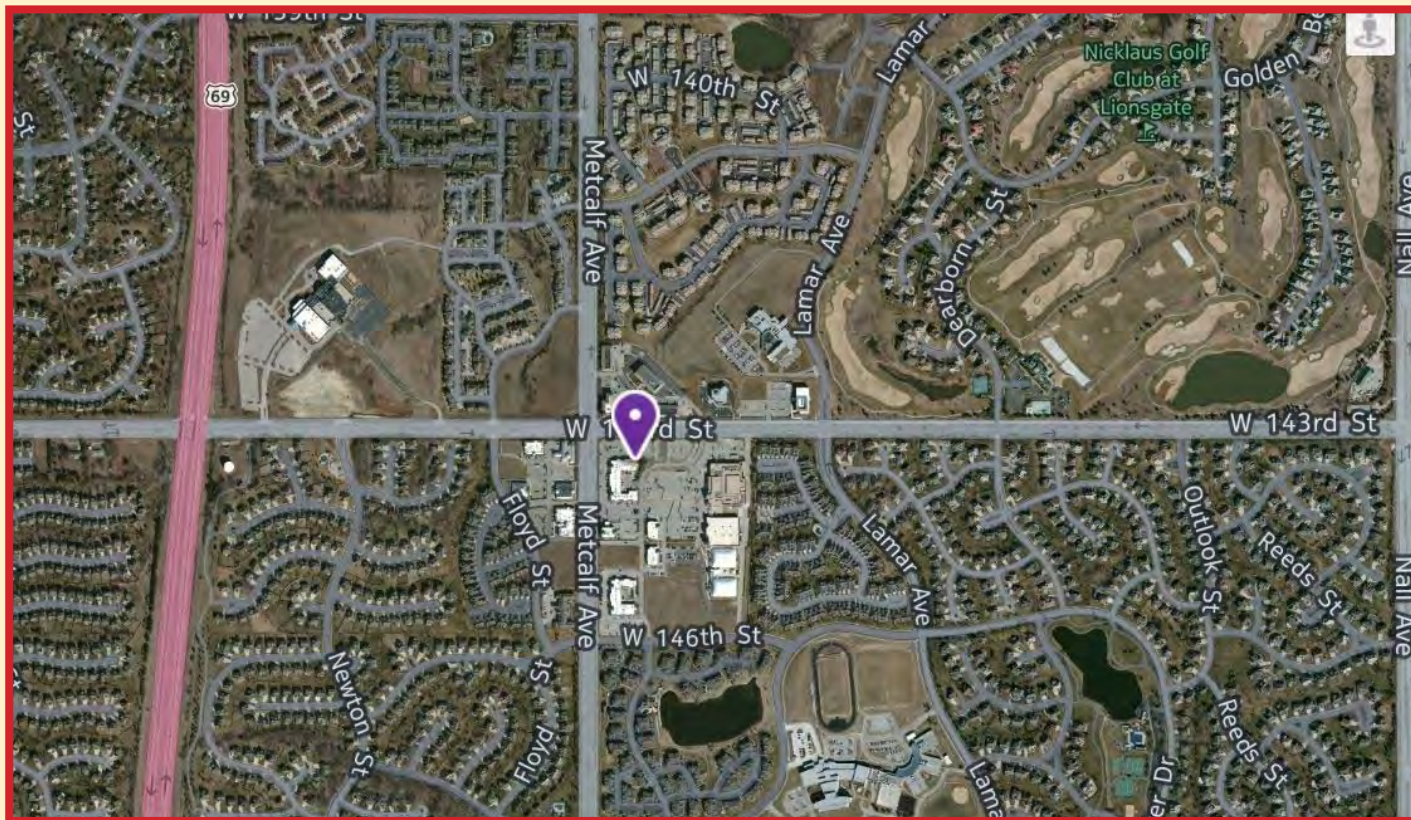
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VARNUM ARMSTRONG DEETER



www.vadllc.com

Commercial Real Estate Services Since 1969



Location Features

- ◆ SEC of 143rd & Metcalf Avenue
- ◆ At the heart of Lionsgate Marketplace development directly across from Lionsgate Jack Nicklaus Golf Course
- ◆ 3-Mile Radius—Population: 71,855; Income: \$138,221
- ◆ Traffic Count—(N/S): 38,500 (E/W) 25,700

