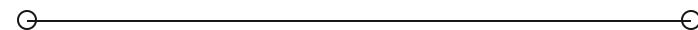


LEASE

Former Jack in the Box

10317 METCALF AVE

Overland Park, KS 66212



PRESENTED BY:

RICHARD S. HURST, CCIM

O: 913.538.5568

rick.hurst@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call For Pricing
AVAILABLE SF:	2,916 SF
LOT SIZE:	16,483 SF
BUILDING SIZE:	2,916 SF
ZONING	CP-2
PARKING	19.33/1000

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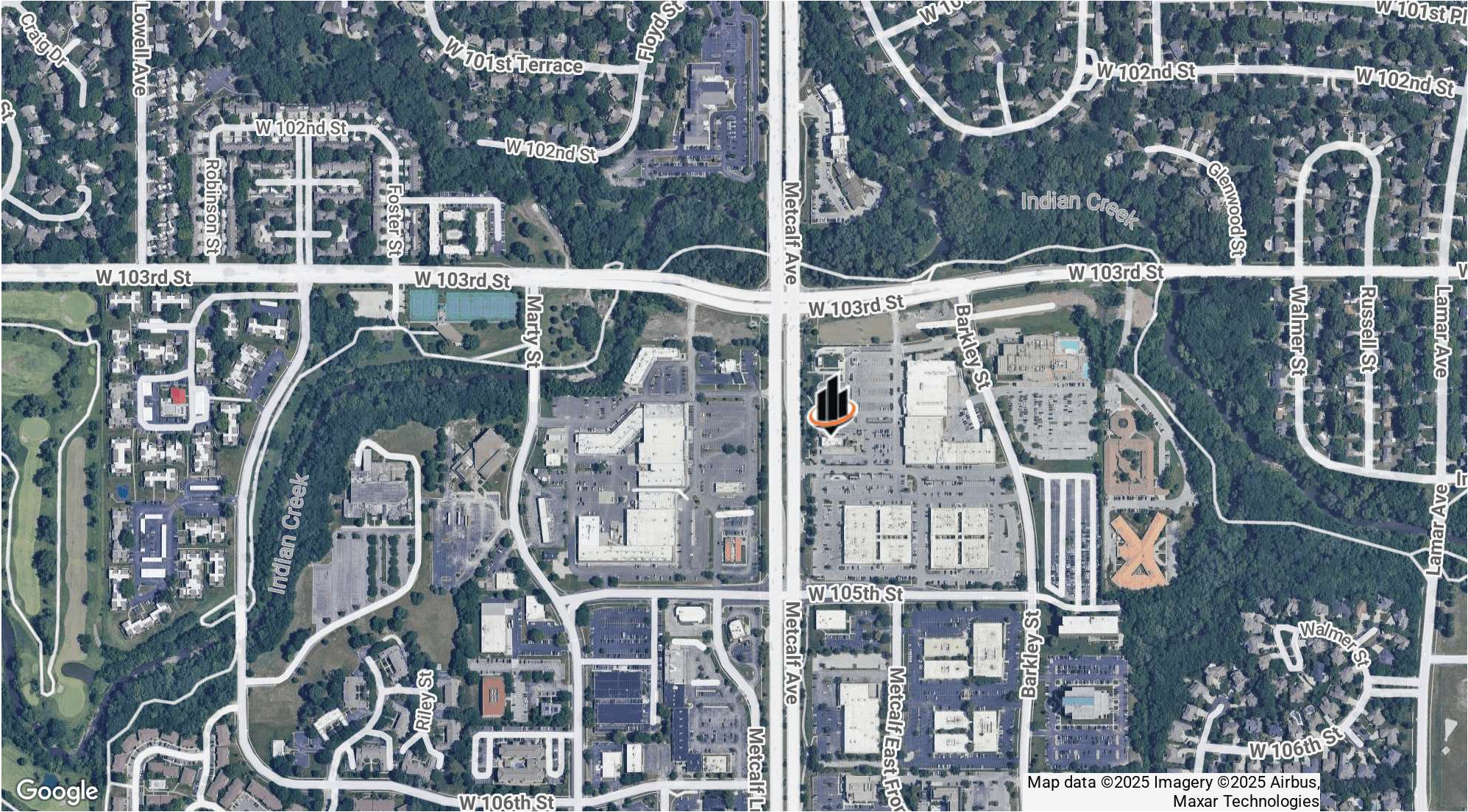
PROPERTY DESCRIPTION

SVN | The Hurst Company is pleased to bring to market this exceptional property located in the heart of Overland Park, along one of the busiest corridors in the city. This rare, existing, drive-thru, building is ready for immediate occupancy. The site is part of the Vision Metcalf plan and sits directly along the street with an outdoor patio and fireplace. There are multiple access points making it one the most convenient locations along the corridor.

