

FOR SALE

6637 Nieman Road, Shawnee, KS

Asset #E164

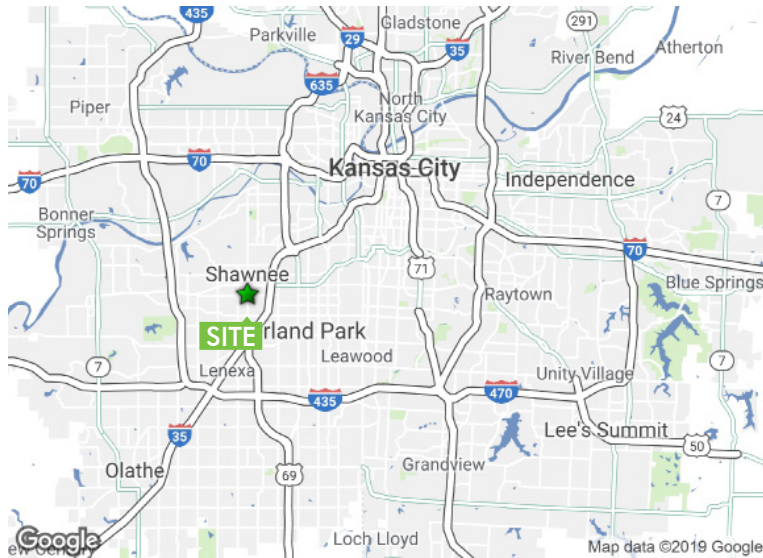
RETAIL

PRICE REDUCED!



PROPERTY INFO

- 3,200 +/- SF building on 1.82 acres of land
- Could be combined with adjacent site of 0.40 +/- acres
- Zoning: CN - Commercial Neighborhood
- All fuel equipment has been removed, including underground storage tanks
- Easy access to Shawnee Mission Parkway and I-35
- Asking price: ~~\$1,100,000~~ **PRICE REDUCED! \$695,000**
- Real Estate Taxes: \$25,423.45



Demographics

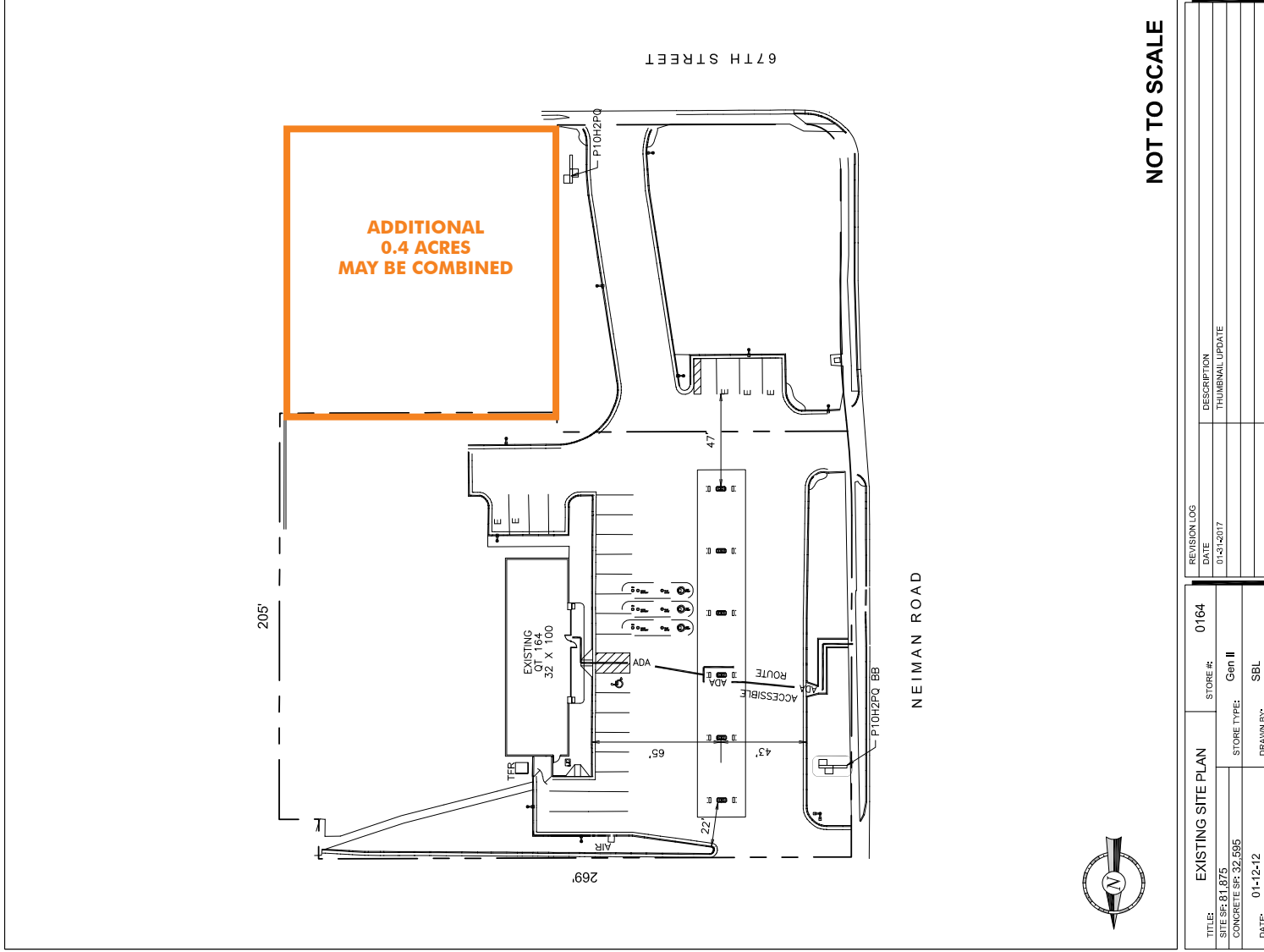
	1 Mile	3 Miles	5 Miles
Population	11,367	92,281	216,518
Average HH Income	\$65,936	\$80,021	\$85,523
Daytime Population	10,485	105,482	218,563
Median Age	39.7	38.4	38.7

