

Property Fact Sheet

Times Square Shopping Center

105th and Metcalf Lane

Overland Park, KS

Property Type:	One-story neighborhood retail center
Availability:	4,260 SF (+/-71' deep by +/-60' wide) The space is available for immediate occupancy and can be subdivided down to 1,720 SF
Space Location:	10530-38 Metcalf Lane Located directly under the prominent red clock tower
Shopping Center Size:	+/- 40,000 SF (includes Chuck-E-Cheese and Carrabba's)
Lease Rate:	\$11.75/SF on a triple-net basis
CAM:	Estimated at \$5.00/SF
Parking:	Ample parking adjacent to the front door and in front lot
Signage:	Available on building facade with City approval
Construction Type:	Masonry and steel with continuous glass window frontage This space is sprinkled and has masonry walls on three sides
Zoning:	CP-2 Planned General Business District
Lease Term:	Three to five years
Tenant Finishes:	Negotiable, depending upon Tenant's requirements
Attributes:	Times Square Shopping Center is located in one of Kansas City's hottest retail corridors, at 105th and Metcalf, in Overland Park, Kansas. The center, which is locally owned and managed, includes Carrabba's Italian Grill, Edward Jones Investments, Hobby Haven, Chuck-E-Cheese Pizza and other specialty retailers. Demographics show Median Household Income within a three-mile ring at over \$76,000.

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