

12,190 SF FOR LEASE

Woodsonia Shopping Center



5385 – 5436 Roberts Street / Shawnee, KS

- Walmart Supercenter Corridor
- Affluent residential area with 10,000+ population & \$148,000 average household income within 1 mile
- NE corner of K-7 & Johnson Drive (over 41,000 VPD)
- Easy Access to I-70 & Hwy K-10
- Mill Valley High School, Clear Creek Elementary School, and Prairie Ridge Elementary School located 1 mile away.
- Mid-America Sports Complex hosts more than 50,000 people per year, located down the road from Woodsonia



7611 State Line Road
Kansas City, MO 64114

816.444.0900 | tuterarealestate.com

For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

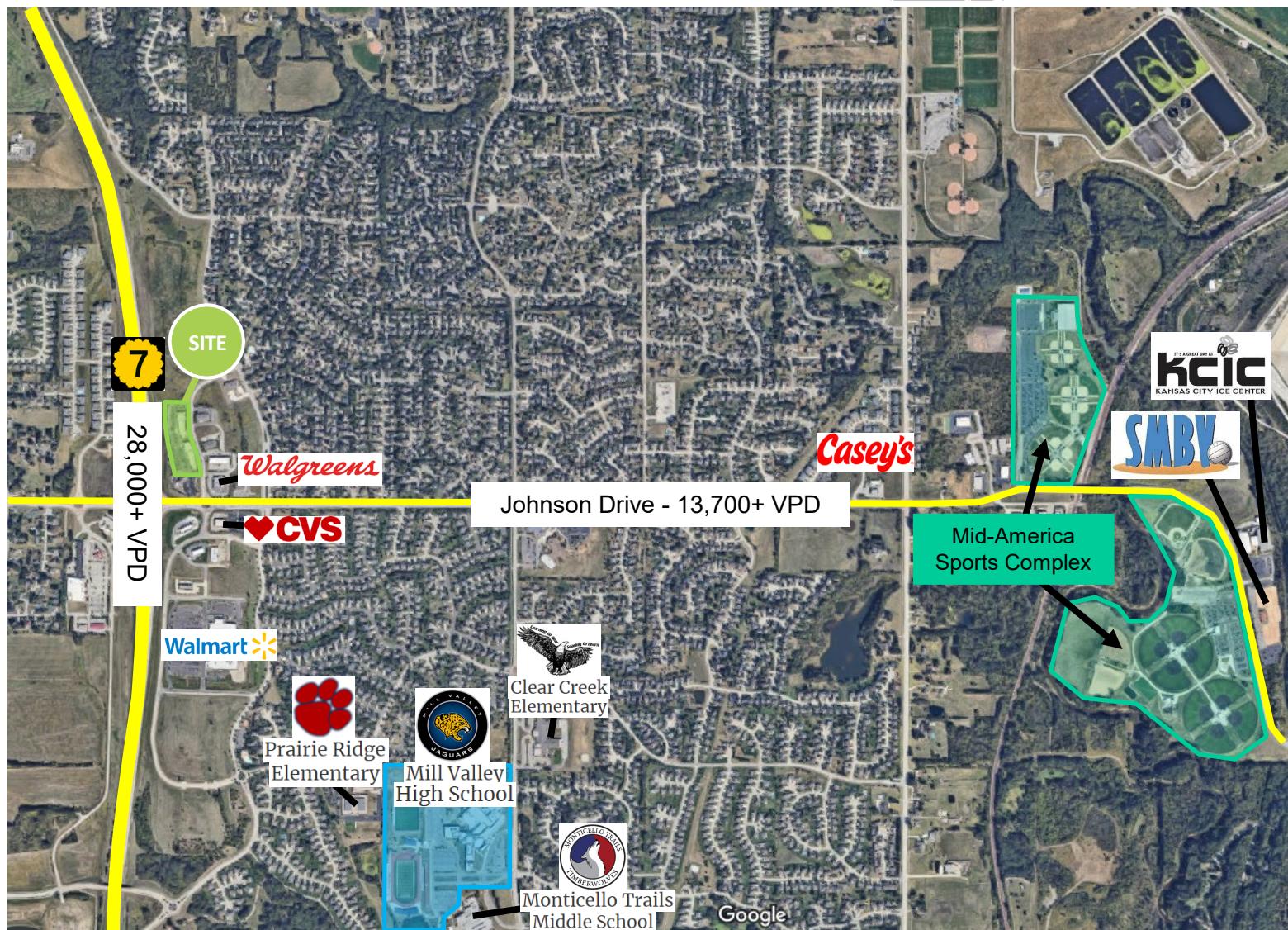
Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

