



Action Packed Intersection!

- Southglen Centre - SEC 119th and Metcalf - Heart of Overland Park
- Join new anchor Tenants, Aldi Foods and Pan-Asia Supermarket and others including 85°C Bakery Cafe, Chili's, Five Guys, Fazoli's, Scrubs & Beyond, YardBirds, Schlotskys, Baskin Robbins, and Spectrum
- New 341-unit multi-family development to be built adjacent
- Prime In-Line Retail Space
- Monument Signage on 119th Street

For more information:

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Net Charges: (2025 Estimates)	CAM	\$2.79 PSF
	Insurance:	\$0.53 PSF
	<u>Taxes:</u>	<u>\$4.30 PSF</u>
	Total:	\$7.62 PSF

Demographics:	1-Mile	3-Mile	5-Mile
Total Population	7,964	\$112,190	27,745
Avg. Household Income	85,921	\$146,002	109,913
Daytime Population	236,645	\$134,999	189,117

Total Building Size:	+/- 35,454 SF
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Electrical Service:

At 12061 Metcalf there is a 175-amp 277/480-volt service that feeds a step down transformer in the space that then feeds (2) 200-amp 120/208 volt electrical panels.

- There are two transformers on the East side of the property. One is a 300kva, the other is a 75kva.
- Everygy shows that the vacancy is tied to the 300kva transformer that was installed in 2016.
- Everygy stated that only Old Navy is tied to the 75kva transformer and it was installed in 1996.
- Everygy is sending out a designer to review the loads and confirms which transformer is feeding 12061 Metcalf.

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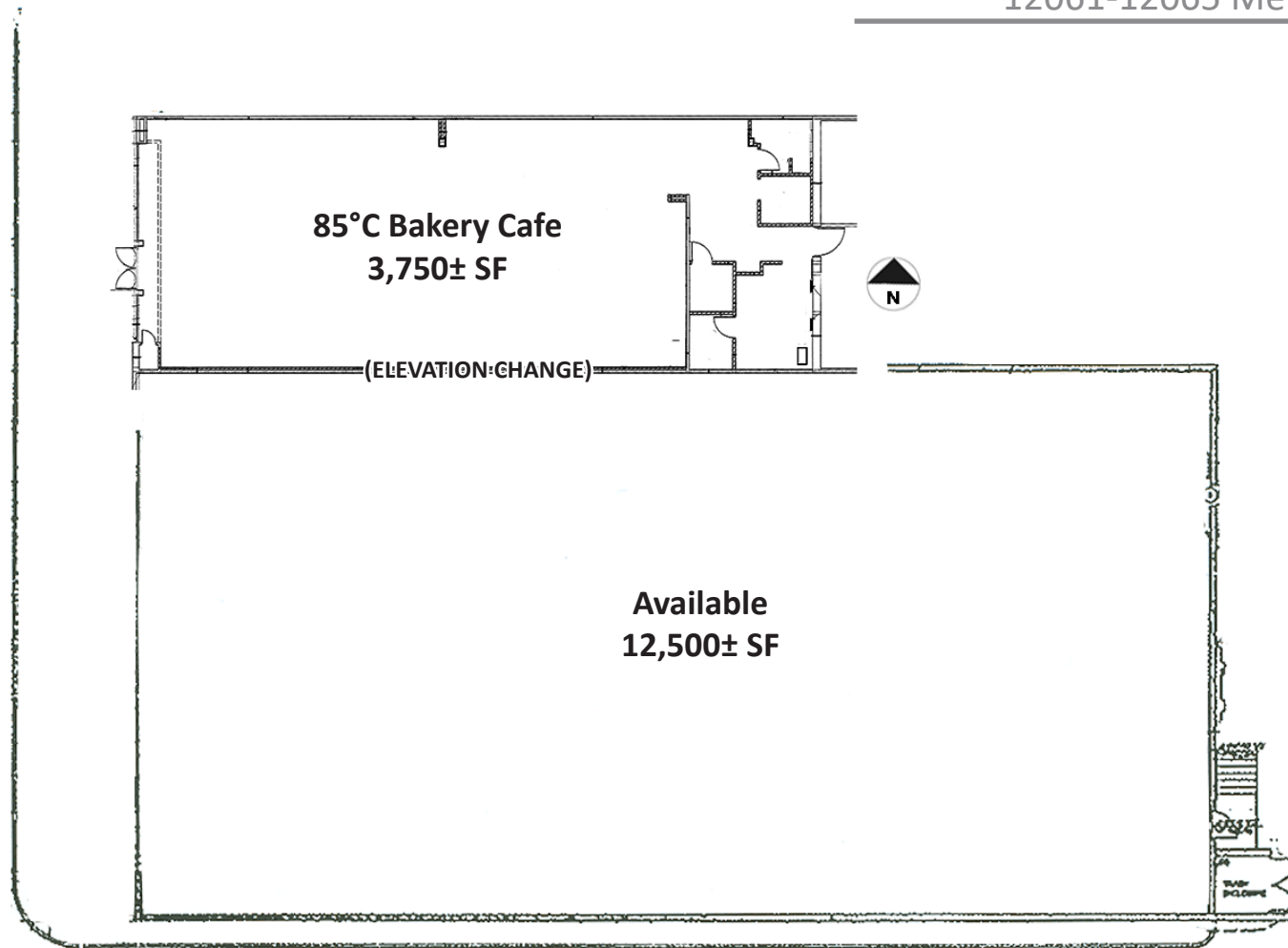
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Southglen Centre

