



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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Building Specifications

Net Charges: (2026 Estimates)	CAM	\$1.72 PSF
	Insurance:	\$0.00 PSF
	<u>Taxes:</u>	<u>\$0.36 PSF</u>
	Total:	\$2.08 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

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.

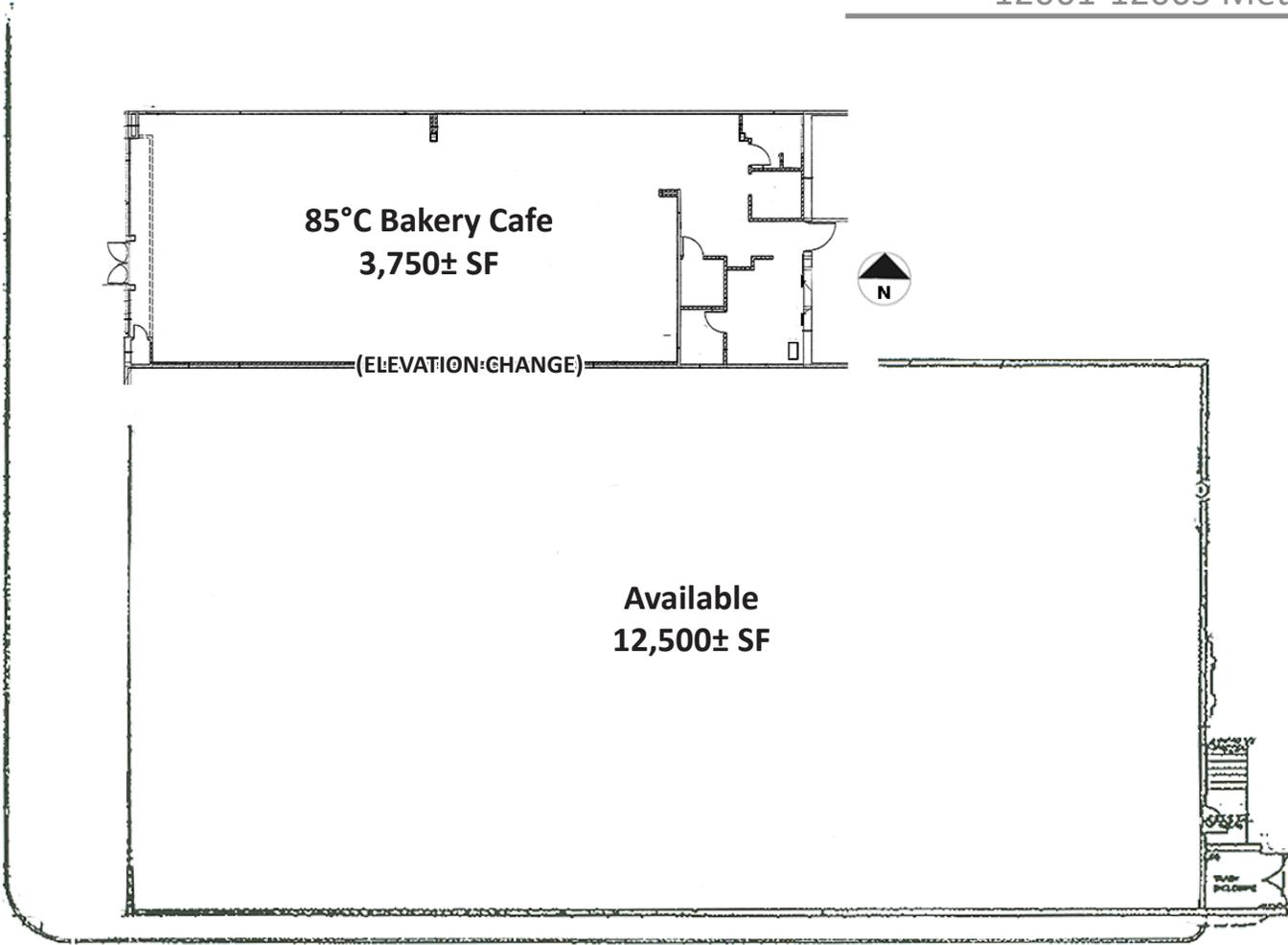
- There are two transformers on the East side of the property. One is a 300kva, the other is a 75kva.
- Everyg shows that the vacancy is tied to the 300kva transformer that was installed in 2016.
- Everyg stated that only Old Navy is tied to the 75kva transformer and it was installed in 1996.
- Everyg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

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12061-12065 Metcalf Floor Plan



