

FOR LEASE



# SHAWNEE CROSSINGS

22702-22748 MIDLAND DRIVE, SHAWNEE, KS 66226

**PAM PETERSON**  
COMMERCIAL SALES & LEASING  
816.210.3738  
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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.774.4250 [CLEMONSLIFE.COM](http://CLEMONSLIFE.COM)

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## OFFERING SUMMARY

Available SF: 2,284 SF

Lease Rate: \$17.00 SF/yr (NNN)

Lot Size: 4.8 Acres

Building Size: 30,335

## PROPERTY OVERVIEW

Located within the bustling neighborhood of Western Shawnee with excellent access to K-7 and just minutes away from I-435 & K-10

Over 30,000 cars per day on Shawnee Mission Parkway

## PROPERTY HIGHLIGHTS

- 2,284 SF Retail/Office space
- Maranatha Academy's K-12 School now open on 28 acres behind the strip centers
- Perfect for Dance School, Fitness, Chiropractor, Physical Therapist, Executive Office Suite
- Join Sombreo's, The Other Place, Paw Envy, Pink Charming Boutique, Flapjack 'n more, Mr Goodcents & others

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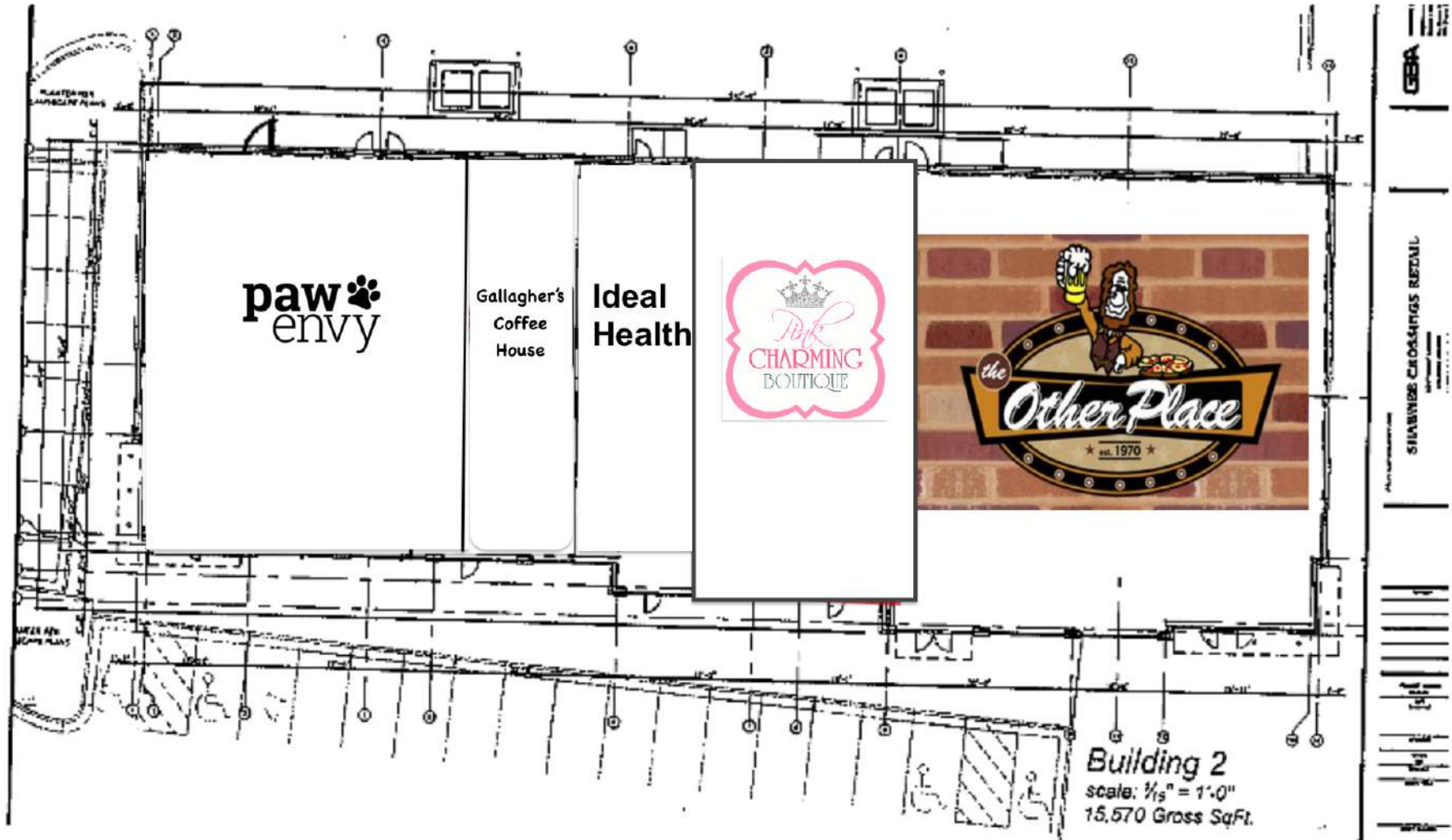


