

# FOR SALE

## MIDLAND & MONTICELLO

### SHAWNEE, KS

AREA  
REAL ESTATE ADVISORS



SHAWNEE MISSION PKWY - 15,445 CPD

MIDLAND DR - 5,188 CPD

MONTICELLO RD - 1,426 CPD

# PROPERTY HIGHLIGHTS:

## DESCRIPTION

4.43 ACRES OF LAND BOUNDED BETWEEN MIDLAND DRIVE TO THE NORTH, MONTICELLO ROAD TO THE WEST AND SHAWNEE MISSION BAPTIST TO THE EAST.

NUMEROUS RETAIL, MEDICAL AND OFFICE USERS ARE WITHIN THE VICINITY. THE RETAIL CENTER OF MONTICELLO CENTER IS LOCATED DIRECTLY NORTH ACROSS SHAWNEE MISSION PARKWAY WHILE SHAWNEE CROSSING RETAIL CENTER IS LOCATED DIRECTLY TO THE WEST ACROSS MONTICELLO.

THE TRACT'S HAS QUICK ACCESS TO K-7 & I-435 VIA SHAWNEE MISSION PARKWAY. IT'S LOCATED WITHIN 1.5 MILES OF A QUIKTRIP, PRICE CHOPPER AND AN URGENT CARE. DIRECTLY ACROSS SHAWNEE MISSION PARKWAY IS MILL VALLEY HIGH SCHOOL AND TO THE SOUTHEAST IS THE NEWLY BUILT MARANATHA ACADEMY.

## SALE PRICE & ZONING

- > SALE PRICE: \$579,114.00 (\$3.00 PSF)
- > 4.43-ACRES
- > ZONED CH (COMMERCIAL HIGHWAY)

## UTILITIES

- > ELECTRICITY: EVERGY
- > GAS: KS GAS SERVICE
- > WATER: WATERONE
- > SEWER: JOHNSON COUNTY WASTE WATER



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A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

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### MONTICELLO CENTER

- Great Clips
- McDonald's
- Starbucks
- DOLLAR TREE
- CHIPOTLE RESTAURANT
- PIZZA Shoppe
- JOHNSON COUNTY LIBRARY
- twisted FRESH
- tropical SMOOTHIE CAFE
- BIBIBOP asian grill
- Advance Auto Parts
- BUFFALO WILD WINGS
- PRICE CHOPPER
- Janner's

### SHAWNEE CROSSINGS

- KANSAS Palliative & Hospice Care
- jenkins elementary for kids
- paw envy
- BULLEIGH Orthodontics
- Goodcents
- Wendy's
- RESOLUTE DERMATOLOGY
- Women's Care

Harvest Ridge GOVERNMENT CHURCH

solem LUTHERAN CHURCH

EARLE MAY GARDEN CENTERS  
MONTICELLO FAMILY DENTAL  
CANINE ORTHOPEDICS

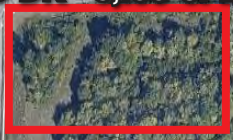
HAWAII & COUNTRY CLUB

CROSSING

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## MORE INFORMATION:

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