PROPERTY HIGHLIGHTS

- Exceptional access and visibility to over 42,200 cpd
- Population of 94,846 with avg. HH incomes of \$132,065 within 3 miles
- Existing drive-thru and patio with a fireplace.
- Accessibility is one of the best in the corridor

LOCATION MAP



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ADDITIONAL PHOTOS



This is to certify that this map or plat and the survey on which it is based were made in accordance with the ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 16, 17, 18, 19, and 20(a), of Table "A" thereof. The field work was completed on September 18, 2015.

CHIEGO DEAN TOLSON
Date: September 21, 2015
Signed: Curtis Dean Tolson, L.S. - 908

Chicago Title commitment No. L20154382 - Schedule "A" Property Description:

TRACT 1:
TRACT 1, METCALF 103, a subdivision in the City of Overland Park, Johnson County, Kansas, EXCEPT that part located to the City of Overland Park, in Volume 3004, at Page 472, AND EXCEPT the North 170 feet of the West 220 feet thereof AND EXCEPT that part regulated in Metcalf 103 Third Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

TRACT 2:
The North 170 feet of the West 220 feet of TRACT 1, METCALF 103, a subdivision in the City of Overland Park, Johnson County, Kansas.

TRACT 3:
Lot 1, Metcalf 103 Third Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

TRACT 4:
A non-exclusive easement for ingress, egress, parking and other access rights as defined in the instrument recorded April 4, 2003, in Book 8837, at Page 802.

Chicago Title commitment No. L20154382 - Schedule "B" Exceptions:

14. Property is subject to Building Setback Line established by and shown on the recorded plat of said subdivision filed in Plat Book 36, Page 29, as shown herein. (TR. 1 & 2)

15. Property is subject to Right of Way granted to Lateral Sewer District No. 13, Indian Creek Sewer Sub-District No. 4, filed in Volume 900, Page 379, as shown herein.

16. Property is subject to Storm Sewer Easement granted to the City of Overland Park, Kansas, filed in Volume 900, Page 191, as shown herein.

17. Property is subject to Sidewalk Easement granted to the City of Overland Park, Kansas, filed in Volume 999, Page 640, as shown herein.

18. Property is subject to easement granted to Water District No. 1 of Johnson County (Kansas), filed in Volume 1032, Page 879, as shown herein.

19. Property is subject to easement granted to Kansas City Power & Light Company, filed in Volume 1051, Page 580, as shown herein.

20. Property is subject to Sidewalk Easement granted to the City of Overland Park, Kansas, filed in Volume 1078, Page 620, as shown herein.

21. Property is subject to easement granted to Kansas City Power & Light Company, filed in Volume 1092, Page 49, as shown herein. Encroaches building after building expansion.

22. Property is subject to Shopping Center Easement Agreement filed in Volume 2389, Page 4. Blanket in nature, nothing to plot.

23. Property is subject to easement granted to Kansas City Power & Light Company, filed in Volume 3011, Page 818, as shown herein.

24. Property is subject to Deed of Dedication granted to the City of Overland Park, Kansas, filed in Volume 3004, Page 472, as shown herein.

25. Property is subject to easement granted to Kansas City Power & Light Company, filed in Volume 3097, Page 985, as shown herein.

26. Property is subject to Street Lighting Easement granted to the City of Overland Park, Kansas, filed in Book 3697, Page 639.

27. Property is subject to easement granted to Kansas City Power & Light Company, filed in Volume 3032, Page 915.

28. Property is subject to easements with Covenants and Restrictions Affecting Land (CCR) filed in Book 8837, Page 492. First Amendment filed April 15, 2011 in Book 201104, Page 003922. Blanket in nature, nothing to plot.

29. Property is subject to Notice of Disposition Fee Obligations as provided in Deed Book 200907, Page 000180. Blanket in nature, nothing to plot.

30. Property is subject to Sidewalk Easement, Storm Sewer Easement and Sanitary Sewer Easement dedicated by and/or shown on the recorded plat of Metcalf 103, Third Plat, filed in Book 201103, Page 001174, as shown herein. (Tr. 3)

31. Property is subject to Gas Easement granted to ONEOK, Inc., d/b/a Kansas Gas Service Company, filed in Book 201104, Page 000805.

32. Property is NOT subject to Temporary Construction Easement and Work Performance Agreement filed in Book 201104, Page 003724. Easement states on page four that it was to expire by December 31, 2011.

33. Property is subject to Terms and Provisions of Amended and Restated Timbers in Common Agreement filed in Book 201107, Page 000494. Blanket in nature, nothing to plot.