Southglen Centre

12065 Metcalf Avenue, Overland Park, Kansas

For Lease

341-Unit Apartment Complex w/ Future Retail Pad Site



AMENITIES

1. FOUNTAIN
2. CLUBHOUSE - SEE ARCHITECTURE
3. WATER FEATURE
4. POOL W/ SHALLOW LEDGE & SWIM UP BAR
5. RAISED PLANTERS
6. CABANAS
7. SPA
8. ROOF COVERED GRILL STRUCTURE
9. TV WALL
10. FIRE PIT
11. POOL TABLE
12. PICKLEBALL COURT
13. PUTTING GREEN
14. PING PONG TABLE
15. FOOSBALL TABLE
16. FIREPLACE W/ TV
17. BAGS GAMES / COLUMNS WITH STRING LIGHTS
18. STAMPED & COLORED CONCRETE PAVEMENT
19. POOL FENCE
20. METAL PICKET FENCE & GATES
21. RETAINING WALL - SEE CIVIL
22. MONUMENT SIGNAGE
23. GARAGE ENTRY / EXIT
24. DOG PARKS
25. PRIVATE UNIT YARDS

SITE PLAN
1"=40'-0"



PRELIMINARY DEVELOPMENT PLAN

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

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REAL ESTATE SERVICES, LLC

Southglen Centre

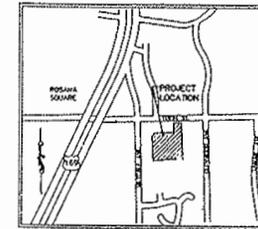
12065 Metcalf Avenue, Overland Park, Kansas

For Lease

Southglen Centre Overall Site Plan



LOT 7 - SOUTHGLEN



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 7 OF SOUTHGLEN, A SUBDIVISION OF LAND IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS.

ZONING

OS-2 - PLANNED GENERAL BUSINESS DISTRICT

SITE LIGHTING FIXTURE SCHEDULE

- OS-2 - GARWOOD ROUND AND SOLICITED DOUBLE LUMINAIRE ON 37' ROUND TAPERED POLE 400 W METAL HALIDE
- OS-4 - GARWOOD ROUND AND SOLICITED DOUBLE LUMINAIRE ON 37' ROUND TAPERED POLE 400 W METAL HALIDE
- OS-5 - GARWOOD POST TOP SOLICITED 37' ROUND TAPERED POLE 400 W METAL HALIDE

PARKING INFORMATION

- OS-2 - PARKING STALLS (TOTAL)
- OS-2 - HANDICAP STALLS (INCLUDED)
- OS-2 - 31,300 S.F. - BLD. WITH 8 BEYOND
- OS-2 - 2,200 S.F. - METAL 'D'
- OS-2 - 12,500 S.F. - OLD MARY CLOTHING CO.
- OS-2 - 2,200 S.F. - 100% BREKING AREA
- OS-2 - 368 - PARKING STALLS/1000 S.F. OF BUILDING (TOTAL)



KANSAS ONE-CALL SYSTEM, INC.
THE UTILITIES AS SHOWN ON THIS DRAWING WERE OBTAINED FROM THE INFORMATION AVAILABLE. THE USER SHALL BE RESPONSIBLE FOR THE COMPLETE ACCURACY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

