

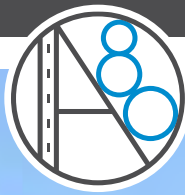


AVENUE 80

RETAIL SPACE FOR LEASE

8045 METCALF AVENUE • OVERLAND PARK • KANSAS • 66204





PROPERTY HIGHLIGHTS

- 1,153 SF retail available for lease
- Avenue 80 is a mixed-use project in Downtown Overland Park, Kansas developed, owned and managed by EPC
- 8,550 SF of street-level retail located below 220 upscale apartments and 9,000 SF of office space
- Join Great Western Bank, Mr. Brews Taphouse, Two Dogs and a Cat, and Luxe Nails
- Electronic pedestrian crossing system at 80th & Metcalf allows for safe and easy access to the retail
- Excellent visibility to 35,000+ cars per day on Metcalf Avenue
- Located near Downtown Overland Park, which has over 700 new apartments and 150,000 SF of office space



FOR RETAIL LEASING INFORMATION CONTACT:

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AERIAL & AMENITIES



SPACE AVAILABLE

**AVENUE 80
APARTMENTS**
220 UNITS

**RETAIL SPACE
AVAILABLE**
1,153 SF

**AVENUE 81
SENIOR LIVING**
156 UNITS

**RETAIL SPACE
AVAILABLE**
11,000 SF

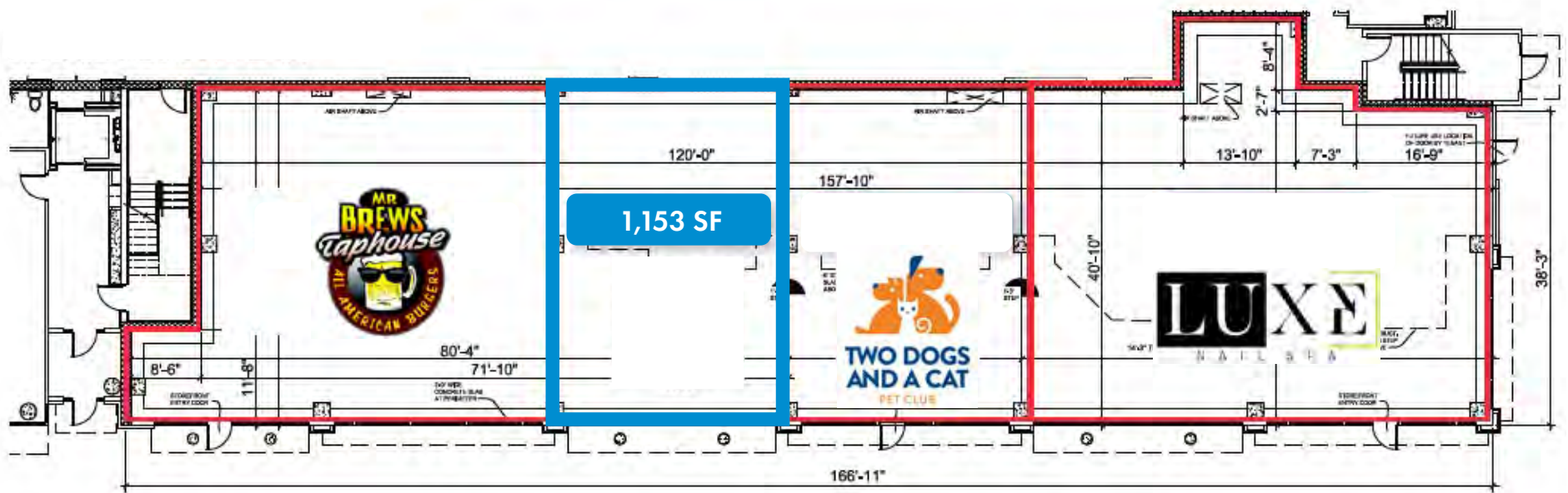
**AVENUE 82
CLASS A
OFFICE SPACE**
70,000 SF
250 EMPLOYEES



