

7408 Nieman Road (Former Big Lots)
7408 Nieman Road | Shawnee, KS | US | Johnson County
Available SF: 28,950 | Lease Rate: \$9.5 | Lease Terms: Triple Net



Available SF:	28,950
Total SF:	28,950
Former Use:	Big Lots Store
Within City Limits:	Yes
Lease Rate:	\$9.5
Lease Terms:	Triple Net
Last Updated:	Oct 24, 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

Karen Miller
Varnum Armstrong Deeter
8165188122 | karen@vadllc.com

Property and Area Description

Located in the Trailridge Shopping Center -- former Big Lots Store. NWC 75th & Nieman Road. Availability depends upon timing of Big Lots "Going Out of Business Sale". Building Signage Visibility - 75th Street. Monument Signage Visibility - Nieman Road. Ample parking. Just west of 75th & I-35 Interchange. Google Fiber available. Rent Free Available for qualifying tenants. Major parking lot refurbishing completed Summer 2023. Reimagine 75th Street Improvement Project happening now.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

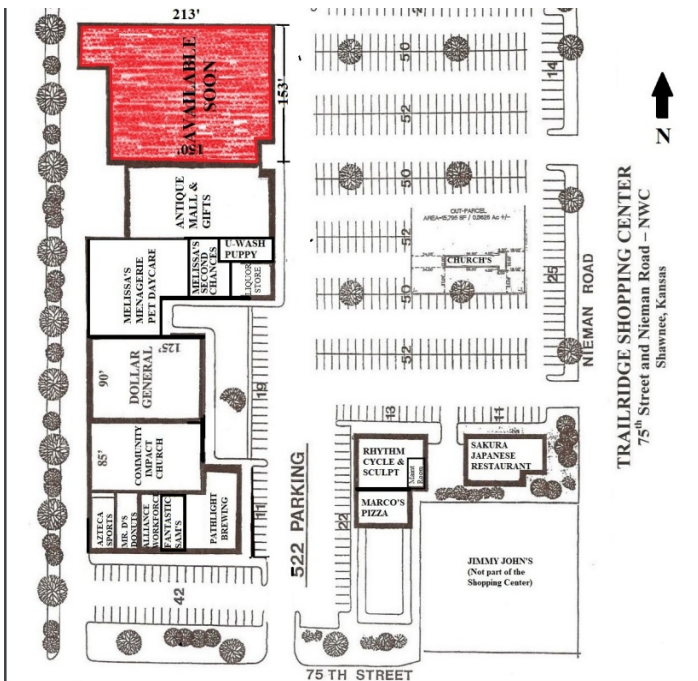
Transportation

Nearest Interstate: I-35
Nearest Commercial Airport: MCI
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

A wide-angle photograph of a Big Lots retail store. The building features a brown brick facade and a large, multi-paned gabled window on the left side. The 'BIG LOTS' logo is prominently displayed on the roofline. In front of the store is a paved parking lot with several vehicles, including a red pickup truck, a blue sedan, a dark SUV, and a white minivan. A tall black light pole stands on the right side of the lot. The sky is clear and blue.



A collage of four photographs showing the storefronts of local businesses. The top-left photo shows the 'RHYTHM cycle · sculpt' storefront with a colorful logo. The top-right photo shows the 'DOLLAR GENERAL' storefront with a large sign and a parking lot with several cars. The bottom-left photo shows the 'FANTASTIC SAM'S CUT & COLOR' storefront with a blue sign and a red banner. The bottom-right photo shows the 'PATHLIGHT BREWING' storefront with a brown sign and a parking lot with several cars.

[illegible]

LocationOne® Copyright 2001-2025 Global Location Technologies. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information.