

FOR LEASE



# PROMONTORY | HIGH-END RETAIL SPACE

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



Promontory, located in the heart of Overland Park on the northeast corner of 91st Street & Metcalf Avenue, 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 restauranteurs. With separate, secure, structured parking for the residents, retailers and restaurants are assured ample parking close to the action. Promontory features flexible spaces from 1,920 SF up to 8,306 SF.



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## SITE PLAN



### Phase 1 Retail

10,226 SF Available  
21,293 SF of Retail space  
Join KC Wine & Spirits

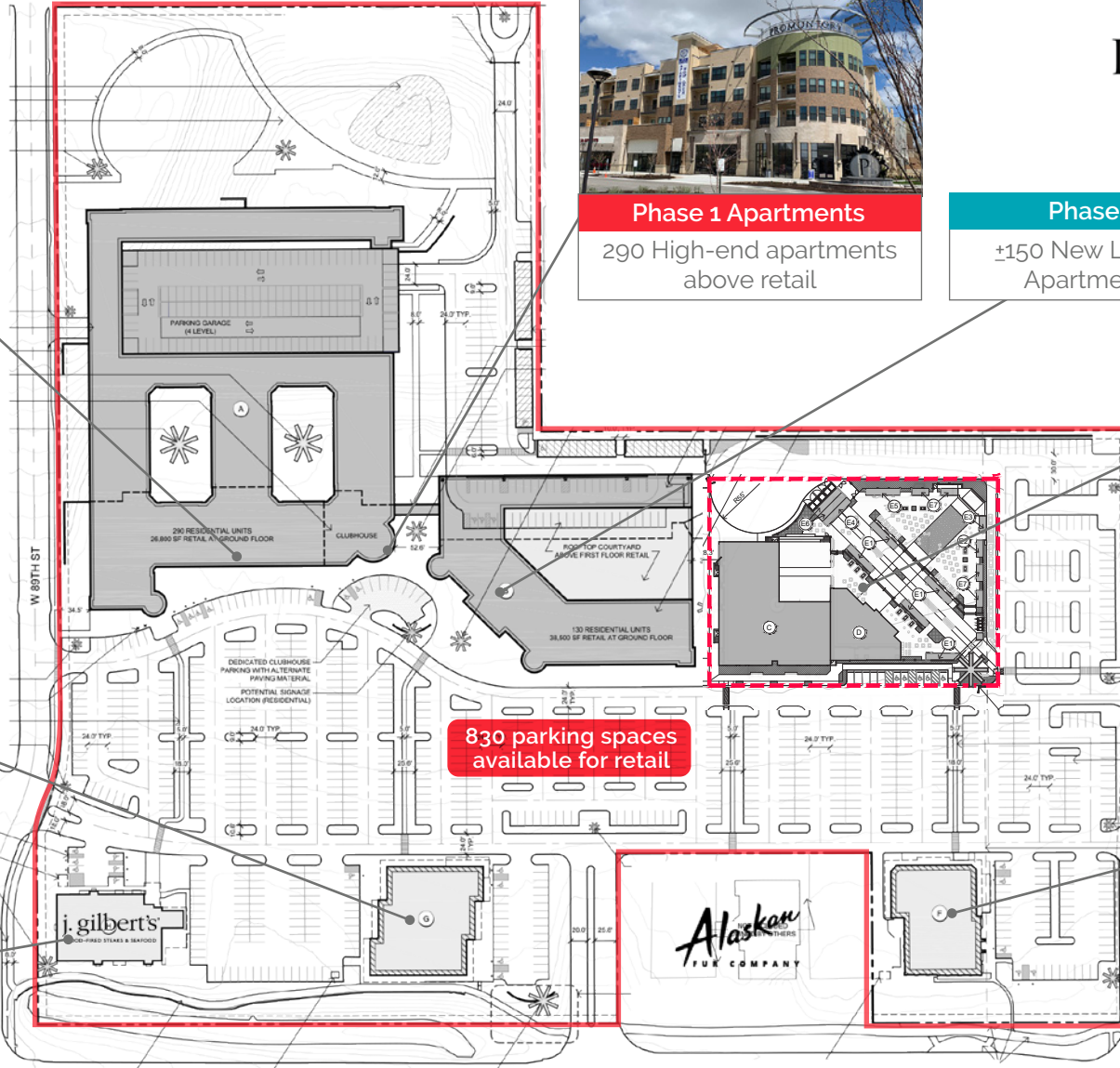


### Existing Pad Retail

1,350 SF Space Available  
14,500 SF building. Join: Sola-Salon, Sally Beauty & Bo Lings