NORTH



SITE PLAN & DEMOGRAPHICS



METCALF AVENUE 34,900 VPD

POPULATION

1-mile	12,989
3-mile	104,029
5-mile	262,831

DAYTIME POPULATION

1-mile	8,873
3-mile	98,917
5-mile	290,409

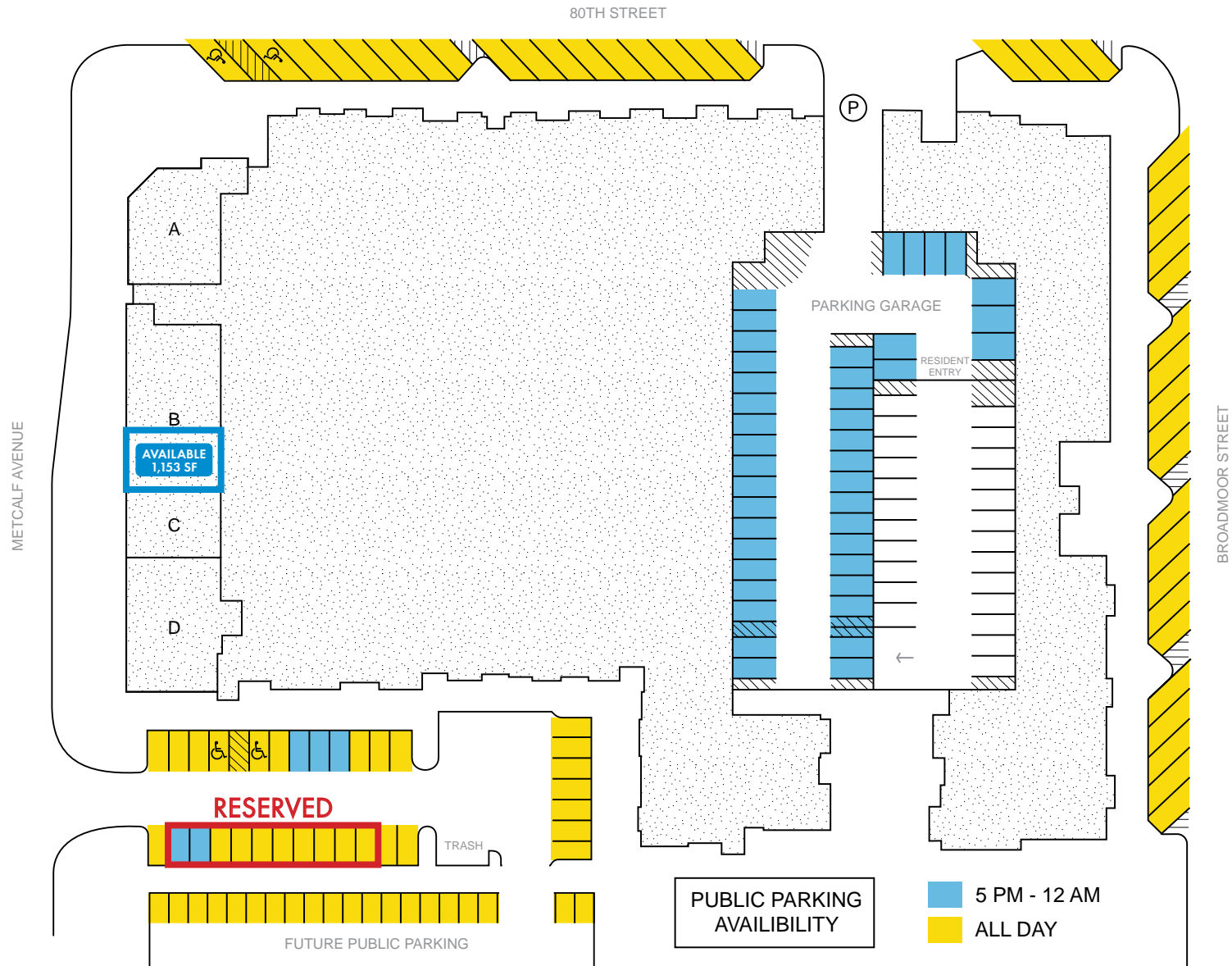
AVERAGE HOUSEHOLD INCOME

1-mile	\$68,745
3-mile	\$89,541
5-mile	\$101,158



PARKING PLAN

- Garage Stalls (5 PM-12 AM): 42
- Surface Stalls: 60



DOWNTOWN DEVELOPMENTS

1 **Avenue 81**, owned and managed by EPC, will be home to 11,000 square feet of street-level retail. It is currently under construction with 156 upscale senior apartments and is the sister property to Avenue 80.

2 **The Vue** consists of 219 luxury apartment units, complete with 10,000 square feet of retail, an attached 324-space parking garage, resort-style swimming pool, fitness center and indoor and outdoor entertainment areas

3 The **Edison District** is centered around a five-story office building that features a chef-driven food hall to serve 400 workers, 100,000 square feet of office space, a four-level parking garage, retail, and a large central plaza.

4 **Market Lofts** is a 36-unit apartment building above 5,500 square feet of retail and a secured 43-space underground garage.

