

Corbin Park tenant list contains names new to KC area

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A tenant list for the much anticipated **Corbin Park** project is taking shape and some of the names are new to the Kansas City area.

South Johnson County's planned "live, work and play" center said it had commitments from several retailers and restaurants — **Gordon Biersch** brewery restaurant, **Biaggi's Ristorante Italiano**, **Barnes & Noble**, **Best Buy** and **Off Broadway Shoe Warehouse** .

The 1.1 million square foot center, now under construction at the southeast corner of 135th Street and Metcalf Avenue in Overland Park, also is in negotiations with several other tenants.

"Everything is progressing on schedule, and construction will begin this spring," said Steve Dunn, spokesman for the **Cormac Co.**, of Omaha, Neb., the developers of the center. "It is going to be Johnson County's first 'main street' center — a unique place where you can park your car in front of your destination, where you can shop and walk from store to store, a place where families will like to spend time."

The plans for Corbin Park include offices, banks, a dry cleaner, hotel, outdoor fireplaces and water features. The center is expected to be completed in mid-2008, with operations opening from spring through fall of that year.

The tenants new to the area would include Biaggi's Ristorante Italiano, based in Bloomington, Ill. The casual, white-tablecloth restaurant offers an extensive menu and large portions of house-made and imported pasta, pizza, fresh fish, chicken, veal, steaks, seafood, soups, salads, and desserts. Biaggi's was founded in 1999 in Bloomington and now has 20 locations in 11 states. A spokesperson for the company said that it was in negotiations for Corbin Park but that no lease had been signed.

Gordon Biersch, of Chattanooga, Tenn., confirmed plans to open in Corbin Park. The brewery-restaurants feature seasonal menus, daily specials and frequent changes to the regular menu. The company has more than 30 company-owned locations and also plans to open a location in downtown's **Power & Light District**.

Corbin Park will be the fourth area location for Off Broadway Shoe Warehouse. The chain based in Alpharetta, Georgia, also has locations in **Ward Parkway Center**, **Olathe Pointe**, and **The Legends at Village West** in Kansas City, Kan., and is in negotiations for two other area stores. Off Broadway is known for its wide selections of department store brands — 50,000 pairs of women's and men's shoes — and its discounts of 25 to 60 percent off regular retail prices.

Von Maur, a Davenport, Iowa, department store company, plans to open a 130,000-square-foot, two-story store in the center, although the opening has been pushed back a year to October 2008. The delay was partly due to unforeseen problems with the site, including a whopping 170,000 tons of rock that had to be removed and crushed to make way for the development, Dunn said. The developers are trying to incorporate the rock into the project.

Still, Von Maur hung in there, attracted by the demographics of the area, its rapid growth and the open-air design of the new center, a design that is increasingly popular with consumers since they can park close to their favorite stores.

"We are very excited and everything is right on track for our Kansas City location in Corbin Park," said Julie Foy, spokeswoman for Von Maur.

Lifetime Fitness, a \$25 million, 110,000-square-foot gym opened in the center in October 2006.

The 96-acre site was previously under development by **Copaken White & Blitt** as the **Walk at High Pointe**. Walk at High Pointe was scheduled to open in mid-2005 as a combination open-air and traditional enclosed mall. But Copaken dropped those plans when it couldn't line up enough small retailers because of the poor economy at the time and the war in Iraq. Cormac took over the project in mid-2004, changing to an open-air center and the name Corbin Park with a scheduled opening in mid-2006.