



7410 SWITZER FOR SALE / LEASE

7410 Switzer Road, Shawnee, KS 66203

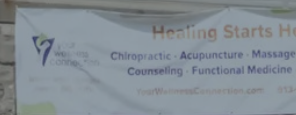


Cole Stewart

ASSOCIATE

816.621.2130

cole@clemonsrealestate.com





PROPERTY HIGHLIGHTS

- Well-positioned property in Shawnee off 75th Street, minutes from Shawnee Mission Parkway with direct I-35 access.
- Adaptable spaces suited to a range of office and medical uses
- Ample on-site parking with 46 surface parking spaces for employees and visitors
- Strong visibility along Switzer Road
- Flexible layout to accommodate various business needs
- Turnkey wellness-focused buildout with private offices and treatment rooms
- Large multi-purpose space with outdoor seating area

Offering Summary

Sale Price:	\$1,156,000
Lease Rate:	\$19 SF/yr (MG) + Utilities
Available SF:	8,158 SF
Lot Size:	0.67 Acres
Building Size:	8,158 SF

Spaces	Lease Rate:	Space Size
For Lease	\$19.00 SF/yr	8,158 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,973	43,545	101,020
Total Population	12,974	100,065	230,257
Average HH Income	\$72,009	\$99,691	\$114,061

PROPERTY DESCRIPTION

A well-located investment opportunity in one of Johnson County's established office and retail corridors. This 8,158 SF building sits on Switzer Road just south of Shawnee Mission Parkway, with convenient access to I-35 via the 75th Street exit, putting the property within easy reach of the greater Kansas City metro.

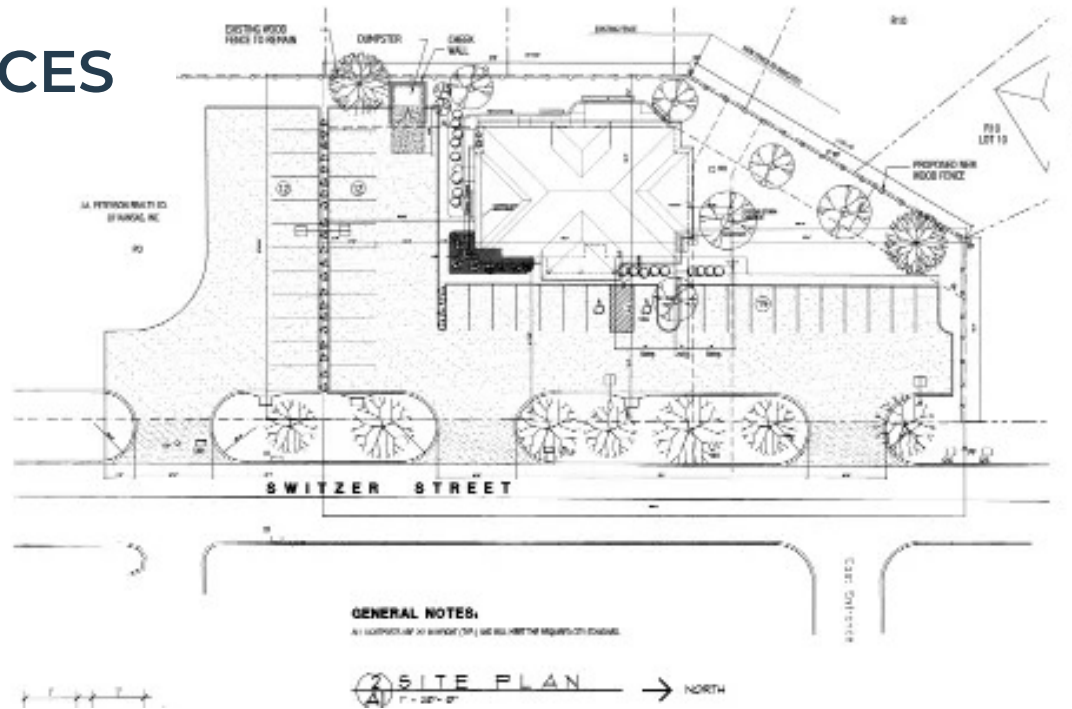
The site benefits from strong visibility along Switzer Road and sits within a corridor of long-standing retail, medical, and office users, providing a built-in daytime population and steady traffic counts. 46 surface parking spaces support tenant and customer access, a notable ratio for a building this size.

