

*For Sale* · Retail / Office Building

# 9029 Metcalf Avenue

*Overland Park, Kansas · Johnson County*

*Corner position on Metcalf at 90th Street.  
Two floors. Income in place.*

SALE PRICE  
**\$2,500,000**

BUILDING SF  
**16,148**

LOT SIZE  
**1.38 Acres**

ZONING  
**CP-2**

*Corner of 90th & Metcalf · 32,000+ VPD on Metcalf (KDOT).*



*East side of Metcalf at 90th Street.*



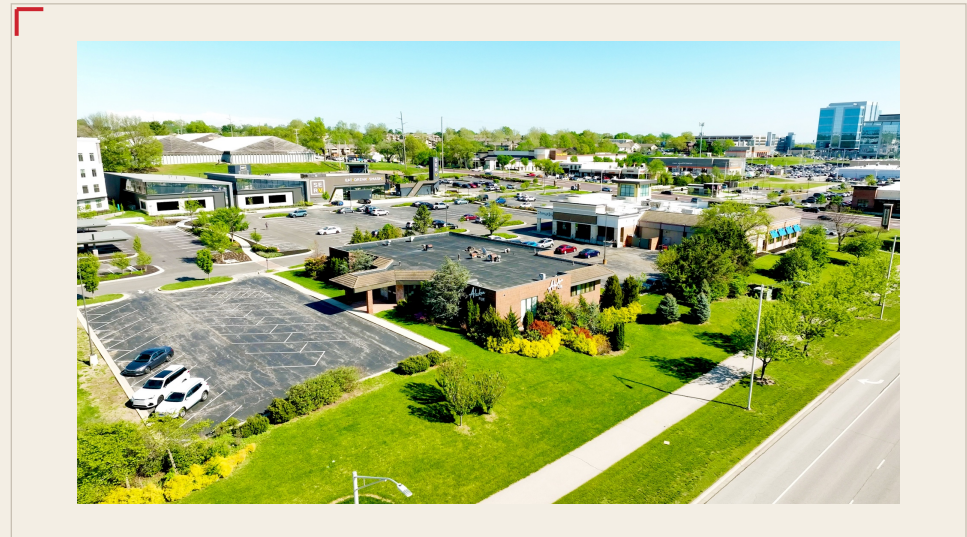
THE PROPERTY

# Property Overview

A 16,148 SF two-story retail / office building at the corner of 90th and Metcalf — the entry to Promontory Shopping Center in the heart of Overland Park. The building is home to Alaskan Fur Co., a 100+ year Kansas City business that will lease back a portion of the upstairs retail and the basement, providing in-place income on day one. Two levels of secure storage vaults remain from the fur operation. The site sits on 1.38 acres with 50 parking spaces across front and rear lots, 139' of frontage on Metcalf, and neighbors that include Bo Lings, J Gilberts, SERV, and the 291-unit Promontory Apartments. CP-2 zoning supports retail, office, and service uses.

KEY HIGHLIGHTS

- 16,148 SF building on 1.38 AC / 60,148 SF pad site
- Two-story layout — 8,147 SF at grade plus upper floor
- Priced at \$2,500,000 (\$154.82 PSF)
- 139' of frontage on Metcalf at 90th Street
- 50 parking spaces (3.1 / 1,000 SF) — front and rear lots
- CP-2 Planned General Business zoning (City of Overland Park)
- Year built 1979 (Johnson County appraiser record)
- Upstairs and downstairs secure storage vaults remain in place
- Alaskan Fur (100+ yr KC business) to lease back retail + basement
- Roof: 60-mil EPDM, single layer, installed 2004
- 2025 property taxes: \$31,284 (≈1.94 PSF) — Johnson County



*Aerial — full site with 291-unit Promontory Apartments behind.*



**THE TOUR**

# Property at a Glance



**THE EXTERIOR** ———



**THE INTERIOR** ———



**THE PARKING** ———



**THE CONTEXT** ———



THE LOCATION

# Location & Traffic

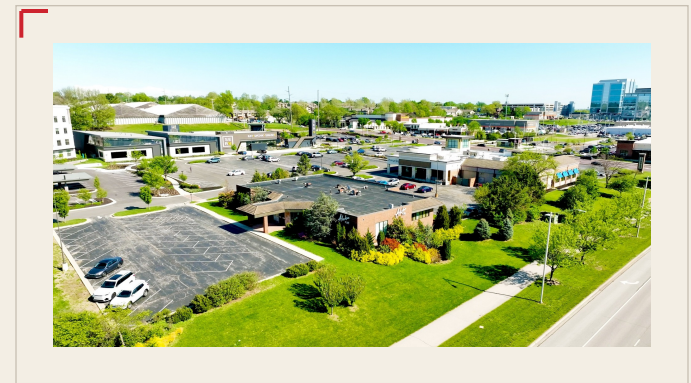
- Corner of 90th Street and Metcalf Avenue — corner entrance to Promontory Shopping Center.
- Metcalf Avenue is US-69 at this location; nearest controlled-access on-ramp is 95th Street (±0.8 mi south).
- 2.4 miles to I-435 via Metcalf.
- Walk Score 60 (Somewhat Walkable); Bike Score 60 (Bikeable).
- Neighbors: Bo Lings, J Gilberts, SERV, and 291-unit Promontory Apartments.

TRAFFIC COUNTS

## Metcalf Avenue

*Direct frontage (139')*

**32,000+ VPD**



*Aerial — SE corner of 90th & Metcalf.*

*Source: KDOT AADT traffic counts (per prior listing materials).*



THE AREA

# Area Demographics

*Population, income, and employment within 1, 3, and 5 miles of the site.*

METRIC	1 MILE	3 MILES	5 MILES
Population	14,322	97,377	226,882
Households	6,511	42,067	99,850
Avg. HH Income	\$93,817	\$121,750	\$125,954
Median HH Income	\$87,832	\$105,296	\$104,580
Median Age	38.6	39.6	40.6

*Source: U.S. Census Bureau ACS 5-Year Estimates (2019–2023), aggregated by block-group centroid within each radius.*



CONNECT

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LISTING BROKER

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