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 420 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 1,350 SF available now up to 51,500 buildable SF.

PROMONTORY
ESTD 2015

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CROSSROADS
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SITE PLAN

Phase 1 Retail

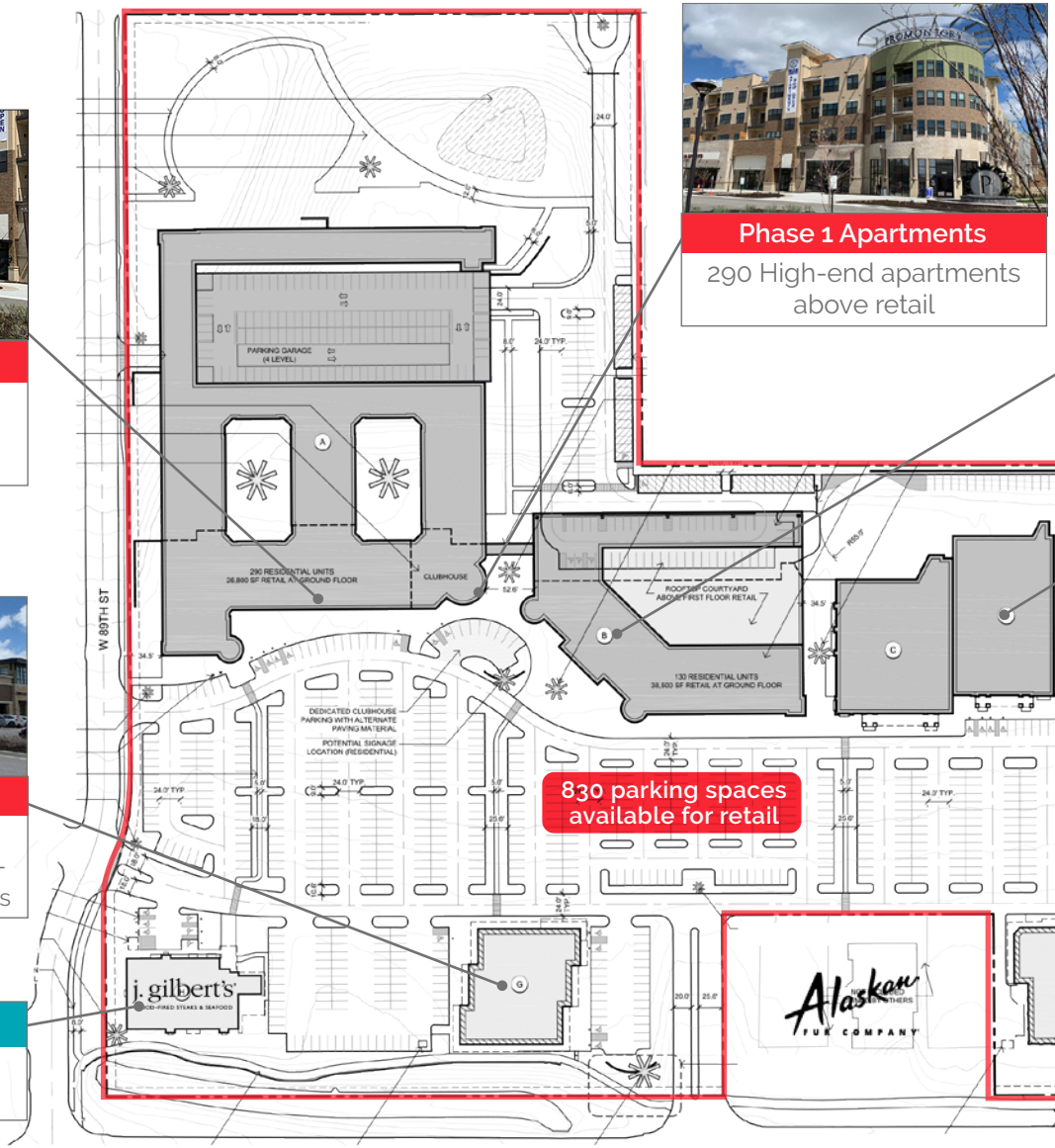
15,225 SF Available
21,293 SF of Retail space
Join KC Wine & Spirits

