

FOR SALE/LEASE



FREE-STANDING BUILDING WITH DRIVE-THROUGH

12195 Strang Line Road | Olathe, KS 66062

PROPERTY INFORMATION

- 4,049 SF former Zaxby's building with drive-through
- 1.15 Acre (50,054 SF) lot
- Built in 2016, Zoned C-2
- 52 dedicated parking stalls
- Sale Price: \$1,650,000
- Lease Rate: \$55 PSF + NNN



JOHN NOLAN

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Crossroads Real Estate Group
O (816) 298-9998
6200 Mastin Street
Merriam, KS 66203

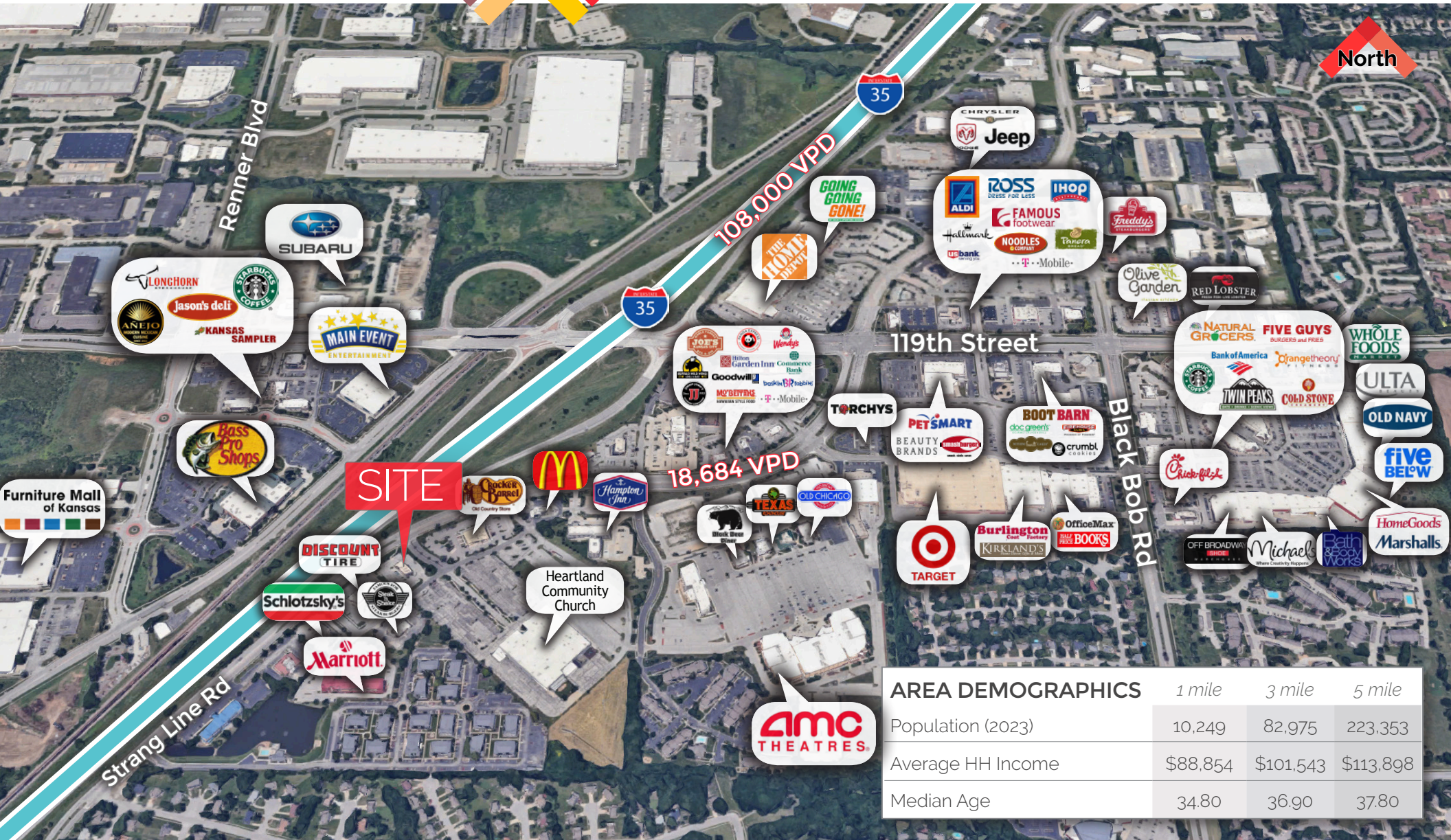


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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2023)	10,249	82,975	223,353
Average HH Income	\$88,854	\$101,543	\$113,898
Median Age	34.80	36.90	37.80

