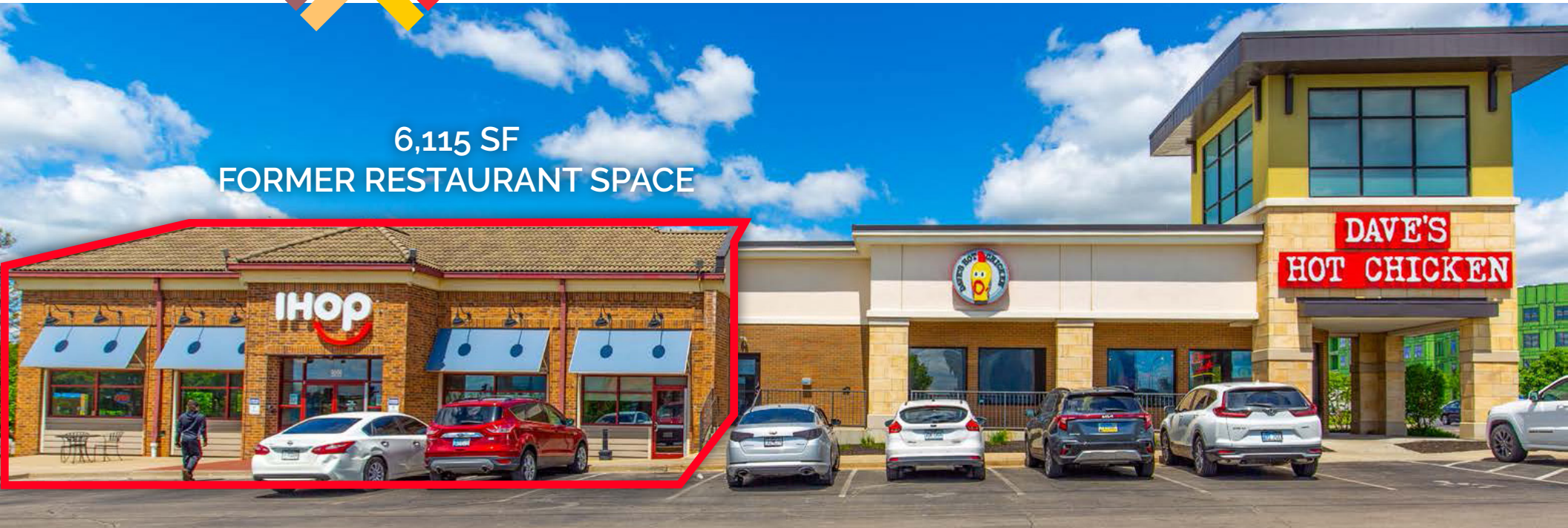


FOR LEASE

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

CARY TAYLOR

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CROSSROADS
REAL ESTATE GROUP

FOR LEASE

PROMONTORY RESTAURANT SPACE

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DOWNTOWN KANSAS CITY

- 20 MIN DRIVE TIME -



COUNTRY CLUB PLAZA

- 20 MIN DRIVE TIME -



CORINTH SQUARE



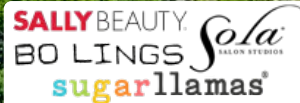
SERV



FUTURE KIA
DEALERSHIP



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

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SITE PLAN



Phase 1 Retail

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



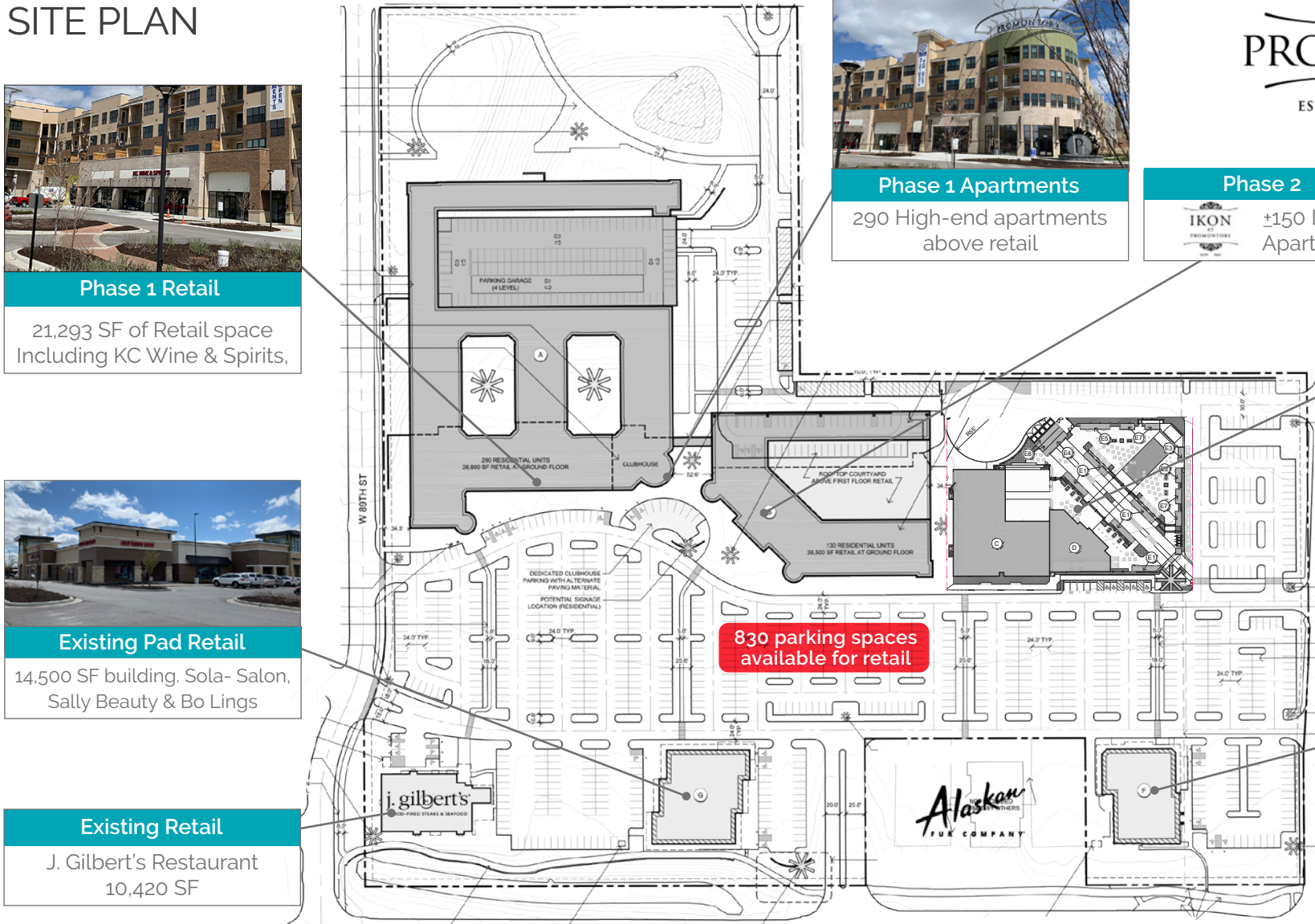
Existing Pad Retail

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



Existing Retail

J. Gilbert's Restaurant
10,420 SF



Metcalf Ave - 38,011 VPD



Phase 1 Apartments

290 High-end apartments
above retail



Phase 2

IKON
AT
PROMONTORY
±150 Luxury
Apartments



Entertainment

SERV Entertainment
Complex



Existing Pad Retail

12,224 SF building
6,115 SF AVAILABLE
Massage Envy &
Dave's Hot Fried Chicken

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