



**18320 S CENTER ST
GARDNER, KS**

**VACANT
ZONING: C-2**

FOR SALE: Office Building on 4.6 Acres

FOR MORE INFORMATION:

CARRIE FISHER

913-314-8774

carrie@carriesellsrealestate.com

PLATINUM REALTY

9393 W 110th St, Ste 170
Overland Park, KS 66210
888-220-0988

platinum  **realty**

FOR SALE: Office Building on 4.6 Acres



THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY. INTERESTED PARTIES SHOULD VERIFY ALL PROPERTY INFORMATION INDEPENDENTLY. THE PROPERTY OWNER, THEIR REPRESENTATIVES AND PLATINUM REALTY MAKE NO GUARANTEES REGARDING THE COMPLETENESS OF THE INFORMATION. IMAGES ARE PROVIDED FOR CONCEPTUAL PURPOSES AND BOUNDARY LINES ARE NOT PRECISE AND SUBJECT TO CHANGE.

PROPERTY HIGHLIGHTS

- **9,945 sq ft** former medical office – vacant
- Ideally located at a high visibility intersection
- Outstanding chance to establish a presence in an expanding commercial area
- Acreage offers development potential

PRICE \$2,800,000

POTENTIAL USES

- | | |
|---------------------|-------------------------|
| • Retail stores | • Lodging |
| • Grocery stores | • Offices |
| • Convenience store | • Services |
| • Restaurants | • Mixed use |
| • Health Care | • School/assembly/civic |

PROPERTY LOCATION

- Located near I-35, within the rapidly growing commercial corridor on Gardner's South side.
- Close proximity to Logistics Park Kansas City Intermodal Facility (LPKC) – a major regional employment and distribution hub.
- Surrounded by expanding residential developments, including Aspen Creek, Fairfield, and Grand Street 55+ Community, featuring both single-family and multi-family housing.