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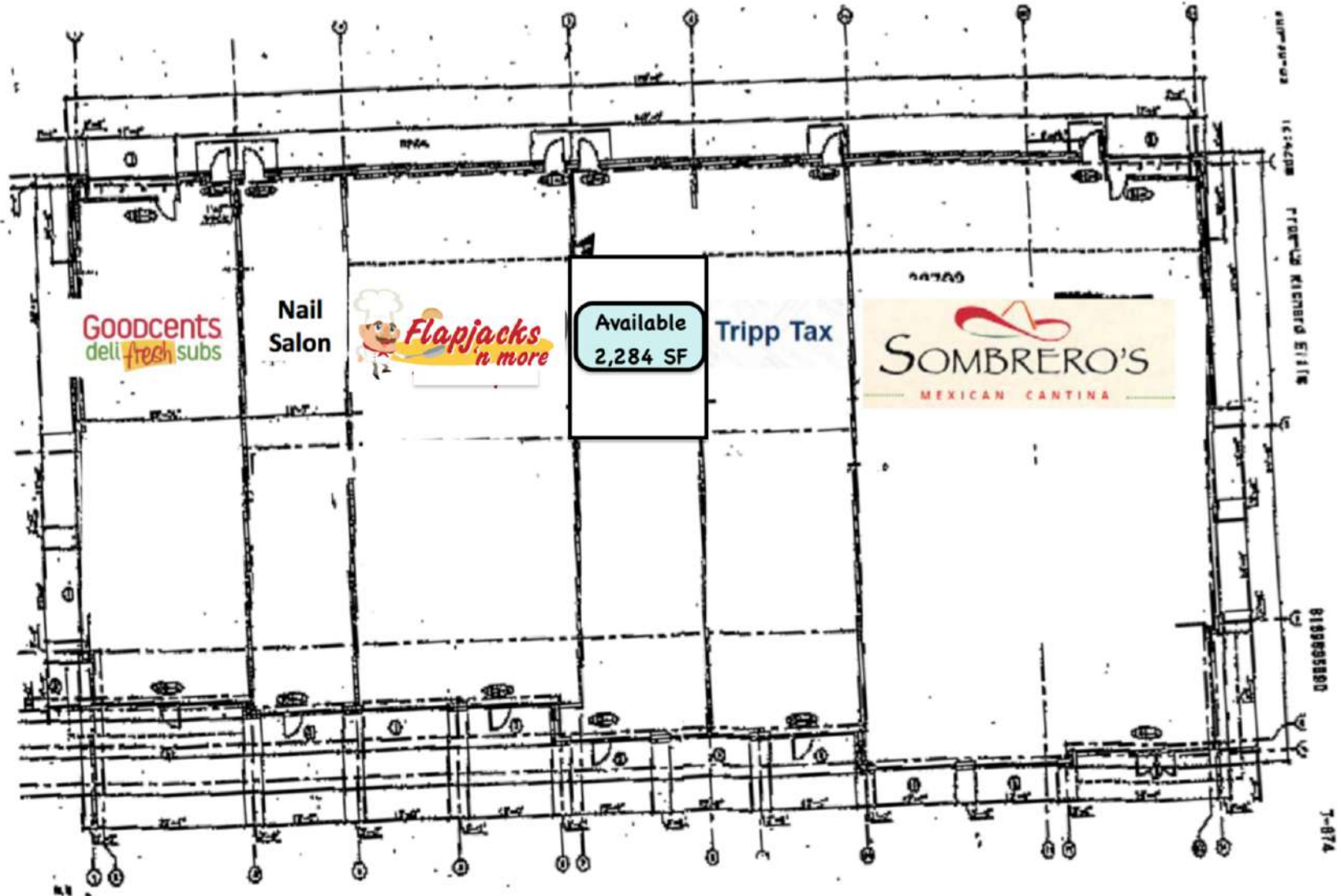
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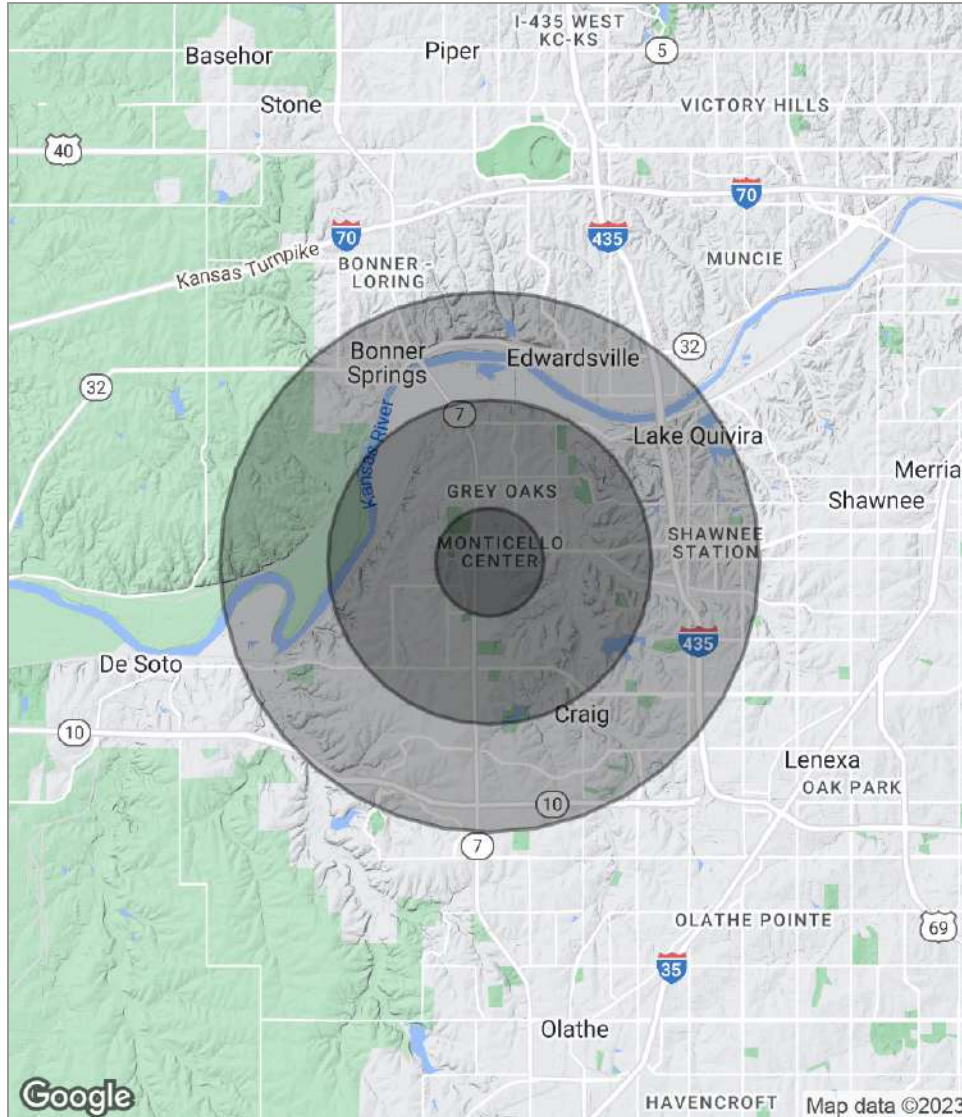


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,583	31,182	69,146
Median Age	38.3	37.2	37.7
Median Age (Male)	37	36.30	37.7
Median Age (Female)	39.8	38	38.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,048	10,344	25,012
Number of persons per HH	2.7	3	2.8
Average HH Income	136,338	151,666	131,7347
Average House Value	309,726	320,287	284,516

## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Number of Businesses	251	780	2,050
Number of Employees	2,231	7,667	23,209

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