

FOR SALE | 15,000 SF | 2.45 ACRES



**6801 HEDGE LANE TER  
SHAWNEE, KS 66226**

**CONTACT**

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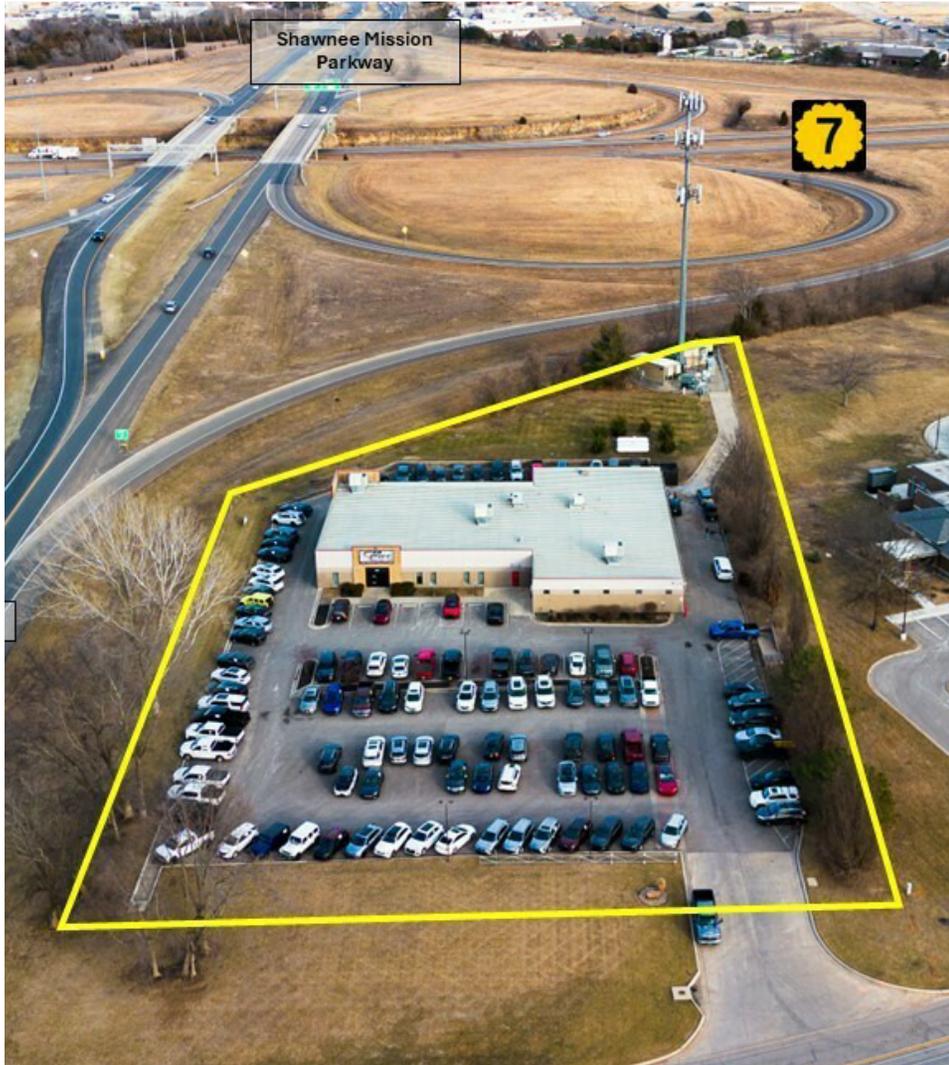
KS #00239919

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## PROPERTY DESCRIPTION

Zoning: CH (Commercial Highway)

Clear Height: 10' - 13'

Power: 400A / 280v (3-phase)