FOR SALE: Office Building on 4.6 Acres

**18320 S CENTER ST
GARDNER, KS**

platinum **realty.**



FOR SALE: Office Building on 4.6 Acres

**18320 S CENTER ST
GARDNER, KS**

platinum **realty**



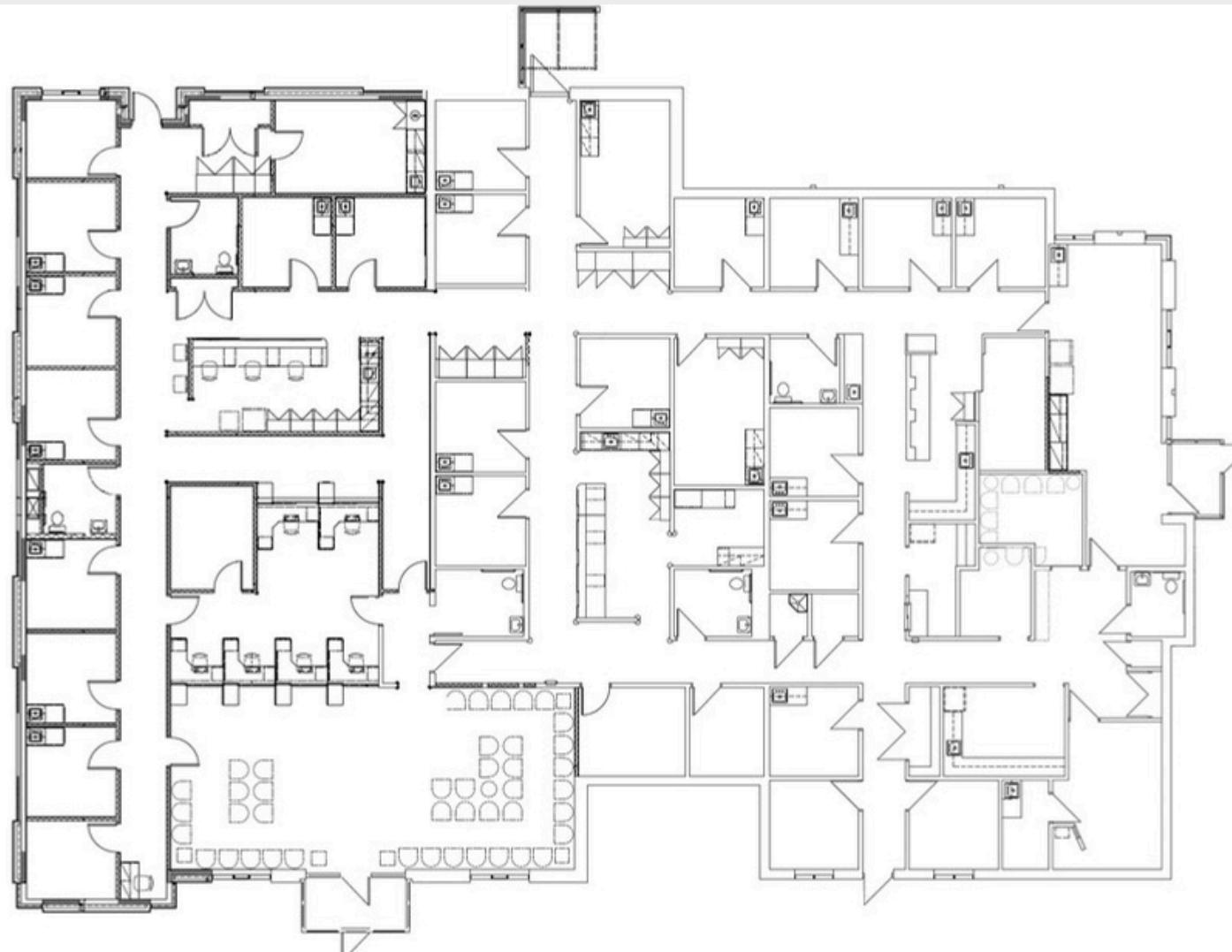
PROPERTY DETAILS

EXTERIOR

- 201,178 sq ft parcel, 4.6 acres m/l
- 86 parking spaces
- East and South main entrances
- Half the parcel is undeveloped – open, flat ground for:
 - Future expansion,
 - Additional parking,
 - Or, potential parcel split

INTERIOR

- Waiting room, reception, exam rooms, offices, storage, nurses' station, x-ray, lab
- Excellent potential to convert for multi-tenant use



THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY. INTERESTED PARTIES SHOULD VERIFY ALL PROPERTY INFORMATION INDEPENDENTLY. THE PROPERTY OWNER, THEIR REPRESENTATIVES AND PLATINUM REALTY MAKE NO GUARANTEES REGARDING THE COMPLETENESS OF THE INFORMATION. IMAGES ARE PROVIDED FOR CONCEPTUAL PURPOSES AND BOUNDARY LINES ARE NOT PRECISE AND SUBJECT TO CHANGE.



