

13811 West 63rd Street Shawnee, KS
13811 West 63rd Street | Shawnee, KS | US | Johnson County
Available SF: 11,600



Available SF:	11,600
Former Use:	Daycare
Within City Limits:	Yes
Sale Price Note:	Competitive Market Rate (call for details)
Last Updated:	Jan 25, 2024

Economic Development Contact

Eric Ely
Shawnee Economic Development Council
15100 West 67th Street Suite 202
Shawnee, KS 66217
(913) 631-6545 | eely@shawnee-edc.com

Realtor/Owner Contact

Ralph Varnum
Varnum Armstrong Deeter
9134885916 | ralph@vadllc.com

Property and Area Description

Daycare Space for lease. +/-11,600 sf + Outdoor Playground. 2,859 sf Retail. Shawnee Mission Parkway between Pflumm and Widmer. Great visibility and access from SM Parkway. +/- 22,387 SF multi-tenant retail building plus 4 pad sites. Walking distance to dining and retail. 44,000 CPD on SM Parkway. 11,000 CPD on Pflumm. Join tenants: Fritz's Union Station Restaurant, Hy-Vee Gas Pumps, Royal Shine Car Wash and many more.

Population

	33,635 2 Mile Radius	165,979 5 Mile Radius	689,008 10 Mile Radius
--	-------------------------	--------------------------	---------------------------

Source: ESRI®, 2024

Households

	13,917 2 Mile Radius	72,392 5 Mile Radius	291,702 10 Mile Radius
--	-------------------------	-------------------------	---------------------------

Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

An aerial map of a commercial area in Shawnee, Oklahoma. The map shows the intersection of Pelum Road and Shawnee Mission Parkway. Various businesses are visible, including Walgreens, CVS, TACO, Royal Shine, and others. A yellow outline highlights a specific area labeled 'SITE' near the intersection. The map is sourced from Google Maps, as indicated by the 'Google' logo at the bottom.





Ann Smith-Tate | President | CEO | Shawnee EDC
15100 West 67th Street | Shawnee, KS 66217 | (913) 631-6545 | asmithtate@shawneekschamber.com