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FLOOR PLAN

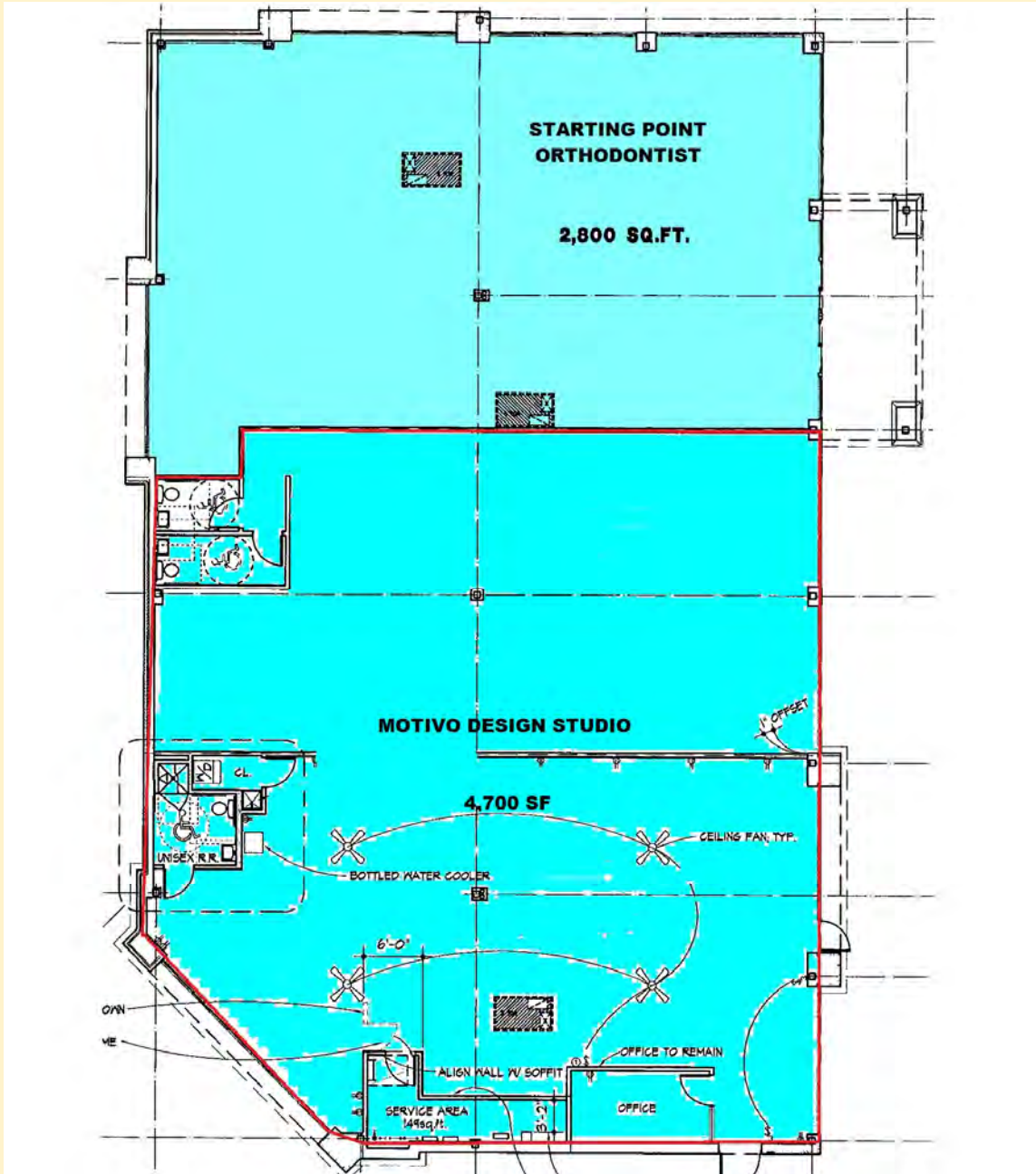


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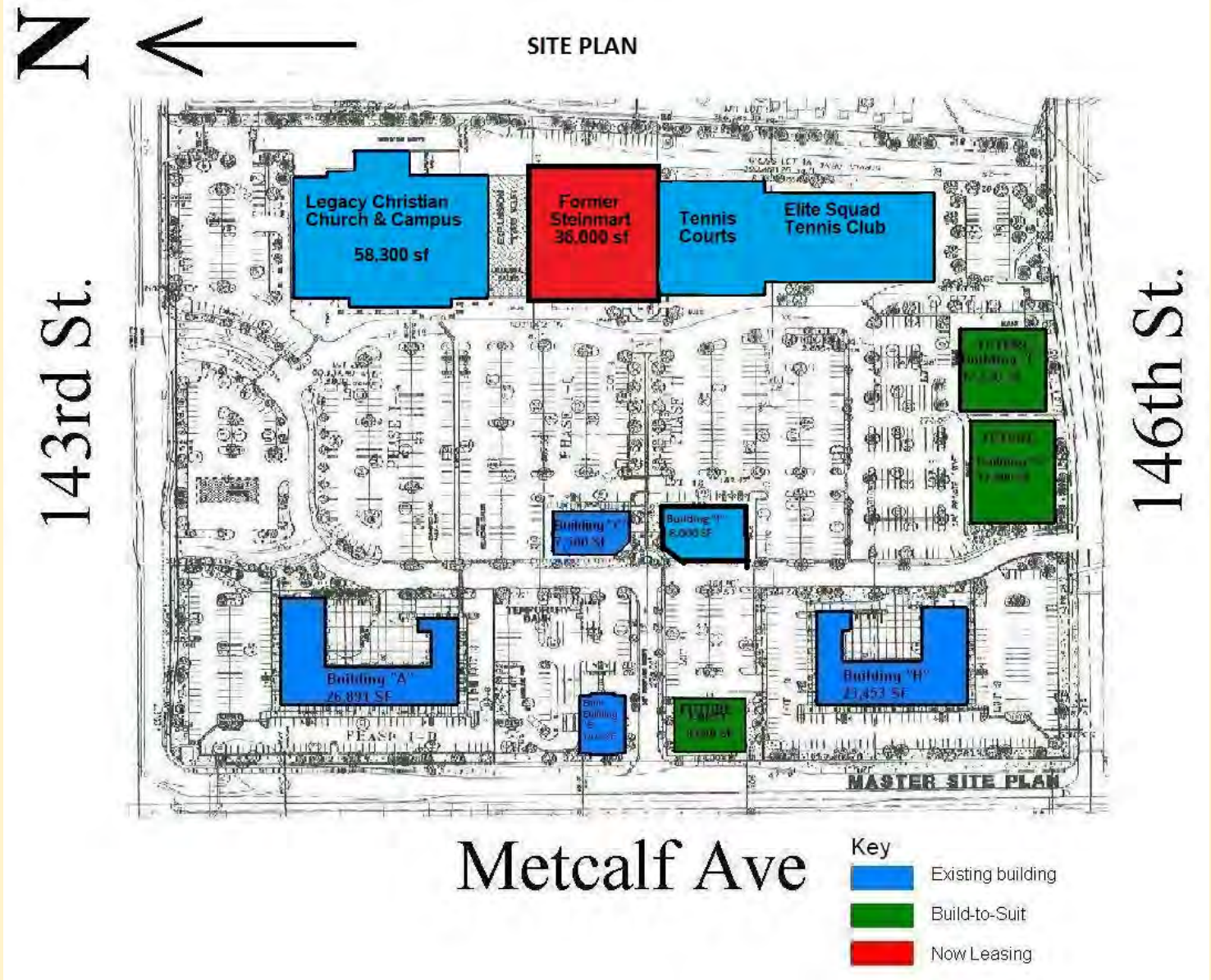


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LIONSGATE MARKETPLACE SITE PLAN



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Kirby Deeter

913-491-8900 office
913-491-1109 fax

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Kirby@vadllc.com

Additional Photographs



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Demographics

Executive Summary

14401 Metcalf Ave, Overland Park, Kansas, 66223
Rings: 1, 3, 5 mile radii

Latitude: 38.667775926
Longitude: -94.66770978

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 6,120 | 48,385 | 106,877 |
| 2010 Population | 13,222 | 71,855 | 143,571 |
| 2013 Population | 13,833 | 74,850 | 148,162 |
| 2018 Population | 14,627 | 79,754 | 156,585 |
| 2000-2010 Annual Rate | 8.01% | 4.03% | 3.00% |
| 2010-2013 Annual Rate | 1.40% | 1.26% | 0.97% |
| 2013-2018 Annual Rate | 1.12% | 1.28% | 1.11% |
| 2013 Male Population | 49.3% | 49.0% | 48.9% |
| 2013 Female Population | 50.7% | 51.0% | 51.1% |
| 2013 Median Age | 33.7 | 37.9 | 38.9 |

In the identified area, the current year population is 148,162. In 2010, the Census count in the area was 143,571. The rate of change since 2010 was 0.97% annually. The five-year projection for the population in the area is 156,585 representing a change of 1.11% annually from 2013 to 2018. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 37.3.