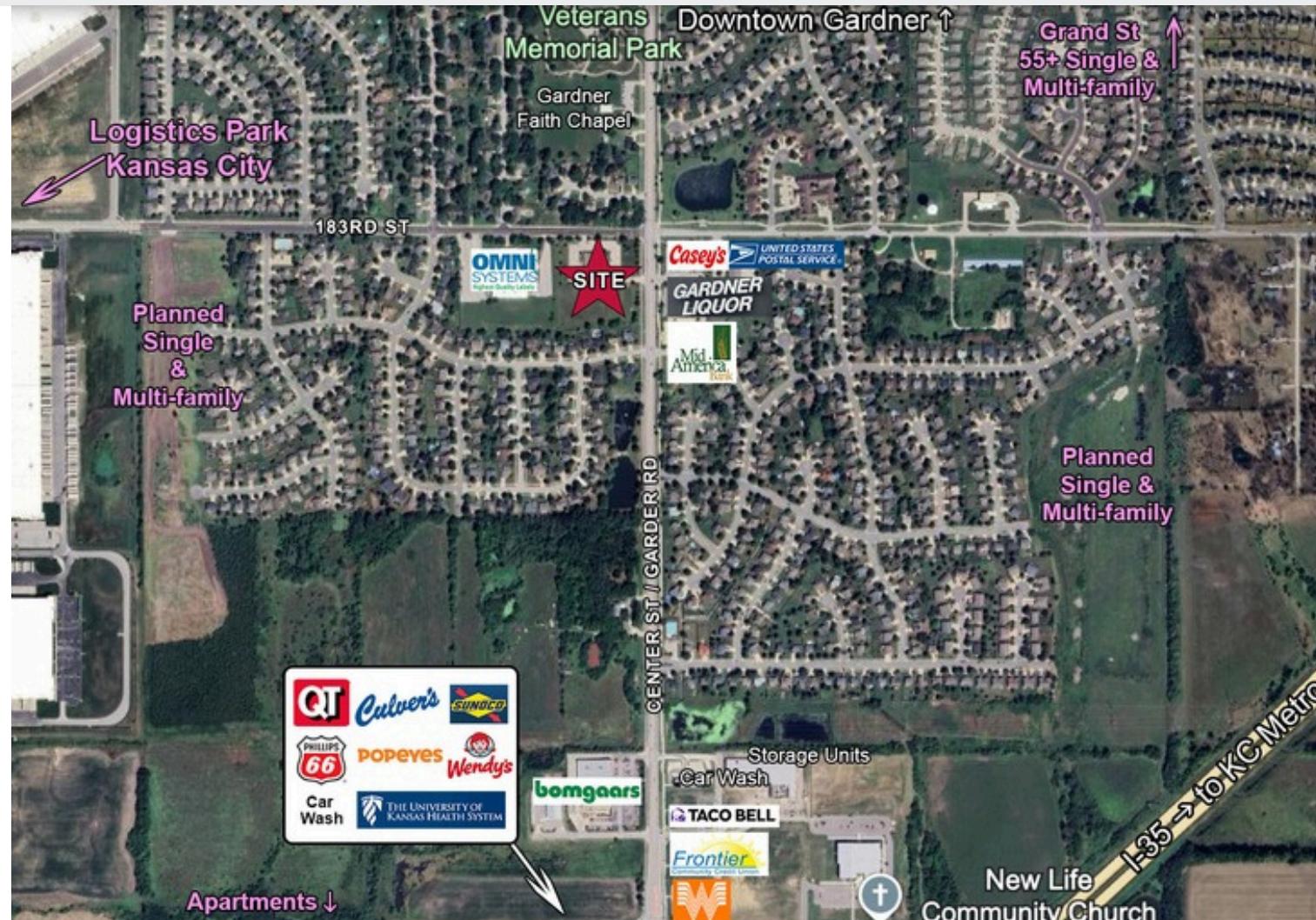
DEMOGRAPHICS

- Population of Gardner: 26,000
- Fastest growing city (cities over 20K) in KC Metro, 2024 census
- Population growth rate of 2.3% annually
- Gardner median household Income: \$92,000
- Johnson County median household income: \$111,000

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY. INTERESTED PARTIES SHOULD VERIFY ALL PROPERTY INFORMATION INDEPENDENTLY. THE PROPERTY OWNER, THEIR REPRESENTATIVES AND PLATINUM REALTY MAKE NO GUARANTEES REGARDING THE COMPLETENESS OF THE INFORMATION. IMAGES ARE PROVIDED FOR CONCEPTUAL PURPOSES AND BOUNDARY LINES ARE NOT PRECISE AND SUBJECT TO CHANGE.

DISCOVER GARDNER

Located just 30 minutes southwest of downtown Kansas City, Gardner offers the perfect balance of charm and big-city accessibility. With direct access to I-35, Hwy 56, and the Kansas City Logistics Park Intermodal Facility, Gardner provides exceptional connectivity for logistics, retail, and industrial operations. The city's strong population growth, skilled workforce, and business-friendly environment make it an ideal location for commercial investment. Whether you're expanding, relocating, or launching a new venture, Gardner offers the space and momentum to help your business thrive.



FOR SALE: Office Building on 4.6 Acres

**18320 S CENTER ST
GARDNER, KS**

platinum **realty**



FOR MORE INFORMATION:

CARRIE FISHER

913-314-8774

carrie@carriesellsrealestate.com

PLATINUM REALTY

9393 W 110th St, Ste 170

Overland Park, KS 66210

888-220-0988