Shawnee's stable, higher-income residential base and established local economy continue to make the Switzer Road corridor an attractive hold for investors seeking a low-turnover asset with long-term upside.





LEASE SPACES

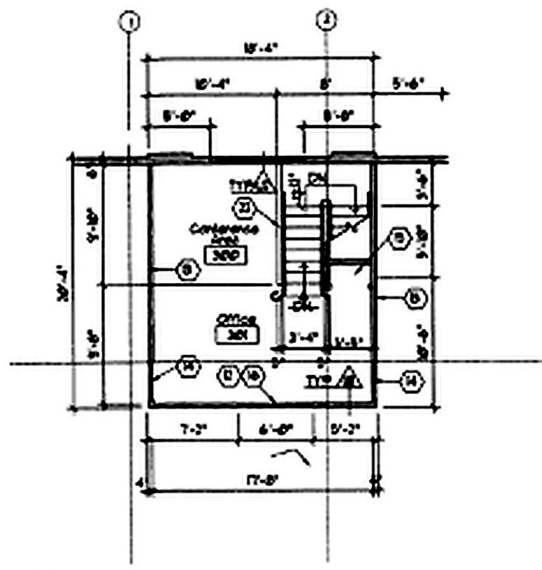


LEASE INFORMATION

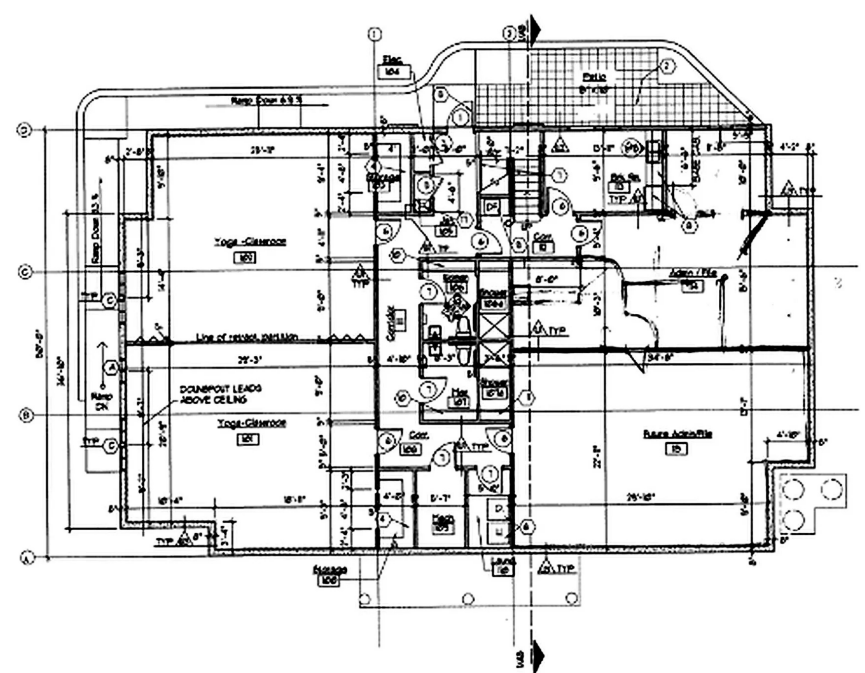
Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	8,158 SF	Lease Rate:	\$19 SF/yr MG + Utilities

