

FOR LEASE



PROMONTORY RESTAURANT SPACE

NEC 91st Street & Metcalf Avenue | Overland Park, KS 66212

6,115 SF
FORMER RESTAURANT SPACE



PROPERTY OVERVIEW

- 6,115 SF Former Ihop restaurant space
- Highly visible (47,800+ CPD) in the heart of Overland Park at hard-corner, signalized Intersection
- Affluent demographics with large daytime population
- Join Dave's Hot Chicken and Massage Envy
- Strong daytime and workforce population within 3 mile radius
- Asking Rate: \$32 psf NNN

CARY TAYLOR

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Crossroads Real Estate Group
O (816) 298-9998
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Overland Park, KS 66204



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REAL ESTATE GROUP

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DOWNTOWN KANSAS CITY

- 20 MIN DRIVE TIME -



COUNTRY CLUB PLAZA

- 20 MIN DRIVE TIME -



CORINTH SQUARE



hen house.
your local market



FUTURE KIA
DEALERSHIP



SportClips
HAIRCUTS

OneMain
Financial

FedEx

j. gilbert's
WOOD-FIRED STEAKS & SEAFOOD

TOP 5 HIGHEST GROSSING
RESTAURANTS IN ENTIRE STATE

SALLY BEAUTY
BO LINGS Sola
sugar llamas®

Walmart
Neighborhood Market

TOP 6% IN KS
(GROCER CATEGORY)

Placer.ai

- 290 LUXURY APARTMENTS -
- 21,500+ SF GROUND FLOOR RETAIL -

- 150 LUXURY APARTMENTS -
[UNDER CONSTRUCTION]

Alaskan
FUR COMPANY

6,115 SF
RESTAURANT
SPACE

OVERLAND PARK
RACQUET CLUB

SERV

10,000 CPD

91ST STREET

37,800 CPD

North

WINGSTOP
AT&T
GNC
FIVE GUYS

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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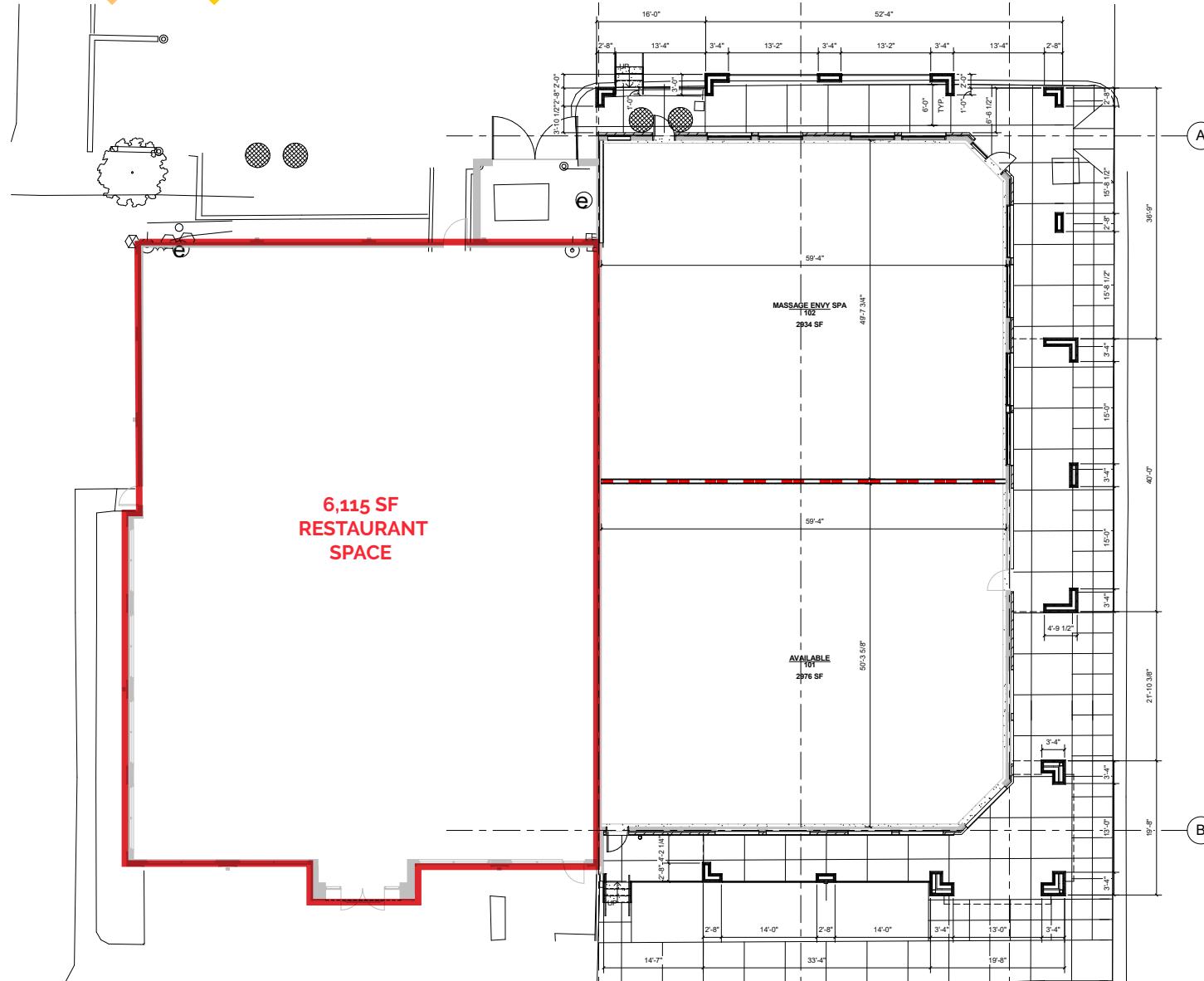
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SITE PLAN