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



Metcalf Ave - 38,011 VPD

Phase 1 Apartments

290 High-end apartments above retail

PROMONTORY
ESTD 2015

Phase 2 Retail

38,500 SF Retail
130 Apartments Above
Redevelopment Pending

Phase 1A Retail

Building Pad of 51,500 SF
Buildable and Divisible

Existing Pad Retail

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

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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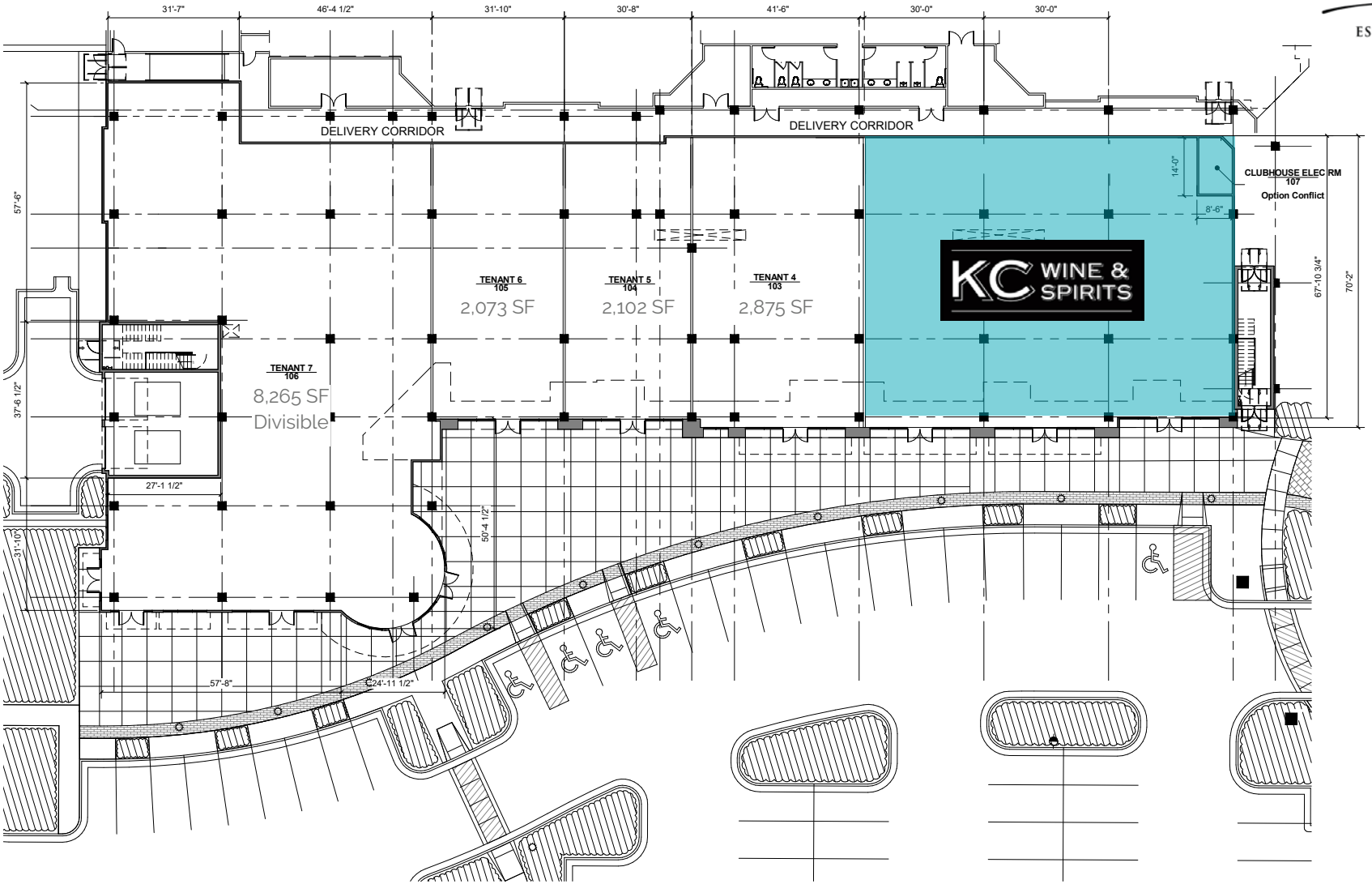
SITE PLAN - PHASE 1 RETAIL



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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

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