Site Location



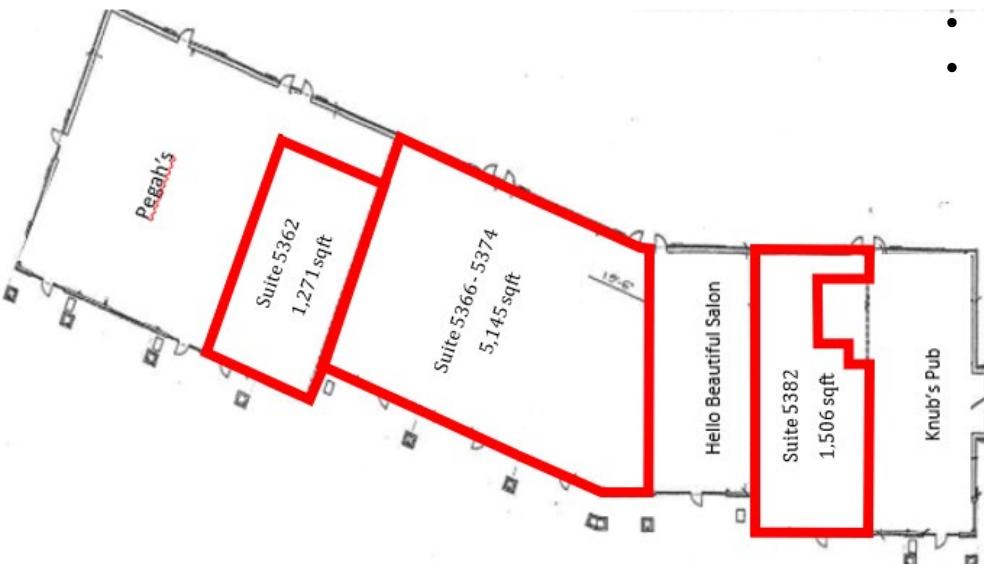
- Located in the very affluent neighborhoods in Shawnee
- Conveniently located off Johnson Drive with easy access to the highly trafficked K-7 interstate
- Notable neighboring properties to the property include Mill Valley High School, Monticello Trials Middle School, Prairie Ridge & Clear Creek Elementary Schools, and Mid-America Sports Complex

Notable Co-Tenancy

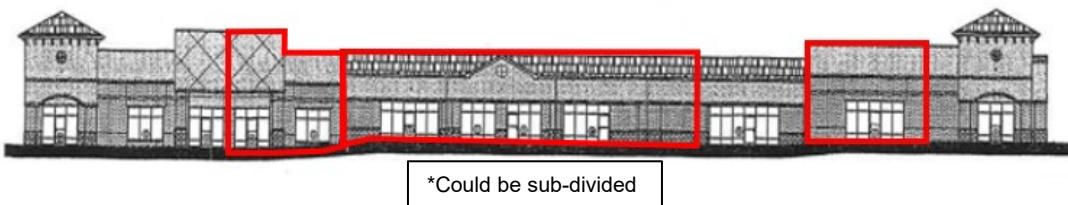


Building Vacancy

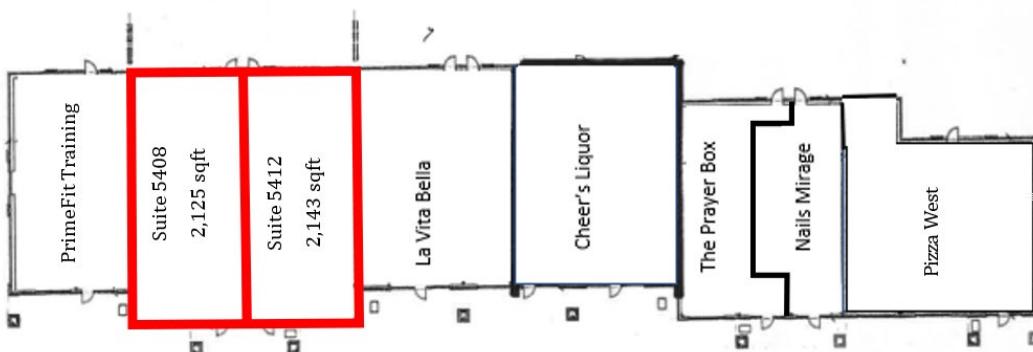
North Building Available Spaces



- Suite 5362 1,271 SF
- Suite 5366-5374 5,145 SF
- Suite 5382 1,506 SF



South Building Available Spaces



- Suite 5408 – 2,125 SF
- Suite 5412 – 2,143 SF



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2024 Population	10,097	32,143	51,025
2029 Projection	10,428	33,009	52,426
2020 Population	10,384	32,245	50,447
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$160,625	\$137,212	\$136,925
Median	\$148,098	\$114,315	\$112,648
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2029 Projection	3,315	11,188	18,579
2024 Households	3,204	10,892	18,085
2020 Households	3,284	10,893	17,881
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$342,633	\$327,486	\$344,736



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Other Tuter Properties



Shops of Sunnybrook
11120 - Lone Elm, Olathe, KS



Wornall Village
8400 - 8430 Wornall Rd. Kansas City, MO



Rosehill Exchange
12815 – 12843 W 87th Street, Lenexa, KS



Mahaffie Retail Center
1001-1081 E 151st St. Olathe, KS



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