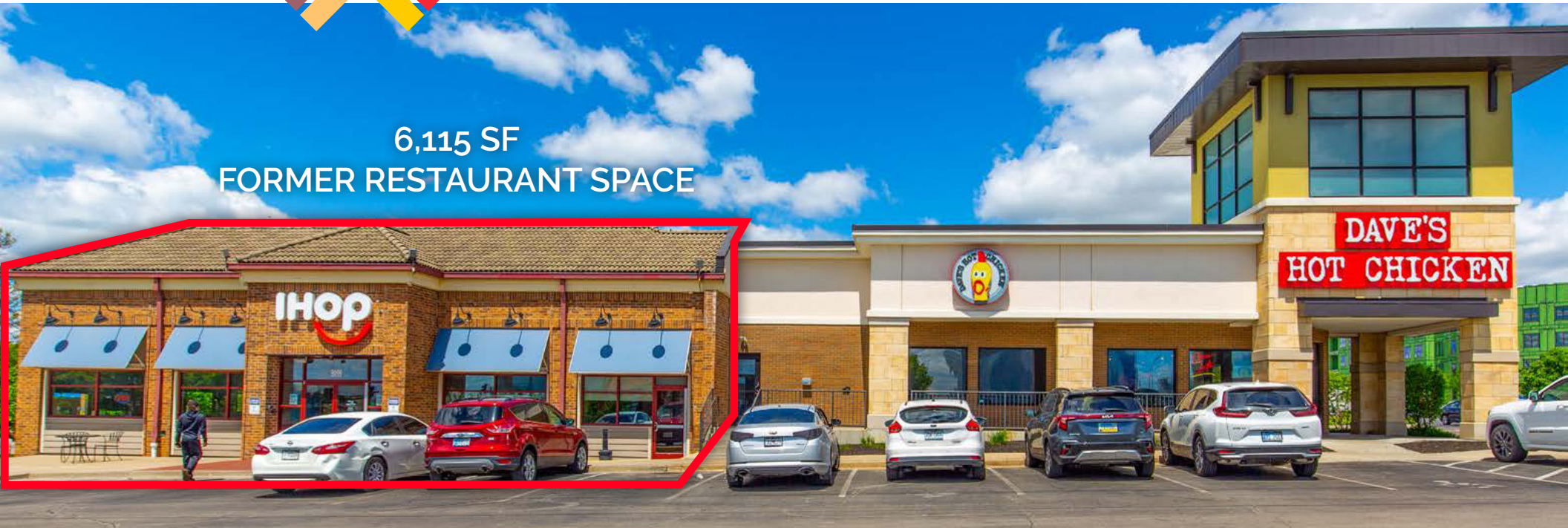


FOR LEASE

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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M (312) 804-3822 O (816) 448-8836

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

FOR LEASE

PROMONTORY RESTAURANT SPACE

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

DOWNTOWN KANSAS CITY

- 20 MIN DRIVE TIME -



COUNTRY CLUB PLAZA

- 20 MIN DRIVE TIME -



CORINTH SQUARE



SHAWNEE MISSION
EAST HIGH SCHOOL
- 1,671 Students -

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



- 150 LUXURY APARTMENTS -
(UNDER CONSTRUCTION)

SERV

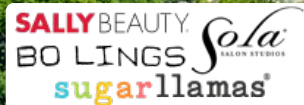


FUTURE KIA
DEALERSHIP



j. gilbert's
WOOD-FIRED STEAKS & SEAFOOD

TOP 5 HIGHEST GROSSING
RESTAURANTS IN ENTIRE STATE



TOP 6% IN KS
(GROCER CATEGORY) | Placer.ai



6,115 SF
RESTAURANT
SPACE

METCALF AVENUE

37,800 CPD

91ST STREET
10,000 CPD



North

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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SITE PLAN



