

FOR LEASE

PROMONTORY | HIGH-END RETAIL 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



SERV



SHAWNEE MISSION
EAST HIGH SCHOOL
- 1,671 Students -



3,065 SF
AVAILABLE

FUTURE KIA
DEALERSHIP



TOP 5 HIGHEST GROSSING
RESTAURANTS IN ENTIRE STATE



TOP 6% IN KS
(GROCER CATEGORY)



IKON
150 LUXURY
APARTMENTS



6,115 SF
RESTAURANT
SPACE



METCALF AVENUE

37,800 CPD

91ST STREET
10,000 CPD



MATTRESS FIRM

North

CARY TAYLOR

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SITE PLAN



Phase 1 Retail

3,065 SF AVAILABLE
21,293 SF of Retail space
Join KC Wine & Spirits

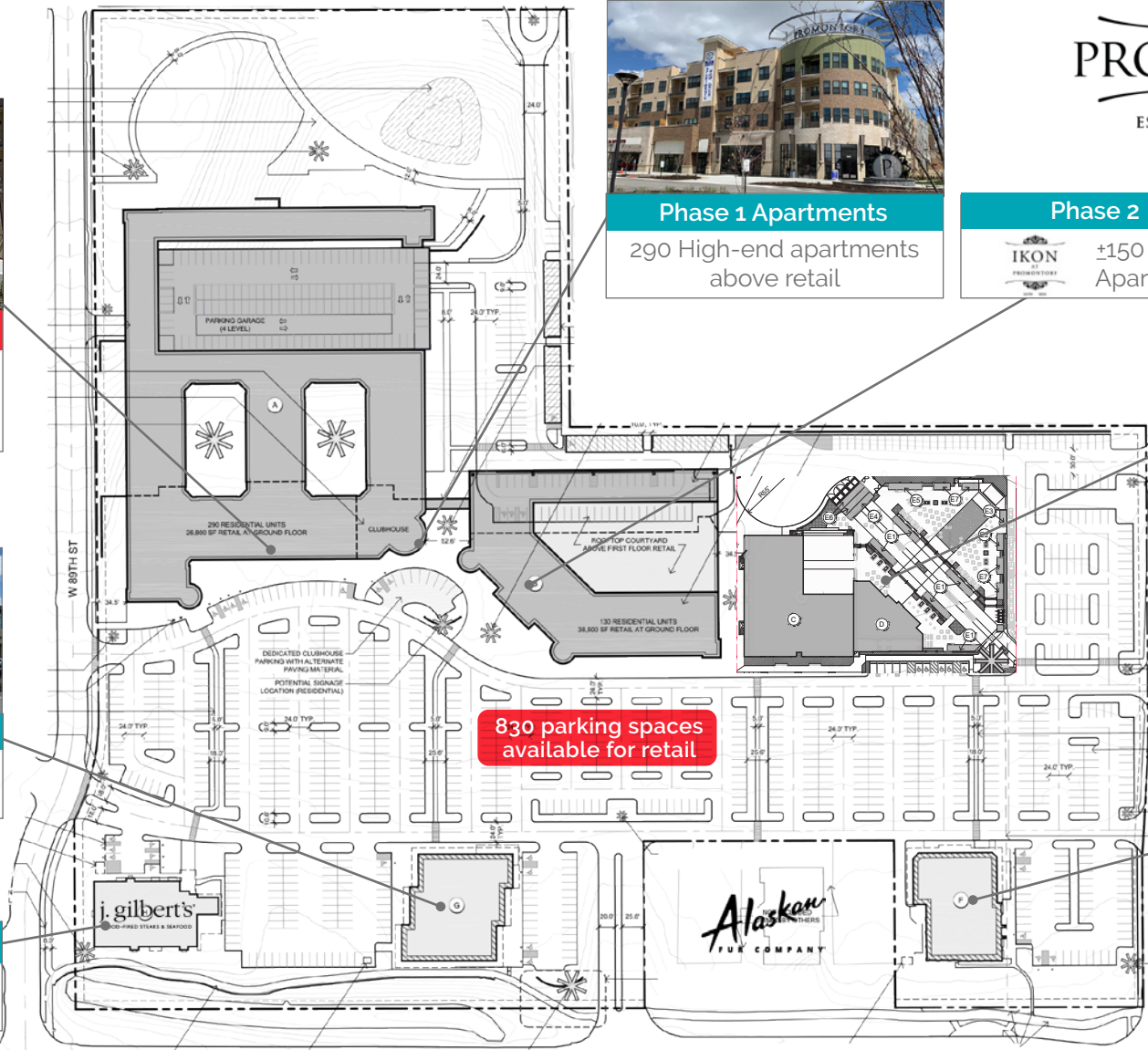


Existing Pad Retail

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

±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

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. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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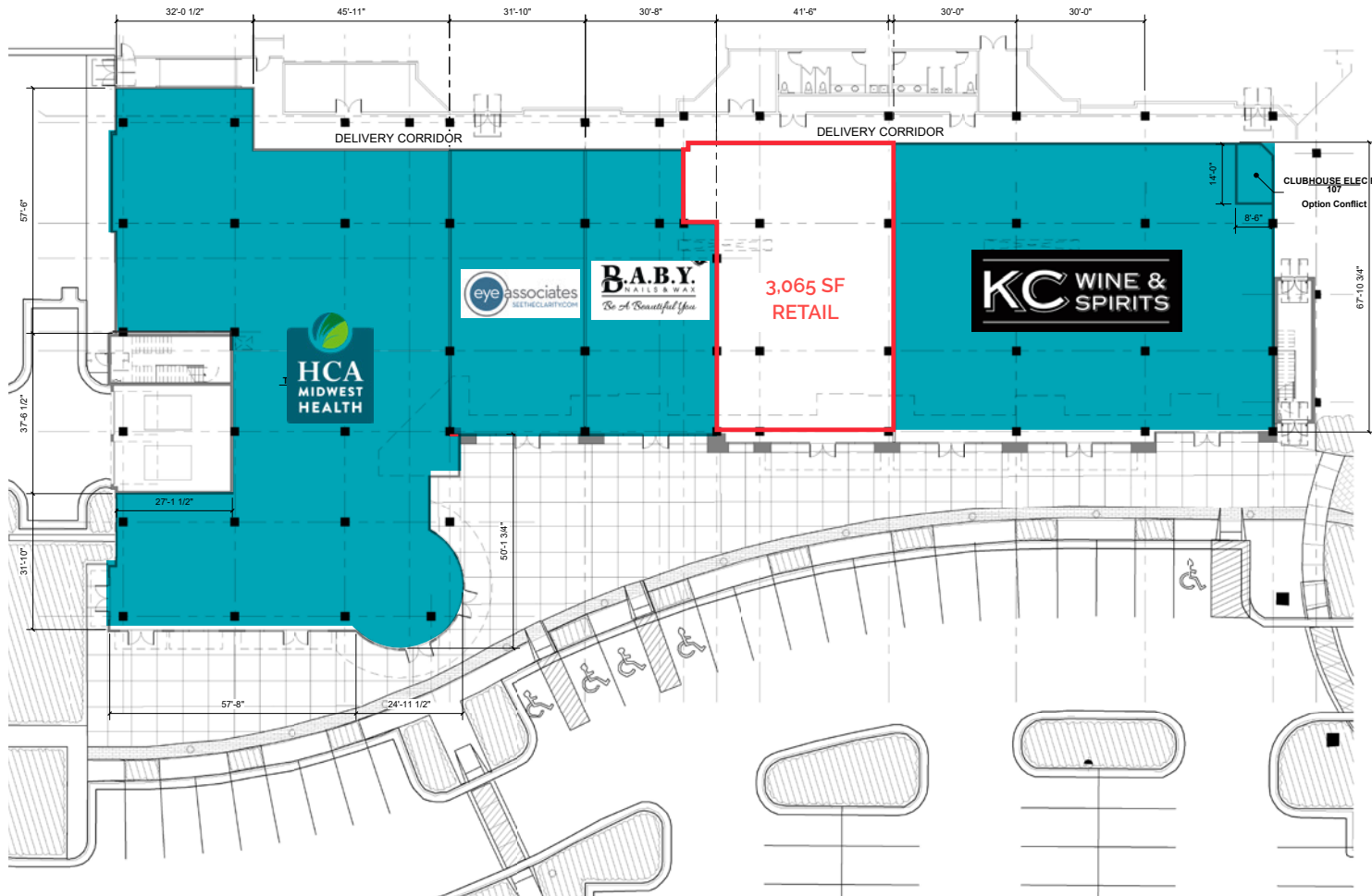
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SITE PLAN - PHASE 1 RETAIL



Located in the heart of Overland Park on the northeast corner of 91st Street & Metcalf Avenue, Promontory is a 25-acre, mixed-use development consisting of 130,000 SF of retail space and 440 luxury apartments.

Promontory is a unique, high end, lifestyle experience designed and built by Launch Development to attract exclusive retailers and restaurateurs. With separate, secure, structured parking for the residents, retailers and restaurants are assured ample parking close to the action.

Flexible spaces between 3,065 and 6,115 SF currently available.

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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$99,742	\$123,837	\$126,662
Total Population	13,164	100,218	269,012
Daytime Population	12,922	134,469	336,873
Median Age	41.4	40.6	40.9

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