12065 Metcalf Avenue, Overland Park, Kansas

For Lease

12061-12065 Metcalf Floor Plan



Southglen Centre

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For Lease

341-Unit Apartment Complex w/ Future Retail Pad Site



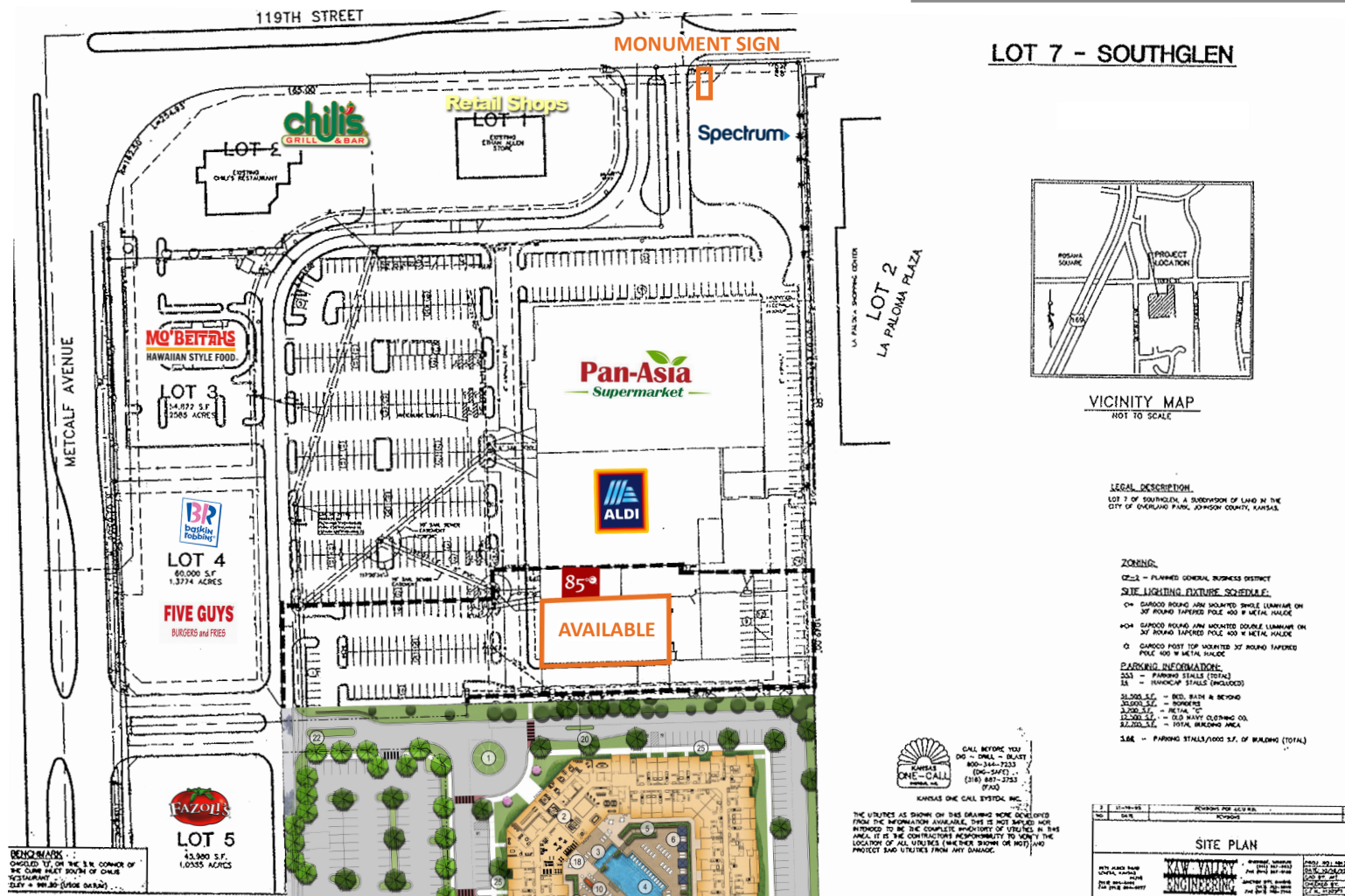
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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REAL ESTATE SERVICES, LLC

