

FOR LEASE

975 SF

NIEMAN PLAZA

6224 NIEMAN ROAD, SHAWNEE, KANSAS



RUBENSTEIN REAL ESTATE CO., LC

CALL DWIGHT MEDBERY, III

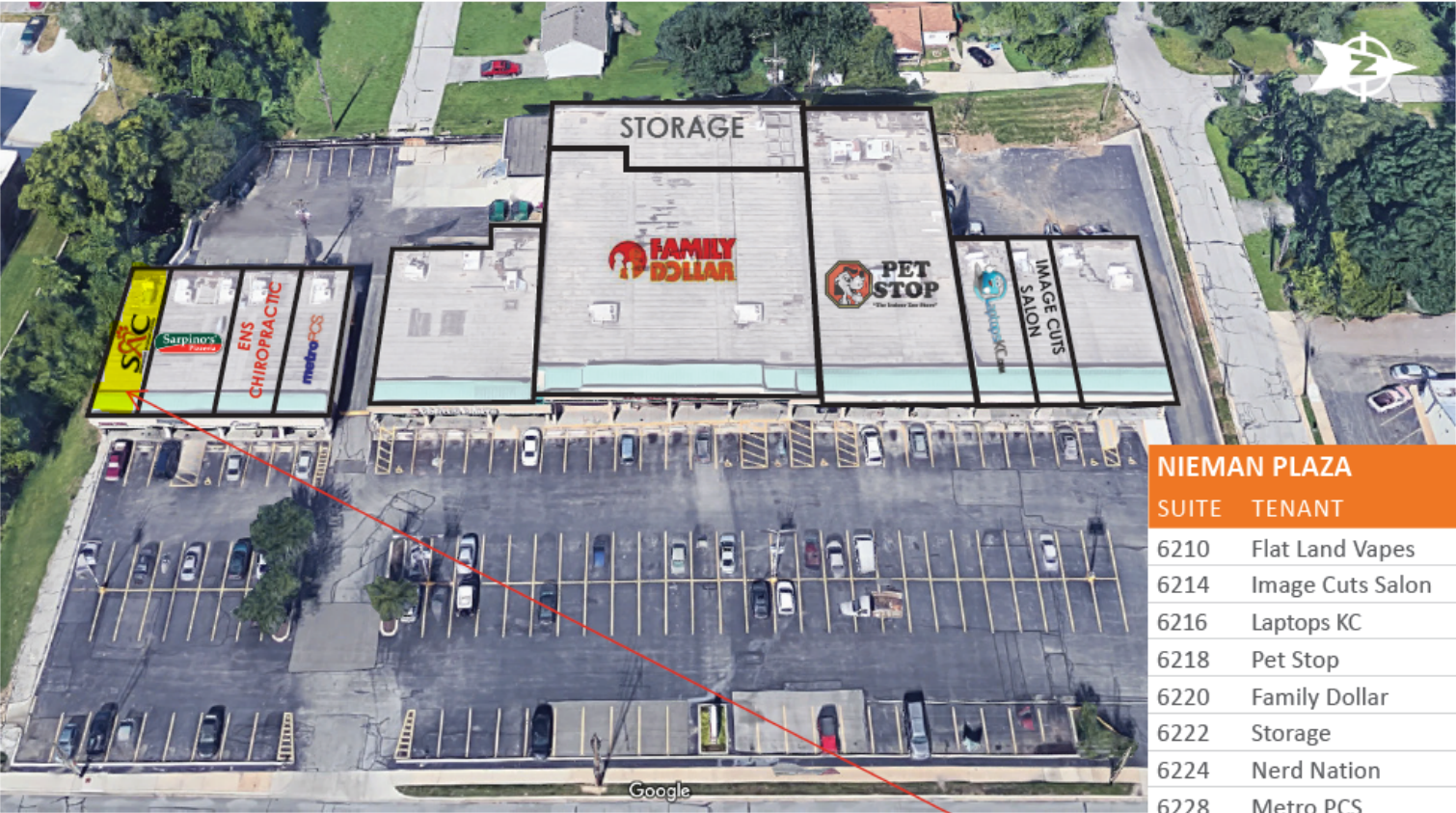
816-695-5788 (C)

913-312-0809 (dd)

dmed@rubensteinre.com



SITE PLAN



* Not to scale

NIEMAN PLAZA		
SUITE	TENANT	SF
6210	Flat Land Vapes	2,400
6214	Image Cuts Salon	1,400
6216	Laptops KC	1,330
6218	Pet Stop	8,410
6220	Family Dollar	11,355
6222	Storage	3,580
6224	Nerd Nation	4,255
6228	Metro PCS	1,163
6230	Ens Chiropractic	1,356
6232	Sarpino's	1,892
6236	AVAILABLE	975

LOCATION AND DEMOGRAPHICS



● Current or recently completed development projects

SUBMARKET AND LOCATION

Nestled in the western section of the Kansas City Area, Shawnee is a vibrant mid-size community with high quality of life, great schools, friendly business environment and opportunity for development. The community boasts beautiful and diverse neighborhoods, low crime, award winning parks, stable and efficient local government and highly rated school districts. The downtown area is a unique blend of new development and suburban charm, laden with local operators and regional businesses.

Downtown Shawnee (and the subject property) is located in a federal Qualified Opportunity Zone, resulting in a boom of investment over the last several years. Investment in Nieman Marketplace may qualify investors for substantial tax benefits through the program.

Nieman Marketplace sits at the bustling intersection of Shawnee Mission Parkway and Nieman Road. Shawnee Mission Parkway serves as a major thoroughfare for commuters traveling to the western suburbs of Kansas City, boasting over 40,000 cars per day. Nieman Road is the main north-south street through downtown Shawnee.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,957	87,146	211,452
Average HH Income	\$68,865	\$85,128	\$88,830
# Businesses	586	3,327	8,513
# Employees	5,944	50,180	117,628



EASTERN SHAWNEE/N. JOHNSON COUNTY SUBMARKET