Phase 1 Retail

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



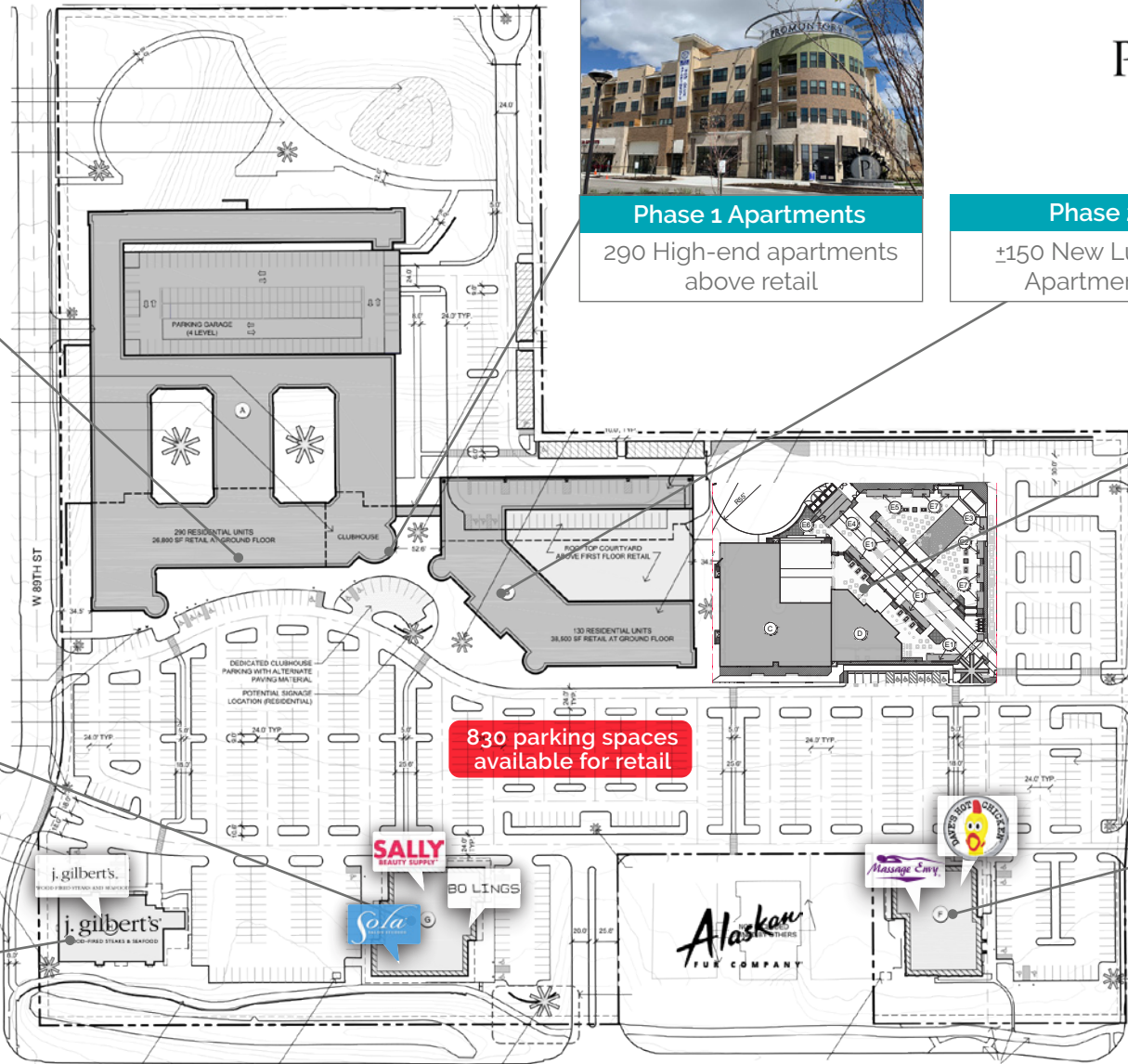
Existing Pad Retail

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



Existing Retail

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



Metcalf Ave - 38,011 VPD



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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