

# Indian Creek Shopping Center

10456-10458 Metcalf Avenue  
Overland Park, Kansas



YOUR SIGN HERE

YOUR SIGN HERE

**Kimberly Tranbarger**

Vice President

+1 816 556 1183

[kimberly.tranbarger@colliers.com](mailto:kimberly.tranbarger@colliers.com)



## Property Features

- Available spaces:
  - Suite 10456 – 3,600 SF
  - Suite 10458 – 4,100 SF
- Located along a main North-South retail artery in Overland Park
- More than 43,329 cars per day along Metcalf Avenue
- High-income levels (\$120,212) and excellent daytime population (138,561) in a 3-mile radius
- Join anchors: Furniture Deals, Seasonal Concepts, Fox and Hound Bar & Grill, Jose Peppers, and high-performing Oriental Super Market

## Demographics



### Total Population

1-mile	9,761
3-mile	96,065
5-mile	262,371



### Daytime Population

1-mile	19,313
3-mile	138,561
5-mile	325,395



### Household Income (Avg.)

1-mile	\$97,112
3-mile	\$120,212
5-mile	\$123,578



# Site Aerial



12,610 VPD

W 103RD STREET

METCALF AVENUE

42,329 VPD

W 105TH STREET



Available:  
Suite 10456- 3,600 SF  
Suite 10458- 4,100 SF

MARTY STREET

K-Street  
Hotdogs

J&L  
Liquors

Soo Hair

92

Central Bank

TOUS les  
JOURS

ORIENTAL

Furniture Deals!

FOX & HOUND  
BAR + GRILL

seasonal  
concepts

Krispy Kreme

Denny's

Lion's  
Choice

Jack

Walmart  
Neighborhood Market

Scooters



# Surrounding Area



12,610 VPD

W 103RD STREET

Site



METCALF AVENUE

42,329 VPD

Office  
DEPOT



W 107TH STREET

LAMAR AVENUE

Shawnee Mission  
South High School

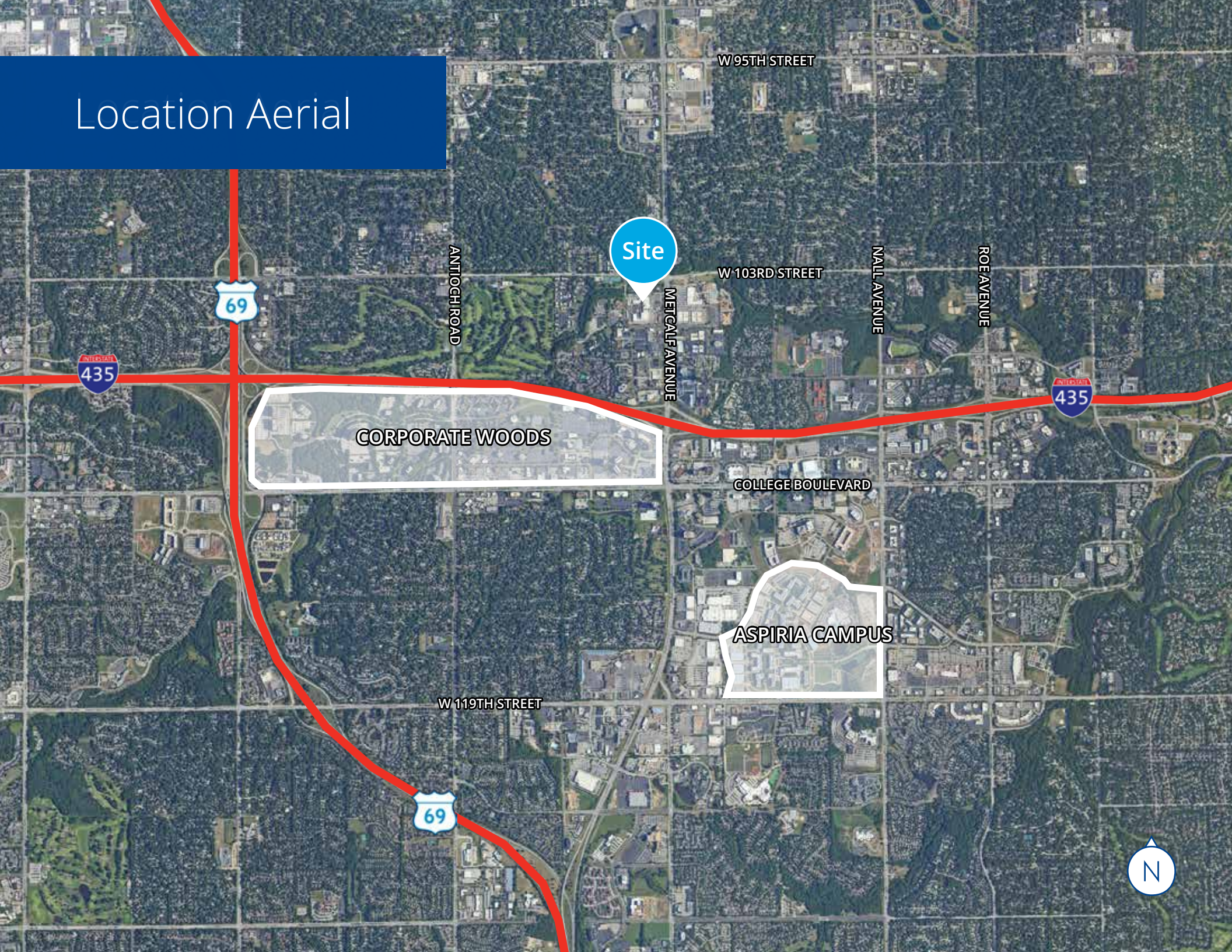
435

173,204 VPD

N



# Location Aerial



W 95TH STREET

W 103RD STREET

NALL AVENUE

ROE AVENUE

METCALF AVENUE

COLLEGE BOULEVARD

ASPIRIA CAMPUS

W 119TH STREET

ANTIOCH ROAD

CORPORATE WOODS

N



10456-10458 Metcalf Avenue  
Overland Park, Kansas



Colliers Kansas City  
4520 Main Street, Suite 1000  
Kansas City, MO 64111  
[colliers.com/kansascity](https://colliers.com/kansascity)

seasonal concepts

10430

OPEN



**Kimberly Tranbarger**

Vice President

+1 816 556 1183

[kimberly.tranbarger@colliers.com](mailto:kimberly.tranbarger@colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.