(3) drive-in doors

100% temperature-controlled

Wet sprinkler system

Heavy parking - over 100 vehicles on the lot

1,729 apartments built or underway within 1-mile radius

\$177k Average Household Income within 3-mile radius

Potential retail redevelopment site

Excellent access from K-7, Shawnee Mission Parkway

Cell tower easement on SE corner of property

## OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	2.45 Acres
Building Size:	15,000 SF
Year Built:	1996

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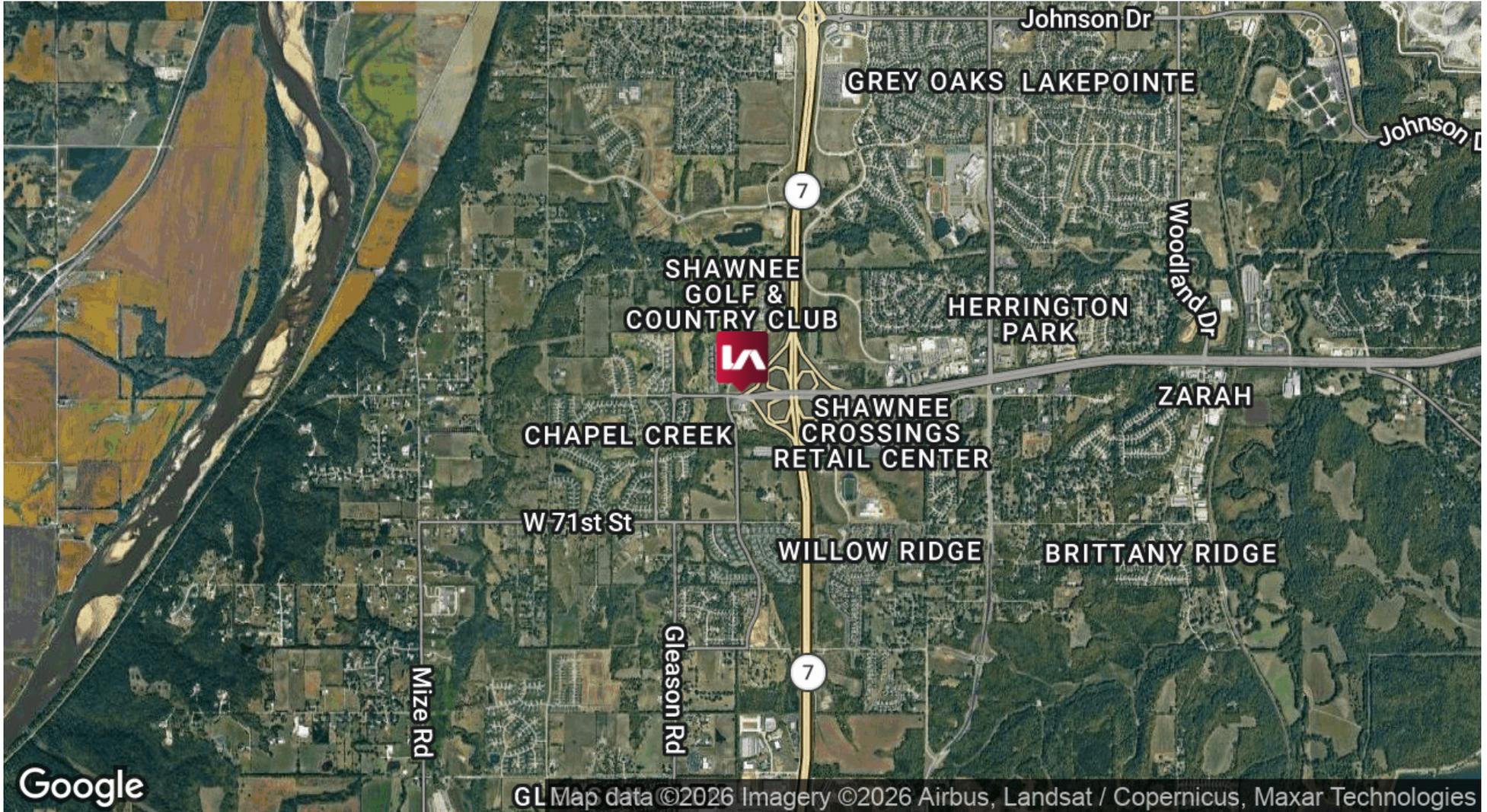
