



## Price Chopper Center

15970 S Mur-Len Rd, Olathe, KS 66062



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# Price Chopper Center

\$16.00 /SF/YR

Price Chopper Anchored In-line Retail Center offers a convenient, prime location for your retail store front, office location.

Join Great Clips, The UPS Store and other favorite local retailers including Carmen's Cocina and the NEW Darna Mediterranean restaurants.

Strong Demographics - nestled amongst several subdivisions and across from public middle school. A strong construction base of single family and multi-family homes are being built to the south of the property bringing additional foot traffic in the coming months/years.

Well maintained property and landscape including a new roof on the entire complex....

- Visible from the busy street and local public middle school.
- Major grocery store and retail shops located within strip.
- Large Residential area that is continuing to grow!



Rental Rate:	\$16.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	11
Center Properties:	3
Frontage:	699' on 159th St
Gross Leasable Area:	91,940 SF
Walk Score ®:	47 (Car-Dependent)
Rental Rate Mo:	\$1.33 /SF/MO

## 1st Floor Ste 15958

Space Available	1,572 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Walk into this inviting open reception area. From there you have 2 large offices, a huge conference room, a filing room and 2 bathrooms. All LVT wood floors for easy cleaning. The space is flanked by a new Mediterranean restaurant and a busy UPS Store. This space is move in ready for the right tenant.

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Carmen's Cocina	1,200	
Great Clips	1,200	
Kozetta's Dance Studio	-	
The UPS Store	1,500	