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NOT TO SCALE

REVISION LOG	
DATE	DESCRIPTION
01-12-2017	THUMBNAI UPDATE

EXISTING SITE PLAN	STORE #:	0164
TITLE:	SITE SF:	81,875
	CONCRETE SF:	32,595
DATE:	01-12-12	
	STORE TYPE:	Gen II
	DRAWN BY:	SBL

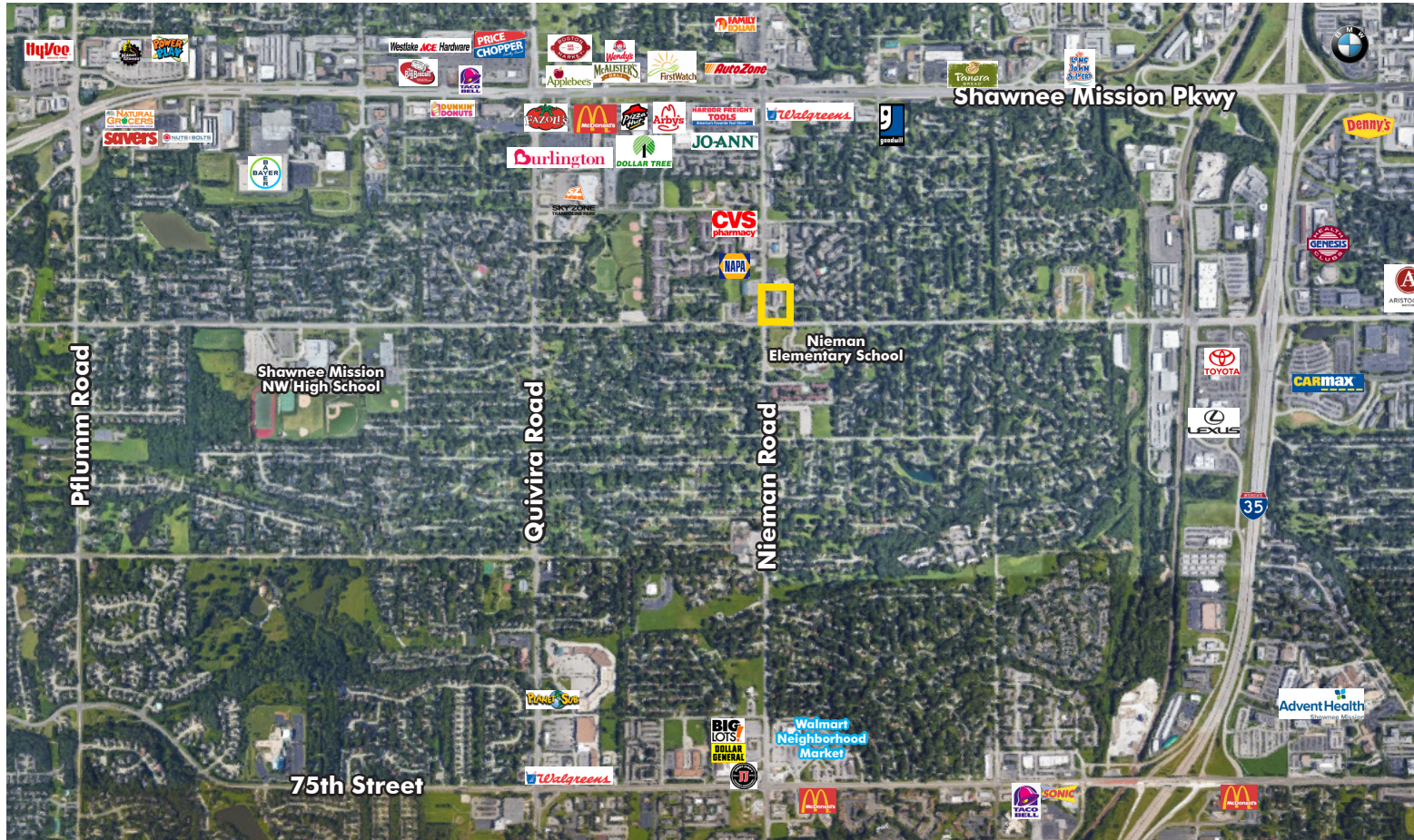
C:\vour_07\02 Kansas City\02-0164\06 Operating Facility Thumbnaill Documents\02-0164 - Site Plan Thumbnaill.dwg - Thumbnaill Feb 02, 2017 - 4:22pm

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6637 NIEMAN ROAD, SHAWNEE, KANSAS

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