34. Not a survey line.

35. Property is subject to easement granted to Kansas City Power & Light Company, filed in Book 201110, Page 008434, as shown herein.

Miscellaneous Notes:

1. The property described herein are the same as the property described in Chicago Title commitment number L20154382 with an effective date of July 8, 2015, at 8:00 AM and that all easements, covenants and restrictions referenced in said plat apply hereon or as otherwise noted as to their effect on the property.

2. By signed map location and graphic plotting only, the subject property appears to be entirely in Zone Designation "X" (Area determined to be outside the 0.2% annual chance floodplain) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 20090303G, with a date of identification of August 3, 2009, for Overland Park, Kansas, which is the current Flood Insurance Rate Map for said community.

3. There is direct access to the subject property via Metcalf Avenue, 103rd Street, Barclay and 106th Street, all public rights-of-way.

4. Property has 817 standard and 25 handicap parking spaces.

5. According to the city website the property is zoned CP-2. No Table "A", item 6 information was provided.

6. The property contains 808,738.4 sq. ft. or 18.6 acres, more or less.

7. The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.

8. At the time of this survey, there was no observed evidence of current earth moving work, building construction or building additions (if any), there was no observable evidence of any recent street or sidewalk construction or repairs (if any), there was no observable evidence of the subject property being used as a solid waste dump, stump or section landfill (if any), according to the Wetlands mapping website there are no wetlands located on the survey of property (if any); no easement documents nor permissions were provided (if any).

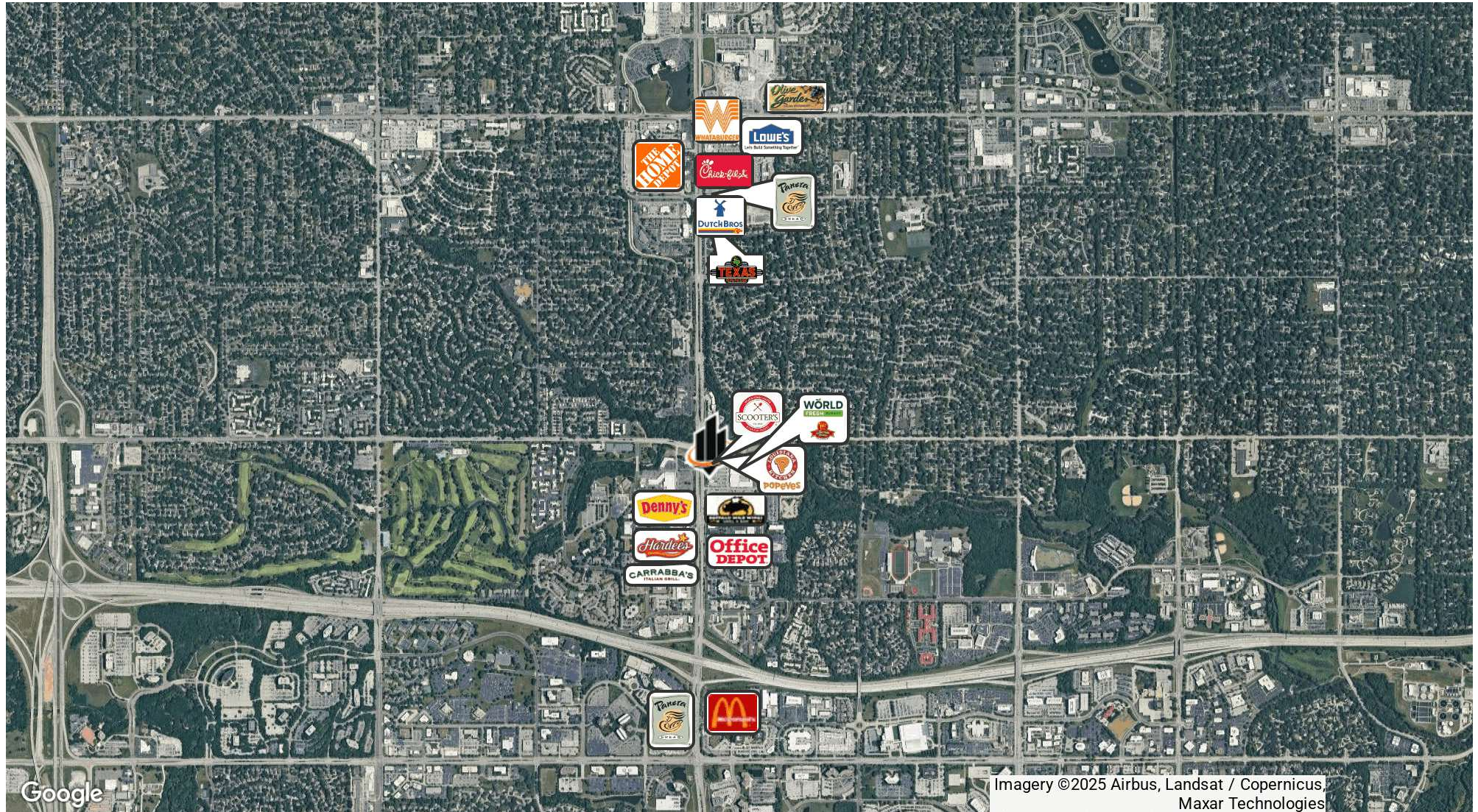
REVISION NOTES

Date:	Comment:
12-08-15	Changes to the certification.

