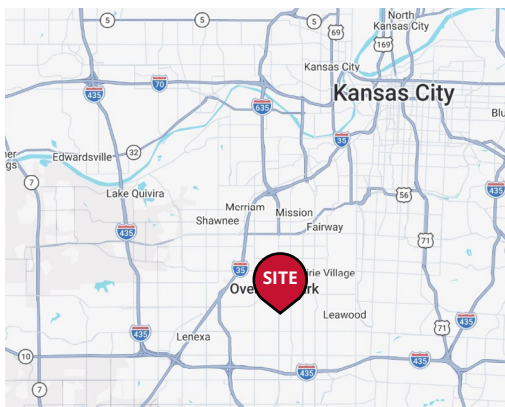


PACE

PROPERTIES



2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

13,540 | 99,488 | 261,687



Daytime Population

10,419 | 127,106 | 293,382



Median Household Income

\$87,037 | \$107,834 | \$109,118



RETAIL FOR LEASE

Retail at Promontory | 8965 - 8973 Metcalf Avenue | Overland Park, Kansas 62212
1,398 - 7,984 SF | Lease Rate: \$21- \$28/SF, NNN

PROPERTY DETAILS

Located in the heart of Overland Park at the NEC
of 91st and Metcalf Avenue

Positioned as a premier outparcel to the newly developed Promontory
mixed-use development

Robust retail, dining, and professional hub that drives steady traffic

Dense surrounding population

Exceptional visibility and strong daily vehicle counts

Metcalf Avenue - 31,263 VPD

Adam Walz

816.762.3138

awalz@paceproperties.com

Nicole Daugherty

816.762.3136

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[PACEPROPERTIES.COM](https://paceproperties.com) | 816.866.9898

4400 College Boulevard Suite 180 | Overland Park, KS 66211

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

UPDATED 10/07/2026

0 0.5 Miles

LEGEND

- Park
- School
- Hospital

Location	VPD
Antioch Rd	21,893 VPD
W 95th St	47,396 VPD
W 95th St	22,138 VPD
W 95th St	19,084 VPD
W 95th St	16,942 VPD
W 95th St	11,922 VPD
W 95th St	182,283 VPD
W 95th St	19,631 VPD
W 95th St	13,812 VPD
W 95th St	13,441 VPD
W 95th St	10,978 VPD
W 95th St	11,392 VPD
W 95th St	162,023 VPD
W 95th St	122,868 VPD
W 95th St	17,999 VPD
W 95th St	15,638 VPD
W 95th St	11,223 VPD
W 95th St	12,576 VPD
W 95th St	15,533 VPD
W 95th St	12,104 VPD
W 95th St	15,433 VPD
W 95th St	16,511 VPD
W 95th St	32,872 VPD
W 95th St	32,872 VPD
W 95th St	4,388 VPD
W 95th St	4,388 VPD
W 95th St	7,471 VPD

PACE
OVERLAND PARK, KANSAS
95TH STREET CORRIDOR

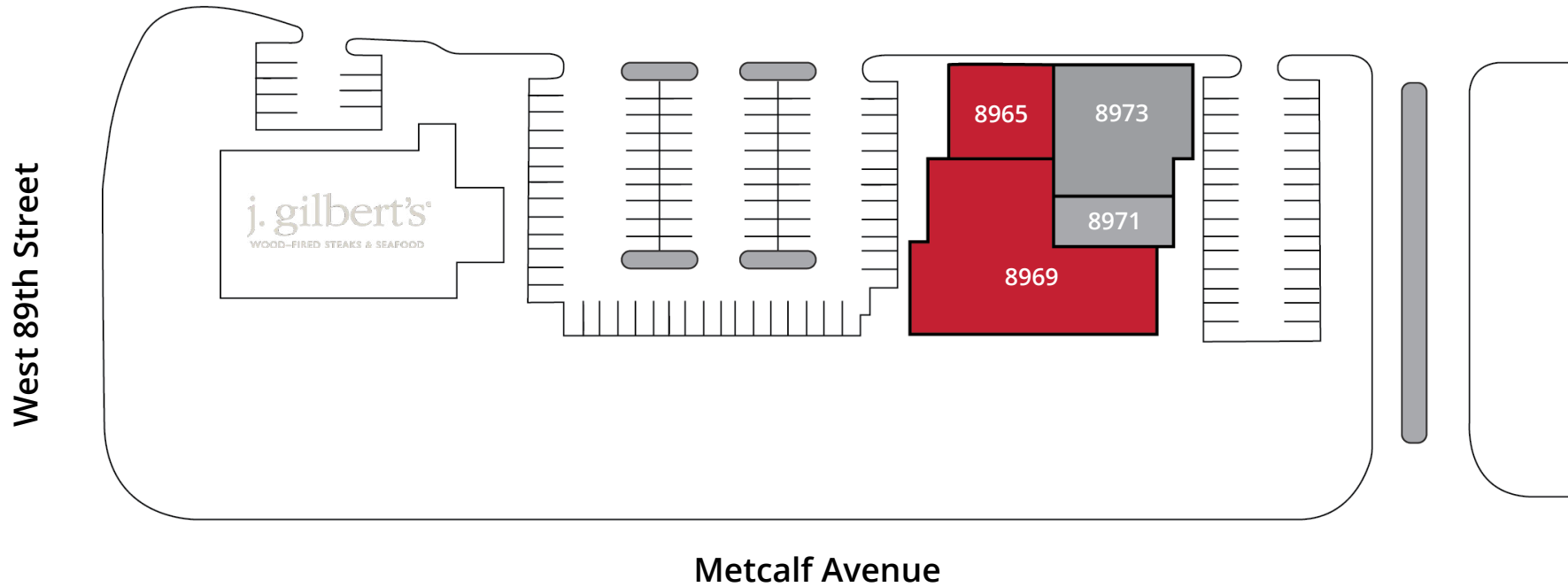
EMPORIA STATE UNIVERSITY
KANSAS CITY

SHAWNEE MISSION SOUTH HIGH SCHOOL
1,574 students

CHILDREN'S MERCY HOSPITAL KANSAS
42 beds

Map data © 2026 Google

Site Plan



Space	Status	SF
8965	COMING SOON	1,398
8969	COMING SOON	6,586
8971	Sugar Llamas	1,307
8973	Bo Lings	4,412

