

10905 Shawnee Mission Parkway

10905 Shawnee Mission Parkway | Shawnee, KS | US | Johnson County

Available SF: 31,322 | Sale Price: \$3,585,000



Building Type:	Retail
Available SF:	31,322
Year Built:	1948
Within City Limits:	Yes
Sale Price:	\$3,585,000
Sale Price Note:	9% Cap Rate
Last Updated:	Jan 18, 2022

Economic Development Contact

Eric Ely
Shawnee Economic Development Council
15100 West 67th Street, Suite 202
Shawnee, KS 66217
(913) 890-8307 | eely@shawnee-edc.com

Realtor/Owner Contact

Chase Glaeser
Lane 4
8162689100 | cglaeser@lane4group.com

Property and Area Description

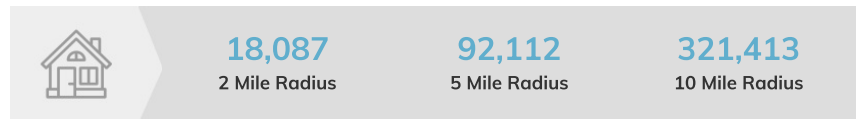
Shawnee West Center. Located in highly active area for development/redevelopment. One mile west of I-35. Densely populated area with more than 211,000 residents within five miles of the center. \$40 million municipal infrastructure project recently completed on Nieman Road. Located in prime retail corridor with national retailers. 42,000+ car per day on Shawnee Mission Parkway. Current average rent is below market. 100% occupancy.

Population



Source: ESRI®, 2024

Households

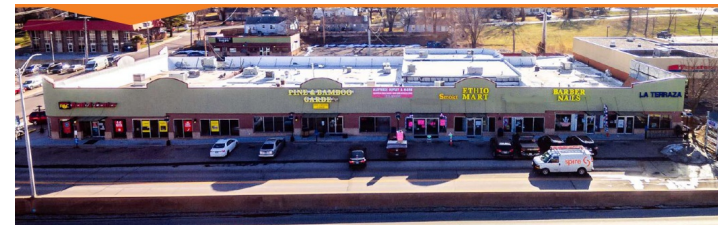


Source: ESRI®, 2024

Transportation

Nearest Interstate: 1-35 (1 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

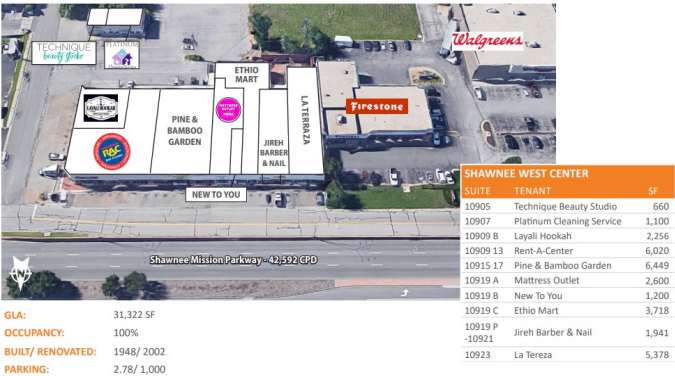
Property Images



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,957	87,146	211,452
Average HH Income	\$68,865	\$85,128	\$88,830
# Businesses	586	3,327	8,513
# Employees	5,944	50,180	117,628

SITE PLAN



Ann Smith-Tate | President | CEO | Shawnee EDC
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