

## 112TH & GLENWOOD, OVERLAND PARK, KANSAS



### DEVELOPMENT SITE HIGHLIGHTS

- 2.5 Acre Site Available for Sale with the ability to combine with adjacent 1.10 Acre Site for a total of 3.6 Acres
- Ideal for office, multi-family or hospitality uses in high-traffic corridor of Overland Park
- Site easily accessible via Metcalf & 112th Street or Glenwood & 112th Street with close proximity to I-435
- Signature South Johnson County location

### LEASING CONTACT

**ERIN JOHNSTON**

P (816) 701-5028

[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)

**RYAN BIERY, SIOR**

P (816) 701-5017

[rbiery@copaken-brooks.com](mailto:rbiery@copaken-brooks.com)





## LOCATION HIGHLIGHTS

- Prime Johnson County location near the College & Metcalf intersection
- Park-like setting with lush landscaping and water features
- Near some of the area's best restaurants
- Within minutes from Town Center, Hawthorne Plaza, Park Place and other prime retail areas
- Multiple corporate hotels and Overland Park Convention Center within one (1) mile
- Great residential options in the surrounding area for employees
- Located within an established, high-quality office corridor
- Large employment center to draw top regional talent

### DEMOGRAPHICS

#### Growing Population

2019

4,450

85,025

2024

4,784

88,991

Median Age (2019)

46

42.10

Average HH Income

\$121,853

\$115,400

Education (Associates degree+)

64.3%

68.7%

Employment (white/blue collar)

76.1% / 10.2%

81.0% / 10.6%

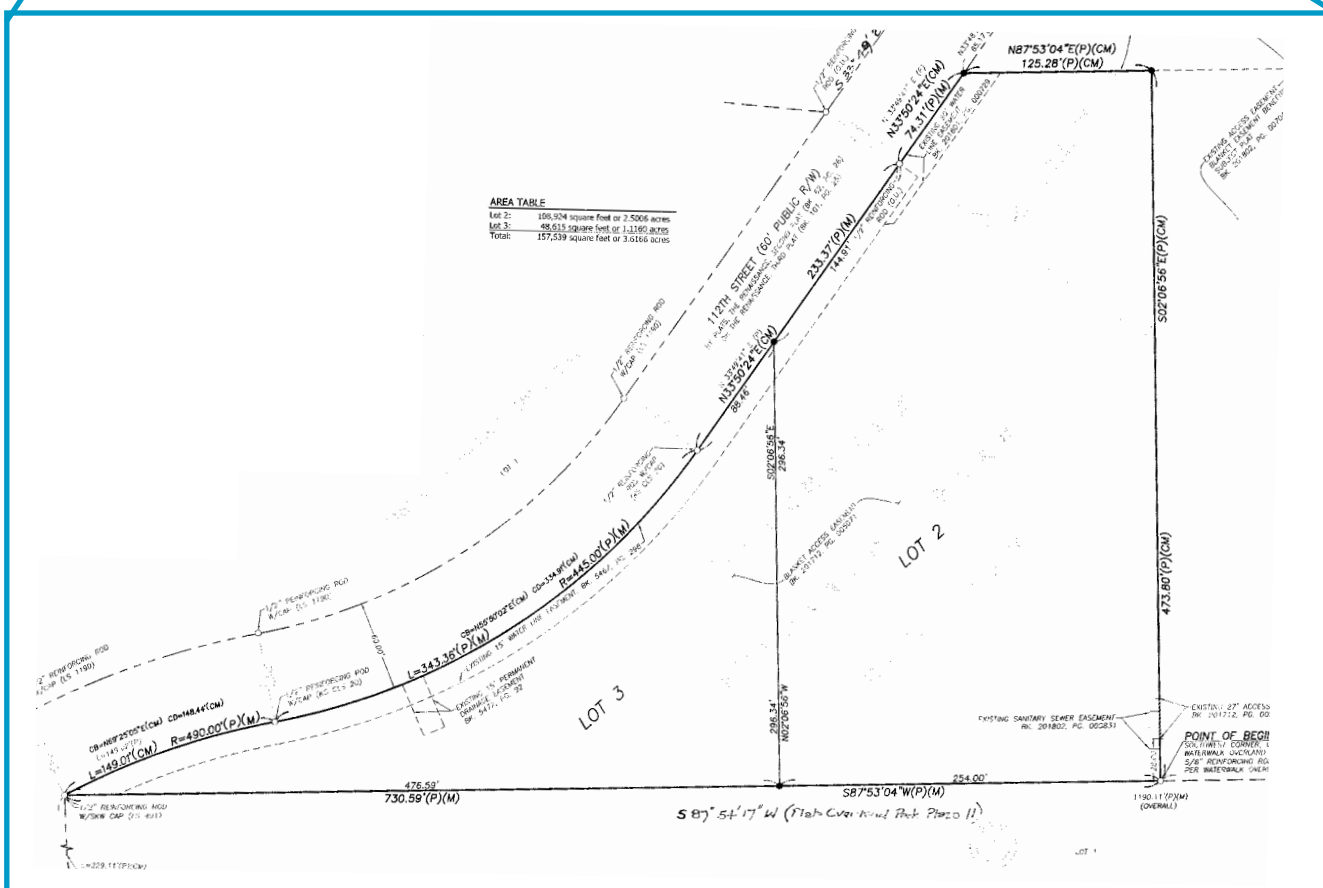


# NEIGHBORHOOD IMAGES





## SITE PLAN & SURVEY





# LAND SITE FOR SALE



## SALE CONTACTS

**ERIN JOHNSTON**

P (816) 701-5028

[johnston@copaken-brooks.com](mailto:johnston@copaken-brooks.com)

**RYAN BIERY, SIOR**

P (816) 701-5017

[rbiery@copaken-brooks.com](mailto:rbiery@copaken-brooks.com)

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.