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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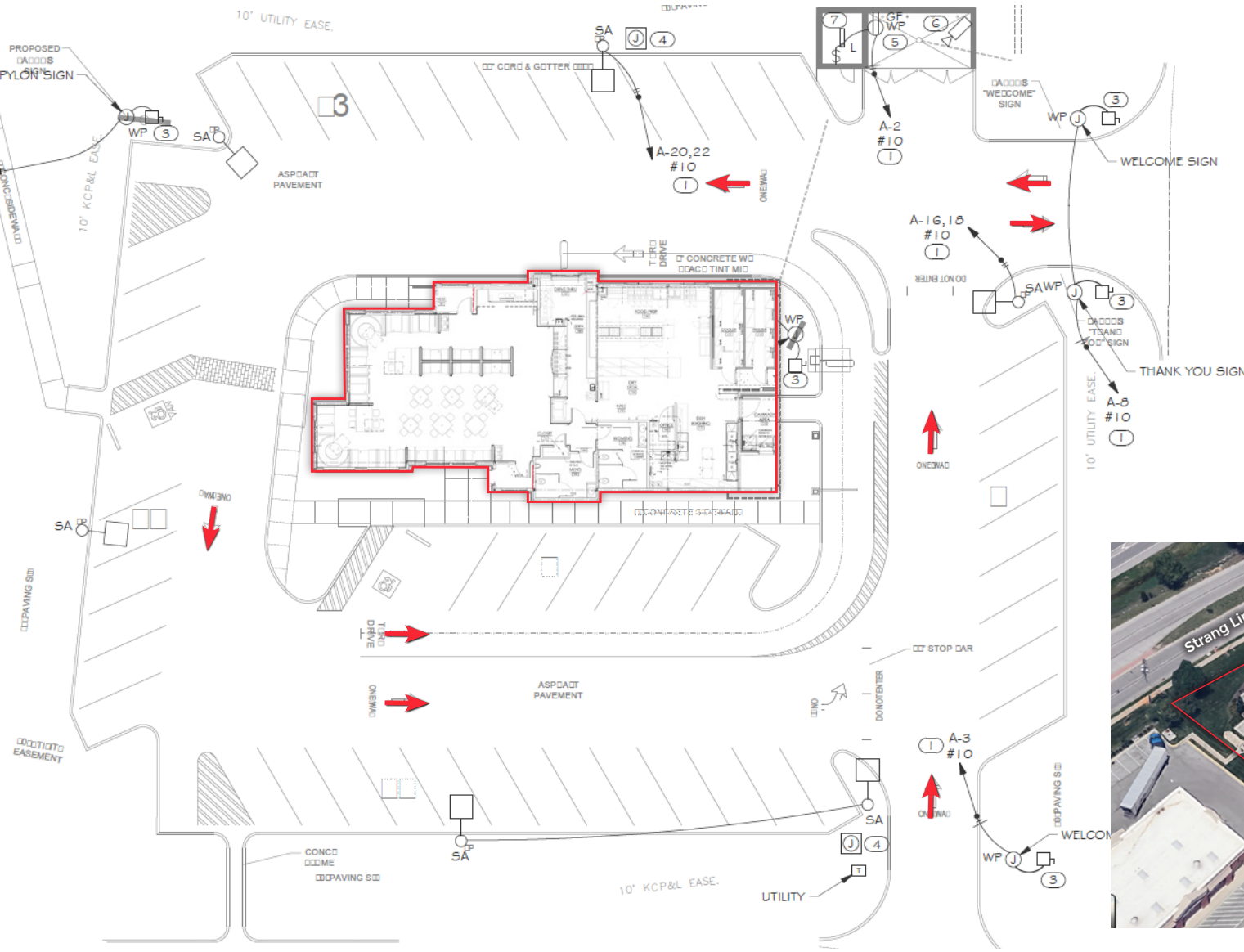
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SITE PLAN / LAYOUT



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