

5520 HEDGE LANE TERRACE

SHAWNEE, KS 66226

PEAK

Real Estate Partners



PROPERTY HIGHLIGHTS:

- Ground floor 4,112 SF
- Basement: 2,244 SF
- 0.84 Acre Lot
- **For Sale Price:** Contact for Price
- **For Lease Rate:** Contact for Rate
- 4 Drive-thru bays
- Strong Visibility
- Immediate access to K-7
- Sits next to several high traffic retail centers
- Great opportunity to convert to various retail/office uses
- Located in a growing corridor in Shawnee



CONTACT US:

PETER AGNELLO

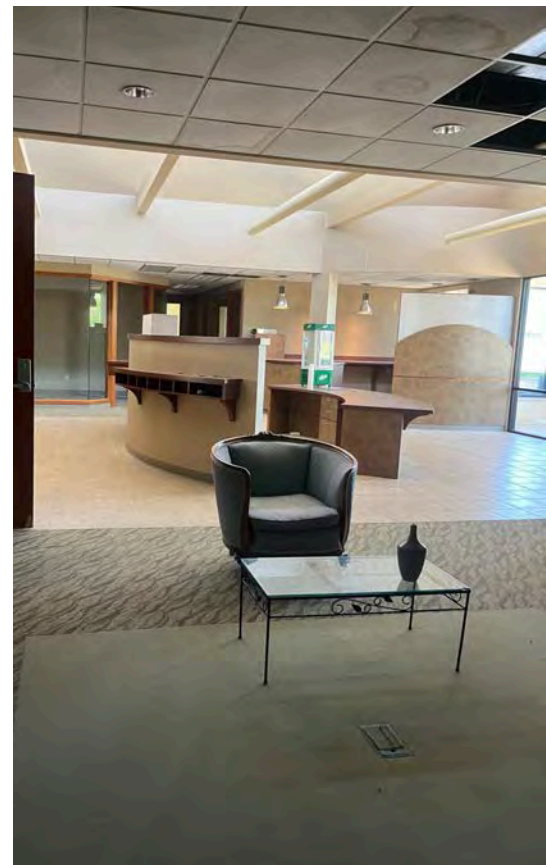
(913) 200-8376

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INTERIOR PHOTOS

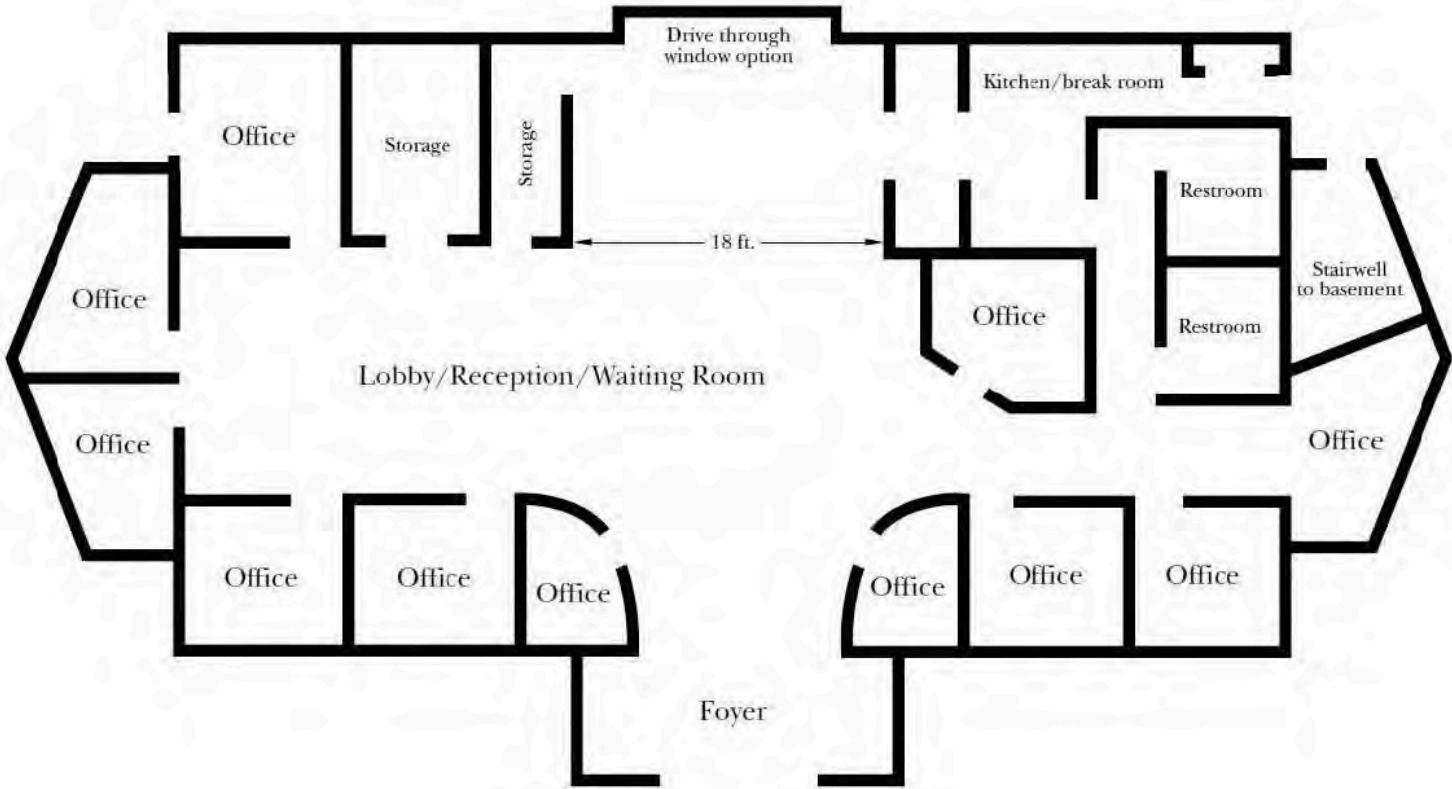
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FLOOR PLAN

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PROPERTY AERIAL

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POPULATION	
1-MILE	10,166
3-MILE	32,332
5-MILE	48,648



DAYTIME POPULATION	
1-MILE	2,441
3-MILE	15,728
5-MILE	29,251



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$188,154
3-MILE	\$155,663
5-MILE	\$155,022