Race and Ethnicity

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2013 White Alone | 78.1% | 83.9% | 84.5% |
| 2013 Black Alone | 4.5% | 3.4% | 4.0% |
| 2013 American Indian/Alaska Native Alone | 0.4% | 0.2% | 0.3% |
| 2013 Asian Alone | 13.4% | 9.5% | 7.9% |
| 2013 Pacific Islander Alone | 0.1% | 0.0% | 0.0% |
| 2013 Other Race | 0.8% | 0.7% | 1.1% |
| 2013 Two or More Races | 2.8% | 2.2% | 2.2% |
| 2013 Hispanic Origin (Any Race) | 4.6% | 3.8% | 4.2% |

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.7 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2000 Households | 1,883 | 15,927 | 38,376 |
| 2010 Households | 5,029 | 25,713 | 54,419 |
| 2013 Total Households | 5,308 | 26,933 | 56,361 |
| 2018 Total Households | 5,675 | 28,828 | 59,720 |
| 2000-2010 Annual Rate | 10.32% | 4.91% | 3.55% |
| 2010-2013 Annual Rate | 1.67% | 1.44% | 1.08% |
| 2013-2018 Annual Rate | 1.35% | 1.37% | 1.16% |
| 2013 Average Household Size | 2.61 | 2.77 | 2.61 |

The household count in this area has changed from 54,419 in 2010 to 56,361 in the current year, a change of 1.08% annually. The five-year projection of households is 59,720, a change of 1.16% annually from the current year total. Average household size is currently 2.61, compared to 2.62 in the year 2010. The number of families in the current year is 40,261 in the specified area.

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Demographics

Executive Summary

14401 Metcalf Ave, Overland Park, Kansas, 66223
Rings: 1, 3, 5 mile radii

Latitude: 39.867776738
Longitude: -94.56770878

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Median Household Income | | | |
| 2013 Median Household Income | \$92,517 | \$106,479 | \$97,695 |
| 2018 Median Household Income | \$104,387 | \$115,233 | \$107,106 |
| 2013-2018 Annual Rate | 2.44% | 1.59% | 1.86% |
| Average Household Income | | | |
| 2013 Average Household Income | \$118,853 | \$138,221 | \$126,869 |
| 2018 Average Household Income | \$138,700 | \$160,649 | \$149,312 |
| 2013-2018 Annual Rate | 3.14% | 3.05% | 3.31% |
| Per Capita Income | | | |
| 2013 Per Capita Income | \$45,037 | \$50,086 | \$48,353 |
| 2018 Per Capita Income | \$52,956 | \$58,479 | \$57,019 |
| 2013-2018 Annual Rate | 3.29% | 3.15% | 3.35% |

Households by Income

Current median household income is \$97,695 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$107,106 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$126,869 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$149,312 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$48,353 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$57,019 in five years, compared to \$32,073 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 2,111 | 16,834 | 40,469 |
| 2000 Owner Occupied Housing Units | 1,684 | 13,290 | 29,730 |
| 2000 Owner Occupied Housing Units | 200 | 2,637 | 8,646 |
| 2000 Vacant Housing Units | 227 | 907 | 2,093 |
| 2010 Total Housing Units | 5,386 | 27,074 | 57,545 |
| 2010 Owner Occupied Housing Units | 2,877 | 19,182 | 39,627 |
| 2010 Renter Occupied Housing Units | 2,152 | 6,531 | 14,792 |
| 2010 Vacant Housing Units | 357 | 1,361 | 3,126 |
| 2013 Total Housing Units | 5,704 | 28,308 | 59,460 |
| 2013 Owner Occupied Housing Units | 2,849 | 19,404 | 39,684 |
| 2013 Renter Occupied Housing Units | 2,459 | 7,529 | 16,677 |
| 2013 Vacant Housing Units | 396 | 1,375 | 3,099 |
| 2018 Total Housing Units | 6,149 | 30,259 | 62,919 |
| 2018 Owner Occupied Housing Units | 3,036 | 20,846 | 42,335 |
| 2018 Renter Occupied Housing Units | 2,639 | 7,983 | 17,385 |
| 2018 Vacant Housing Units | 474 | 1,431 | 3,199 |

Currently, 66.7% of the 59,460 housing units in the area are owner occupied; 28.0% renter occupied; and 5.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 57,545 housing units in the area - 68.9% owner occupied, 25.7% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 1.47%. Median home value in the area is \$273,961, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 1.49% annually to \$295,011.

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