

FOR LEASE



## FOUR WINDS SHOPPING CENTER PAD SITE

7931 Frontage Road | Overland Park, KS 66204



### PROPERTY FEATURES

- 0.60 Acre pad site available for ground lease
- Located in Four Winds Shopping Center, in the heart of Johnson County
- Great highway access and visibility to 162,780+ cars per day on I-35
- Price upon request

**GORDON SMITH**  
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**CROSSROADS**  
RETAIL GROUP



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## FOUR WINDS SHOPPING CENTER PAD SITE

7931 Frontage Road | Overland Park, KS 66204

North

W 87th St

W 95th St

Shawnee Msn Pkwy

W 87th St

W 75th St

Antioch Rd

SITE

162,780 CPD

69

35

Oak Park Mall



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Average HH Income	\$70,919	\$85,297	\$98,635
2022 Total Population	14,491	107,367	239,345
2022 Median Age	35.6	39.3	39.9

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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