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# Property Photos

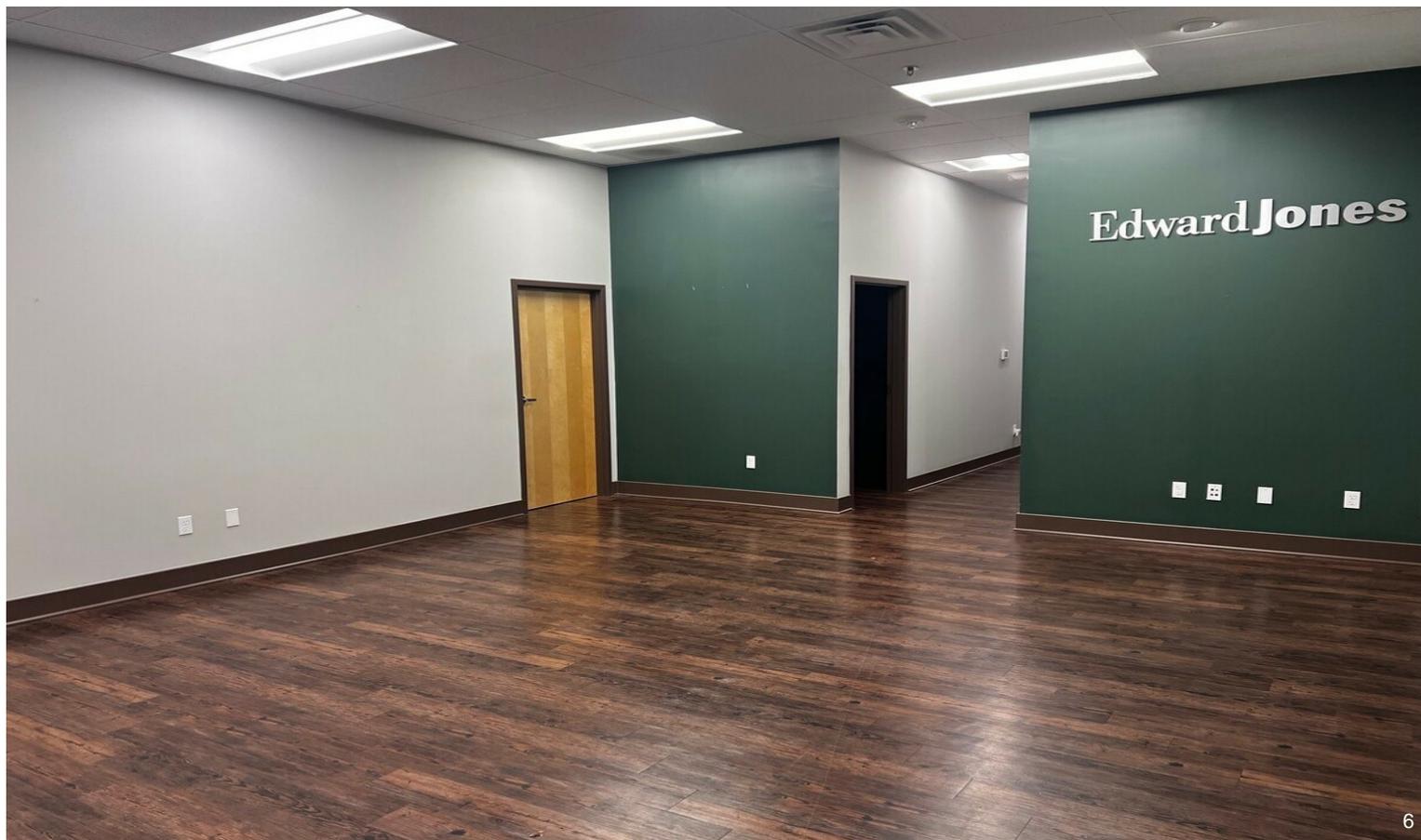


PC - Full Property



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# Property Photos



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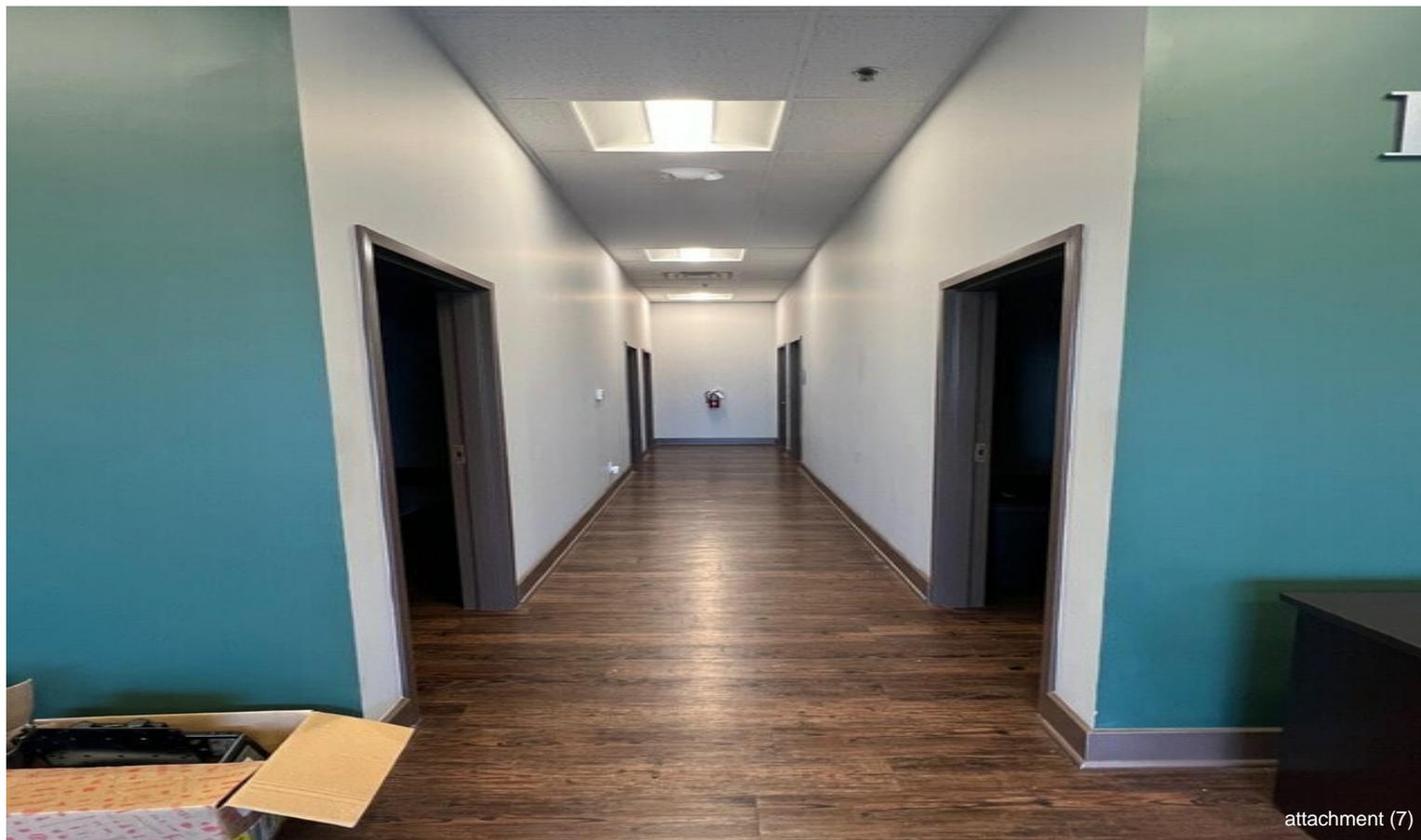


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# Property Photos



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# Property Photos