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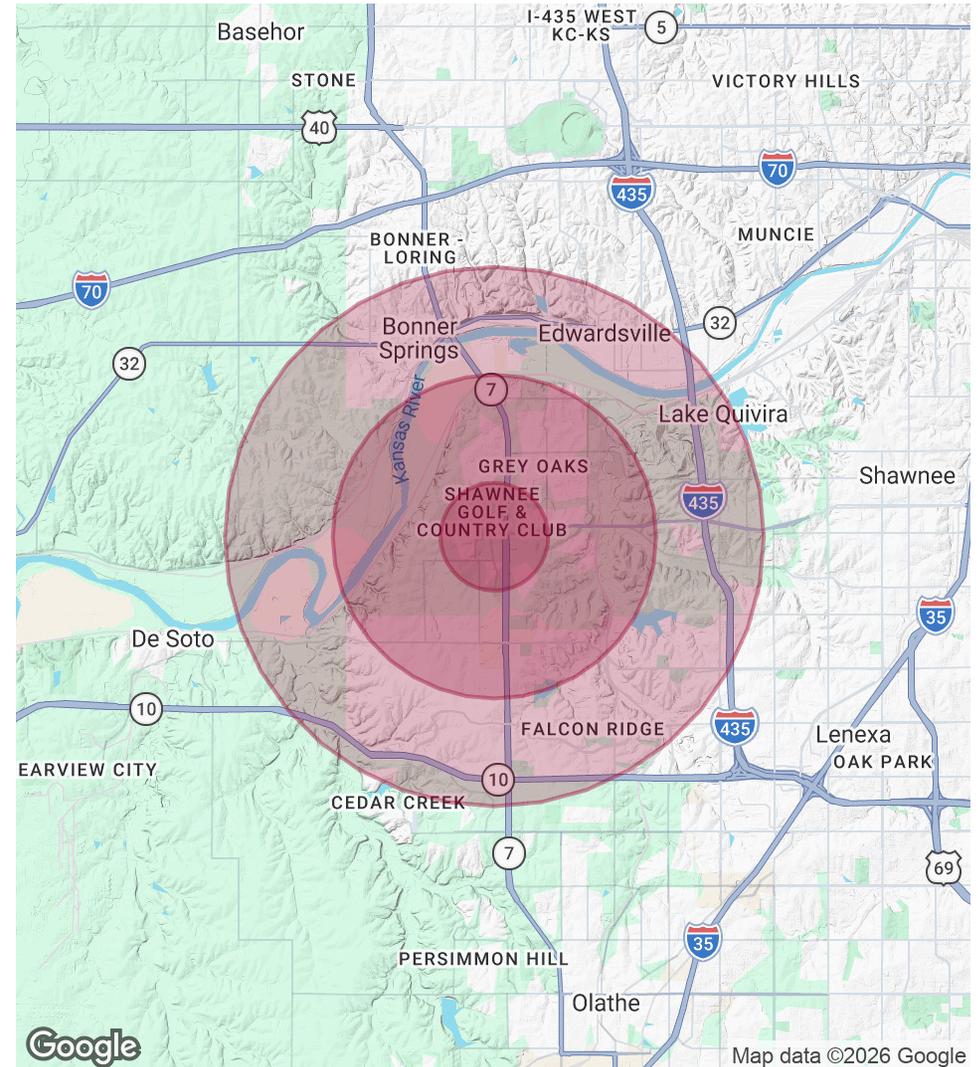
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,537	30,853	60,073
Average Age	40	37	38
Average Age (Male)	39	36	38
Average Age (Female)	41	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,731	10,303	21,425
# of Persons per HH	2.6	3	2.8
Average HH Income	\$143,487	\$177,053	\$170,984
Average House Value	\$479,800	\$491,736	\$485,629

Demographics data derived from AlphaMap



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