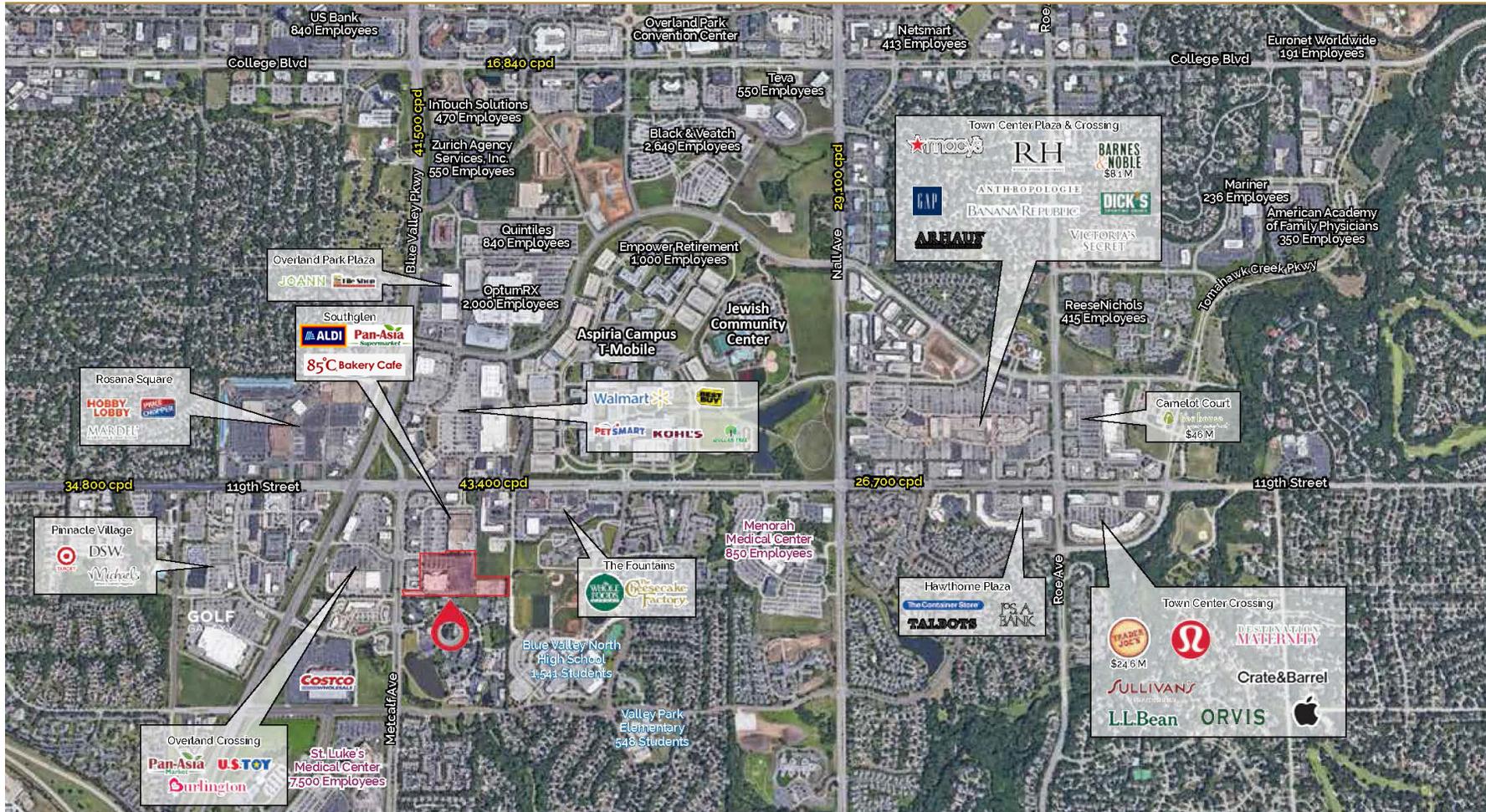
DATE	REVISION	BY	CHKD.
SITE PLAN			
DATE PLOTTED	SCALE	PROJECT NO.	DATE

Southglen Centre

12065 Metcalf Avenue, Overland Park, Kansas

For Lease

Aerial of 119th & Metcalf Environs



4622 Pennsylvania Avenue, Suite 700
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Aerial of 119th & Corridor from Blue Valley Pkwy to Roe



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12065 Metcalf Avenue, Overland Park, Kansas

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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 <i>psm</i>		3,044 <i>psm</i>		3,097 <i>psm</i>		2,267 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
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	

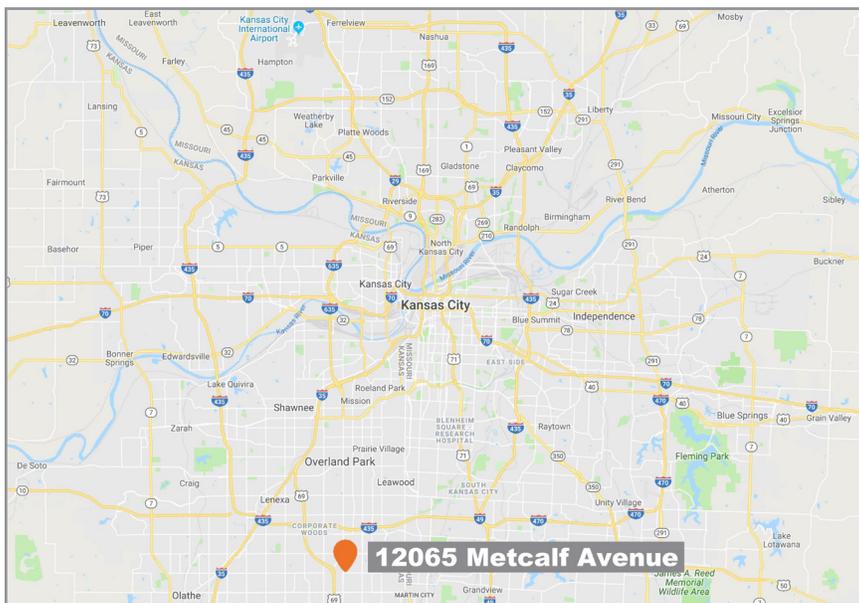
Artists Renderings of New Multifamily and Pad Sites Development



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