

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (COMING SOON)

FOR
LEASE

FULL BUILDING RENOVATIONS TO
BE COMPLETED SUMMER OF 2025



DRONE TOUR



LOCATION.
commercial real estate

16010 - 16022 W. 65th St, Shawnee, KS 66217

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ZOOM
AERIAL



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PROPERTY OVERVIEW

CENTER OVERVIEW:

New ownership, full building renovations to be completed summer of 2025 (first-class construction). Verizon opening soon!




PROPERTY HIGHLIGHTS:

- Highly visible and easily accessible outlot shops building in front of Walmart & Lowe's; premier visibility to Shawnee Mission Pkwy (39,975 cars per day), the primary east/west thoroughfare in Shawnee
- Conveniently positioned off Shawnee Mission Pkwy & I-435 on/off ramps; I-435 has 79,100 cars per day
- Super regional trade area surrounded by schools, office, residential, & retail
- Dense, affluent demographics: 143,482 people within 5-mile radius and average household income of \$135,931 within 3-mile radius
- Large nearby employers include: Lexmark Enterprise Software (900 employees), Bayer Healthcare (450 employees), Shawnee Mission Medical Center (3,300 employees & 504 beds), & many more
- Shawnee is a part of Kansas City MSA: 2.2 million people, influx of tech & health care companies moving to MSA



NEARBY RETAILERS:



DEMOGRAPHICS	 3 MILE	 5 MILE	 10 MILE
Population:	49,108	143,482	603,915
Households:	20,721	59,779	252,539
Daytime Pop:	25,193	110,741	497,347
Avg. HH Income:	\$135,931	\$125,148	\$126,683

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SITE PLAN

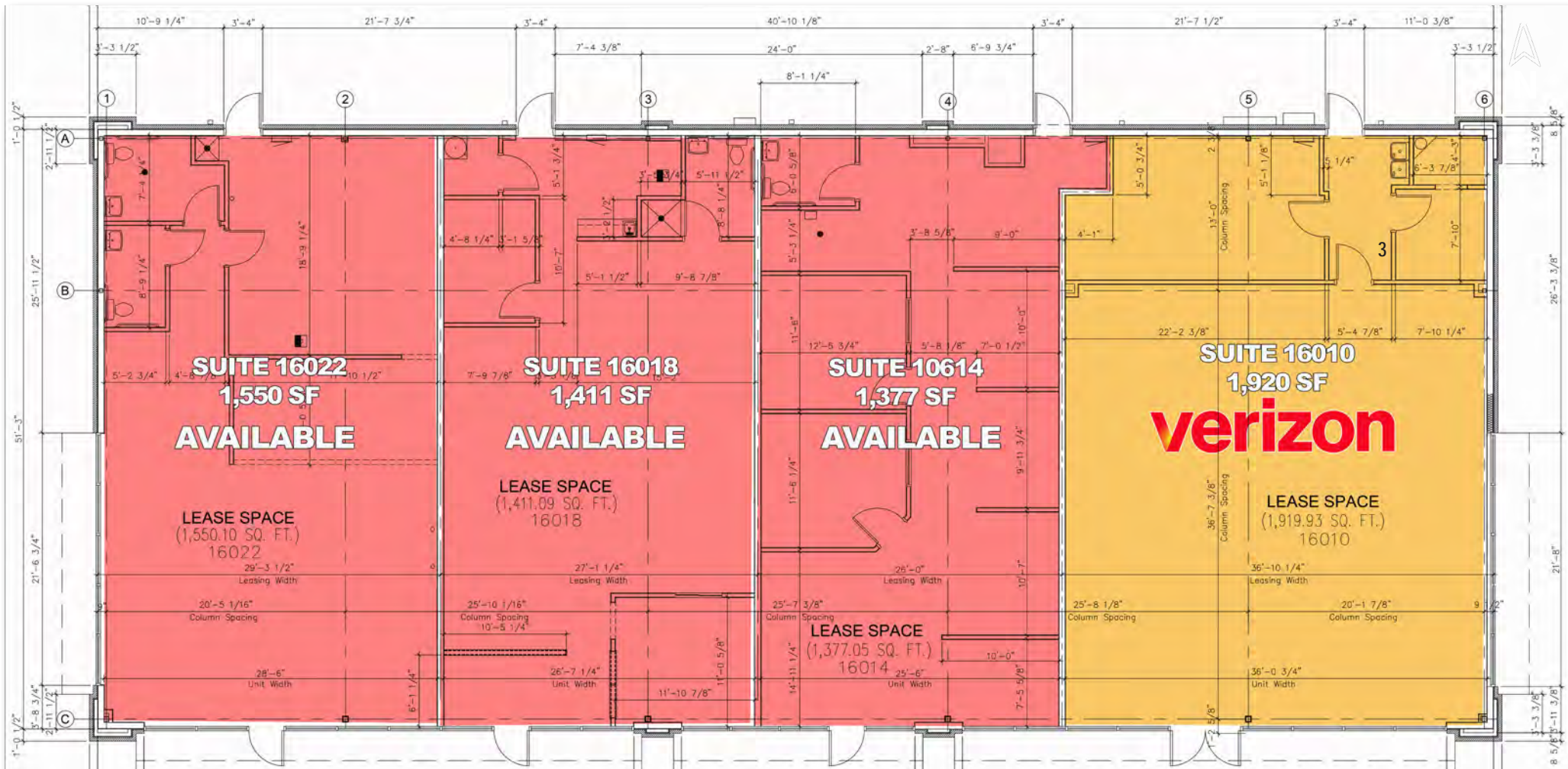


SUITE	TENANT	SF
16010	Verizon	1,920
16014	AVAILABLE	1,377
16018	AVAILABLE	1,411
16022	AVAILABLE	1,550
Total GLA		6,258

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FLOOR PLAN



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