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SITE PLAN



Phase 1 Retail

21,293 SF of Retail space
Including KC Wine & Spirits,

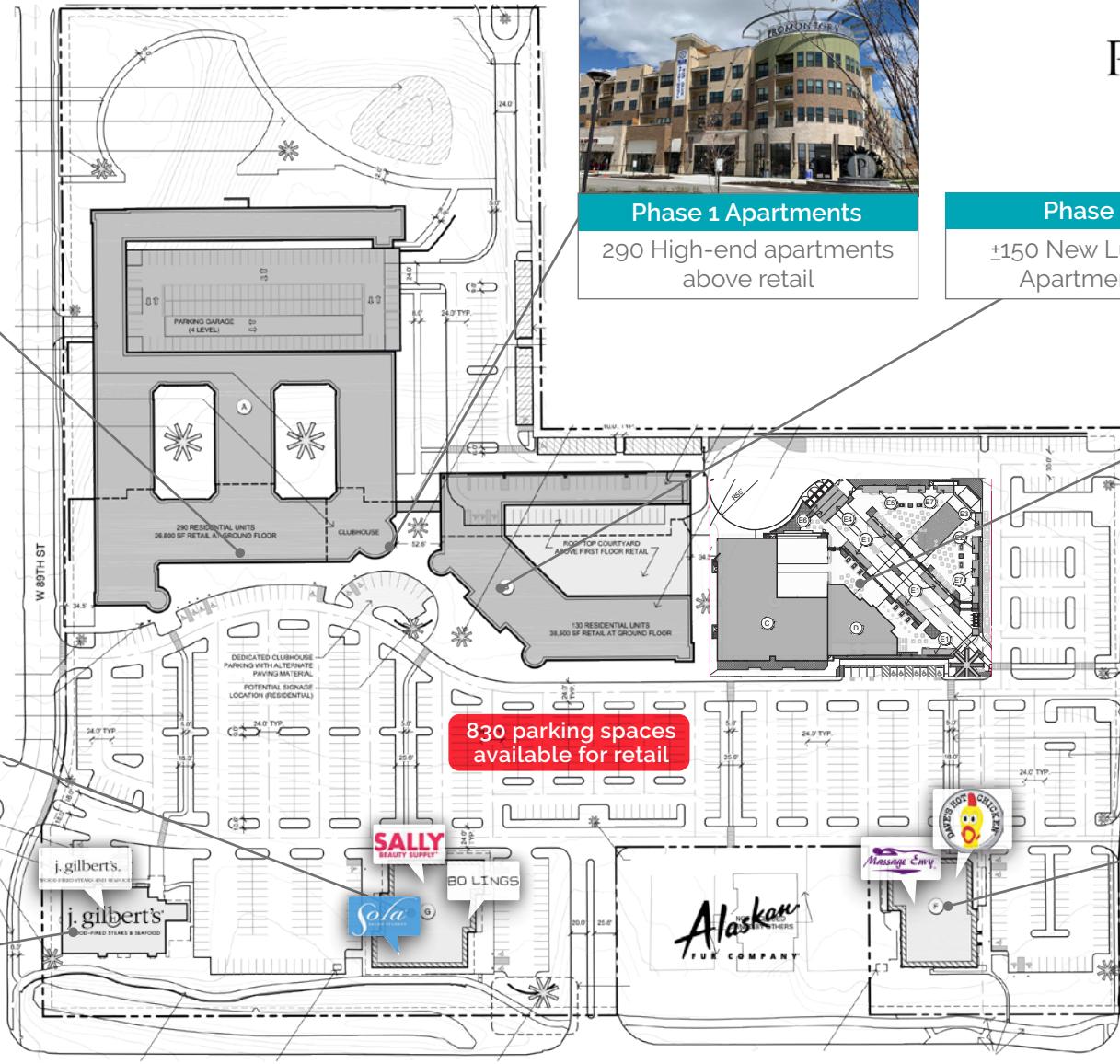


Existing Pad Retail

14,500 SF building. Sola- Salon,
Sally Beauty & Bo Lings

Existing Retail

J. Gilbert's Restaurant
Top 5 highest grossing
restaurants in KS



Phase 1 Apartments

290 High-end apartments
above retail

Phase 2

+150 New Luxury
Apartments



NOW OPEN

SERV Entertainment
Complex



AVAILABLE RESTAURANT

_____ SF Available

Join Massage Envy &
Dave's Hot Fried Chicken

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