### Existing Retail

J. Gilbert's Restaurant  
10,420 SF



### Phase 1 Apartments

290 High-end apartments  
above retail

Phase 2  
±150 New Luxury  
Apartments



### Under Contract

SERV Entertainment  
Complex



### Existing Pad Retail

2,976 SF Space Available  
12,224 SF building. Join: IHOP &  
Massage Envy

Metcalf Ave - 38,011 VPD

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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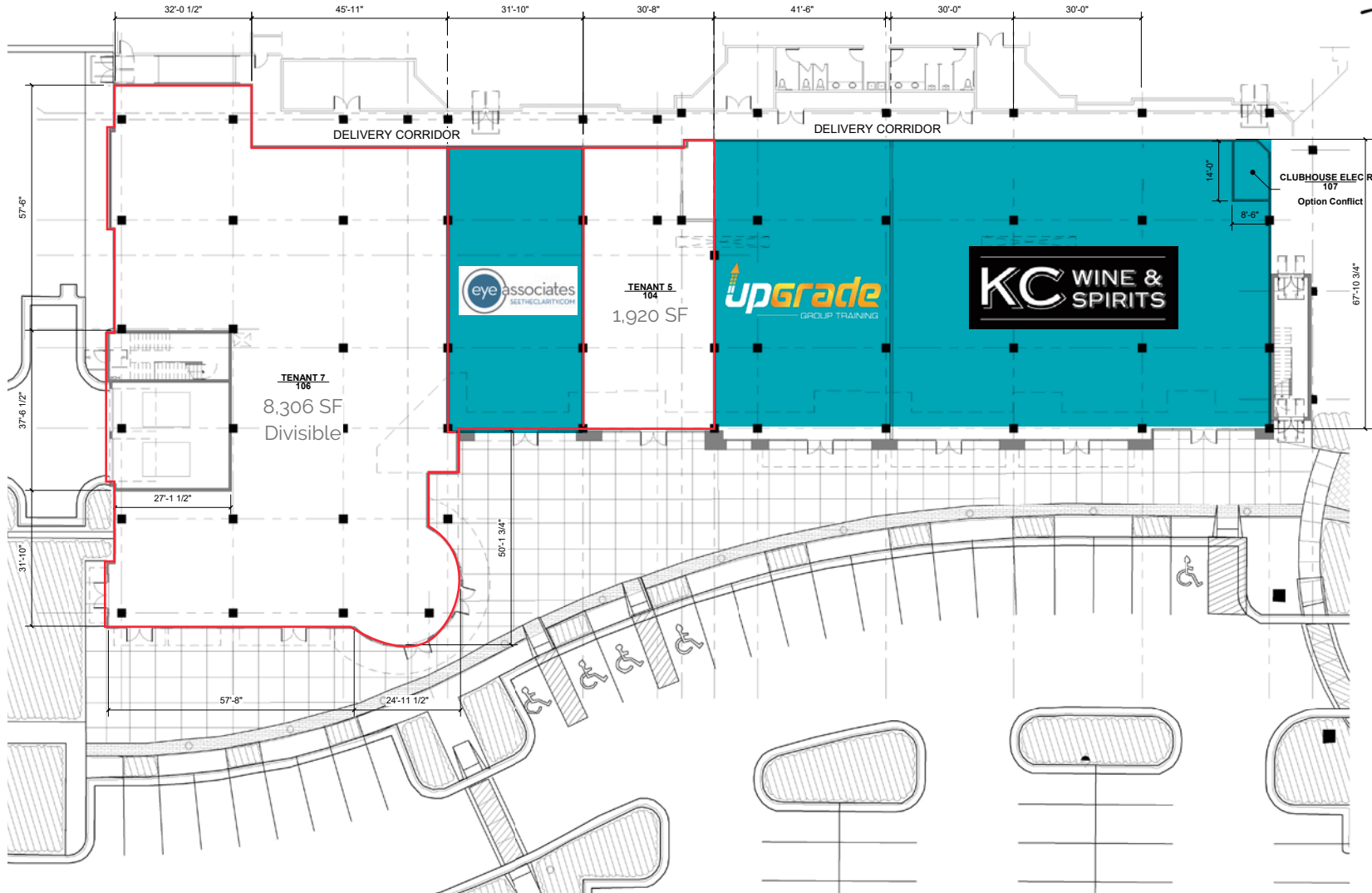


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## SITE PLAN - PHASE 1 RETAIL



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**Promontory Phase I:  
=290 Apartments  
28,000 SF Retail**

**Shamrock Office Development**  
1M SF of office space, 8 story office-tower completed in 2021

**Shamrock/Central Square Redevelopment**

**Seritage Metcalf Redevelopment**

**Metcalf Ave - 38,011 VPD**

**DOWNTOWN OVERLAND PARK**  
UMB, HomeLife, MI-RANCHITO, HOMER'S, BREW LAB, The Pearait, U-HAUL, QT, HONDA

Avenue 80 & 81 Residential/Retail  
Avenue 82 Office

The Vue Apartments  
Matt Ross Community Ctr

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$73,701	\$87,922	\$94,876
Total Population	13,192	96,327	261,976
Daytime Population	12,922	134,469	338,790
Median Age	41.4	40.6	40.9

Google

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