AVAILABLE SPACES

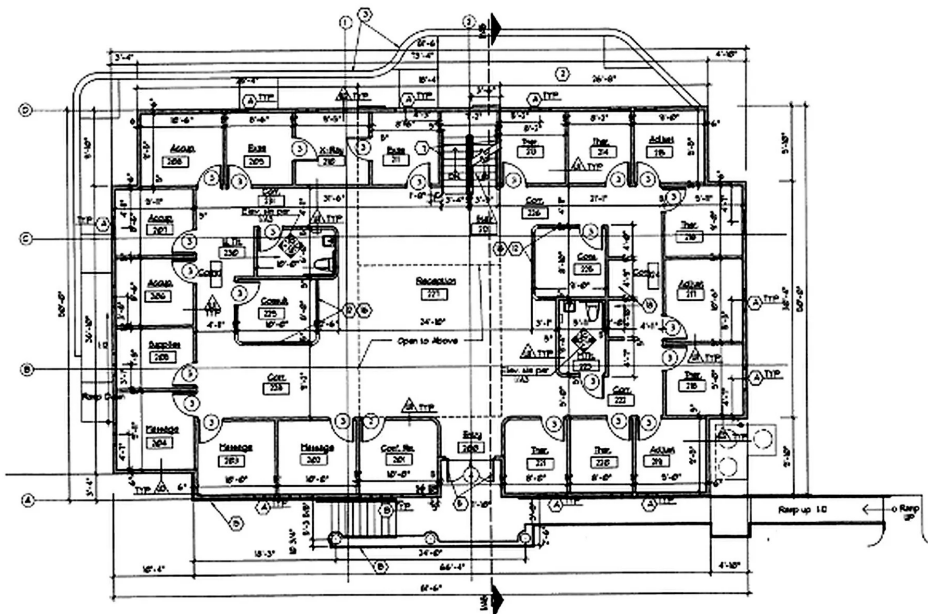
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
For Lease	Available	8,158 SF	Modified Gross	\$19.00 SF/yr



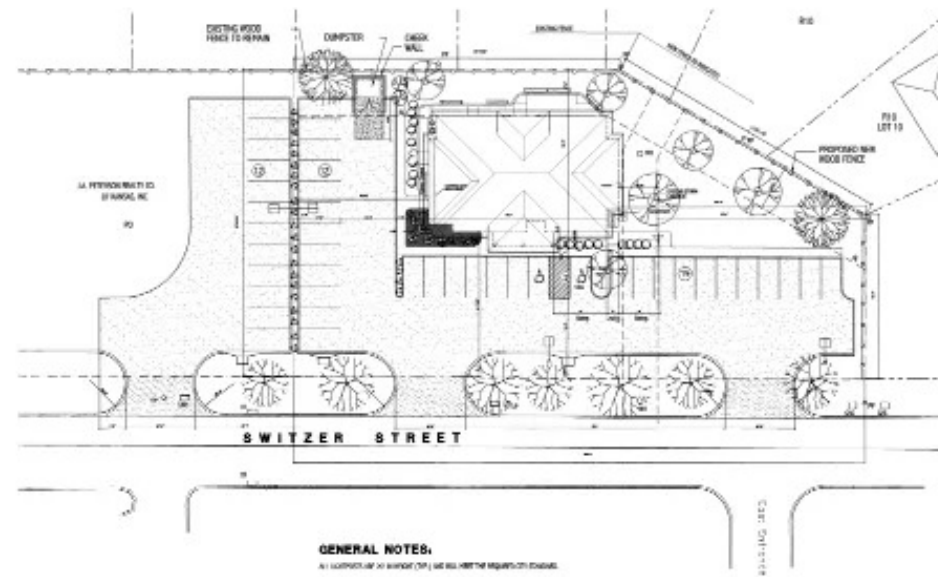
3 MEZZ FLOOR PLAN
A2 1/4" = 1' - 0"
 → NORTH



2 LOWER LEVEL FLOOR PLAN
A2 1/8" = 1' - 0"
 → NORTH

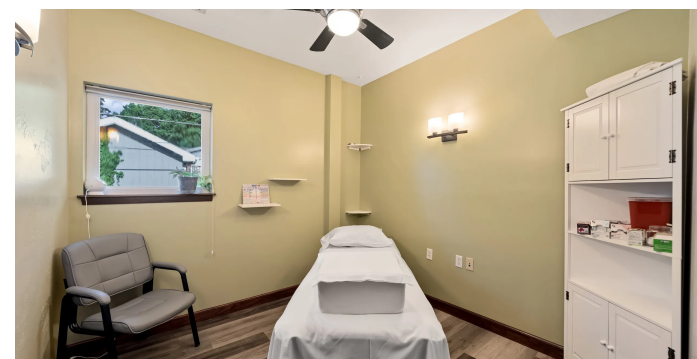


1 FIRST FLOOR PLAN
A2 1/8" = 1' - 0"
 → NORTH



GENERAL NOTES:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/IEC).

1 SITE PLAN
A1 1" = 20' - 0"
 → NORTH





Advent
Health

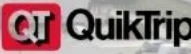
37,393 CPD W 75th ST



ANTIOCH 75 SHOPPING
CENTER

75th Street

KINGS COVE OFFICES



QT QuikTrip

Switzer

SITE