METCALF 103
ALTA/ACSM LAND TITLE SURVEY

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RETAILER MAP



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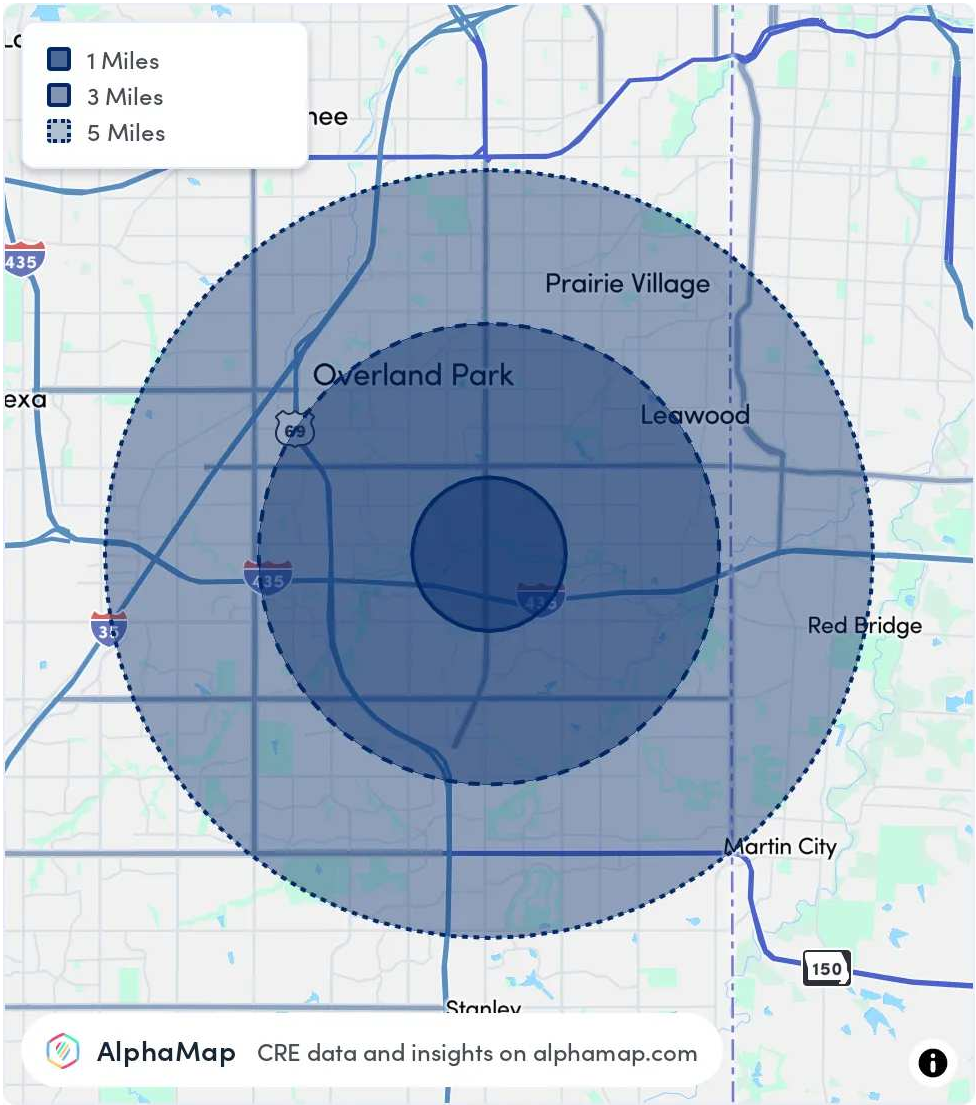
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,309	93,065	256,581
AVERAGE AGE	45	43	42
AVERAGE AGE (MALE)	44	41	41
AVERAGE AGE (FEMALE)	47	44	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,782	41,512	113,463
PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$101,130	\$123,359	\$128,901
AVERAGE HOUSE VALUE	\$413,352	\$435,456	\$444,077
PER CAPITA INCOME	\$45,968	\$56,072	\$56,043

Map and demographics data derived from AlphaMap



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