12065 Metcalf Avenue, Overland Park, Kansas

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Southglen Centre Overall Site Plan

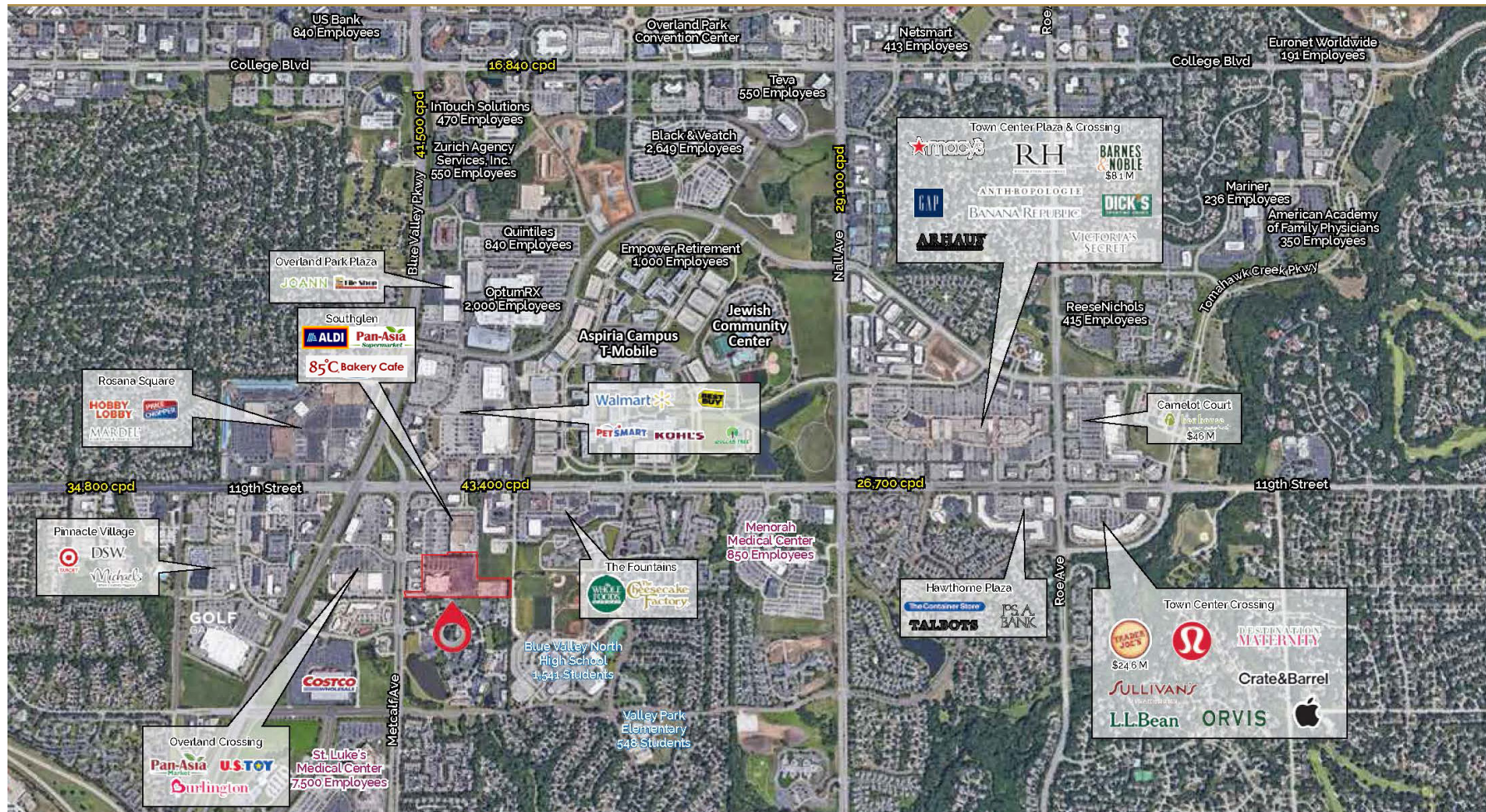


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12065 Metcalf Avenue, Overland Park, Kansas

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Aerial of 119th & Metcalf Environs



Southglen Centre

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Aerial of 119th & Corridor from Blue Valley Pkwy to Roe



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Aerial of Southglen Centre



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Demographics

12061 Metcalf Ave Overland Park, KS 66213			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2023)			8,515		86,066		243,184		711,976	
Projected Population (2028)			9,045		89,868		248,016		722,574	
Census Population (2020)			8,436		83,801		241,607		707,634	
Census Population (2010)			7,683		76,121		221,346		654,305	
Projected Annual Growth (2023-2028)			530	1.2%	3,802	0.9%	4,832	0.4%	10,598	0.3%
Historical Annual Growth (2020-2023)			79	0.3%	2,265	0.9%	1,577	0.2%	4,342	0.2%
Historical Annual Growth (2010-2020)			752	1.0%	7,680	1.0%	20,261	0.9%	53,329	0.8%
Estimated Population Density (2023)			2,712	psm	3,044	psm	3,097	psm	2,267	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2023)			4,385		38,489		103,369		296,176	
Projected Households (2028)			4,756		40,707		105,590		299,174	
Census Households (2020)			4,048		35,997		100,298		290,462	
Census Households (2010)			3,459		32,107		90,655		266,377	
Projected Annual Growth (2023-2028)			371	1.7%	2,218	1.2%	2,221	0.4%	2,998	0.2%
Historical Annual Change (2010-2023)			927	2.1%	6,382	1.5%	12,714	1.1%	29,799	0.9%
Average Household Income										
Estimated Average Household Income (2023)			\$119,140		\$168,026		\$161,026		\$138,611	
Projected Average Household Income (2028)			\$119,745		\$173,614		\$172,300		\$149,748	
Census Average Household Income (2010)			\$87,922		\$107,197		\$99,375		\$82,401	
Census Average Household Income (2000)			\$91,875		\$104,880		\$87,786		\$70,335	
Projected Annual Change (2023-2028)			\$605	0.1%	\$5,588	0.7%	\$11,274	1.4%	\$11,137	1.6%
Historical Annual Change (2000-2023)			\$27,264	1.3%	\$63,146	2.6%	\$73,240	3.6%	\$68,276	4.2%
Median Household Income										
Estimated Median Household Income (2023)			\$109,266		\$123,371		\$119,594		\$105,800	
Projected Median Household Income (2028)			\$109,704		\$125,364		\$122,318		\$108,431	
Census Median Household Income (2010)			\$66,593		\$80,399		\$77,747		\$67,080	
Census Median Household Income (2000)			\$69,669		\$84,170		\$72,714		\$58,754	
Projected Annual Change (2023-2028)			\$438	-	\$1,993	0.3%	\$2,725	0.5%	\$2,631	0.5%
Historical Annual Change (2000-2023)			\$39,597	2.5%	\$39,201	2.0%	\$46,879	2.8%	\$47,046	3.5%
Per Capita Income										
Estimated Per Capita Income (2023)			\$61,759		\$75,260		\$68,538		\$57,758	
Projected Per Capita Income (2028)			\$63,347		\$78,755		\$73,445		\$62,097	
Census Per Capita Income (2010)			\$39,562		\$45,218		\$40,702		\$33,551	
Census Per Capita Income (2000)			\$37,870		\$40,115		\$34,604		\$28,211	
Projected Annual Change (2023-2028)			\$1,589	0.5%	\$3,495	0.9%	\$4,907	1.4%	\$4,339	1.5%
Historical Annual Change (2000-2023)			\$23,888	2.7%	\$35,145	3.8%	\$33,934	4.3%	\$29,547	4.6%
Estimated Average Household Net Worth (2023)			\$727,831		\$810,608		\$786,097		\$659,633	

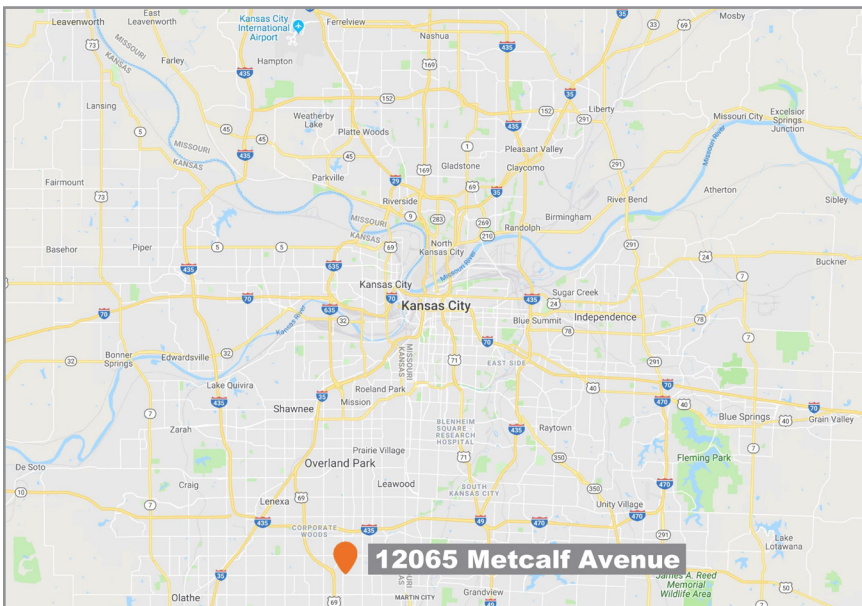
Artists Renderings of New Multifamily and Pad Sites Development



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