



**18320 S CENTER ST
GARDNER, KS**

**VACANT
ZONING: C-2**

FOR SALE: Office Building on 4.6 Acres

FOR MORE INFORMATION:

CARRIE FISHER

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PLATINUM REALTY

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

platinum  **realty.**

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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
- Grocery stores
- Convenience store
- Restaurants
- Health Care
- Lodging
- Offices
- Services
- Mixed use
- 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.

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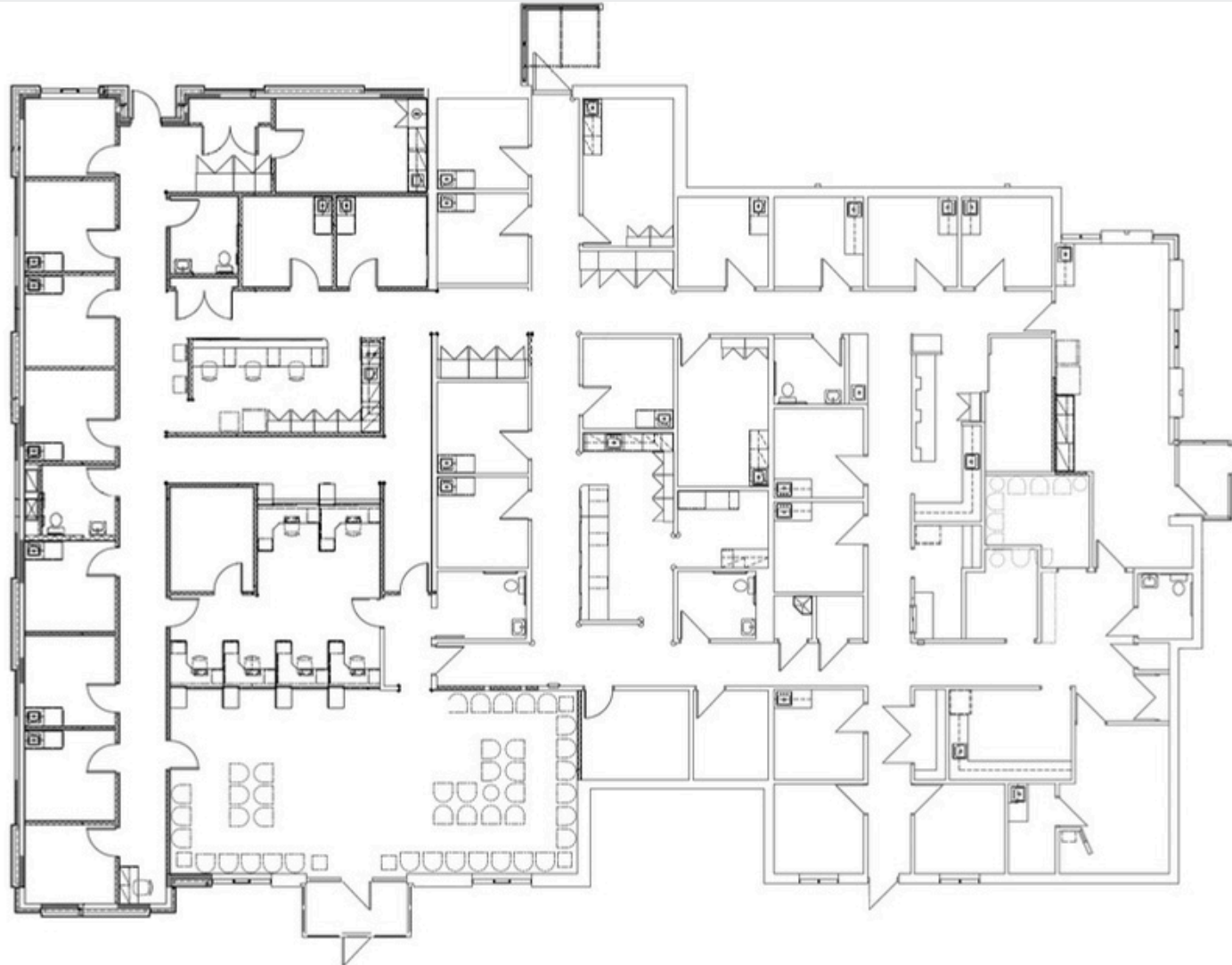


EXTERIOR

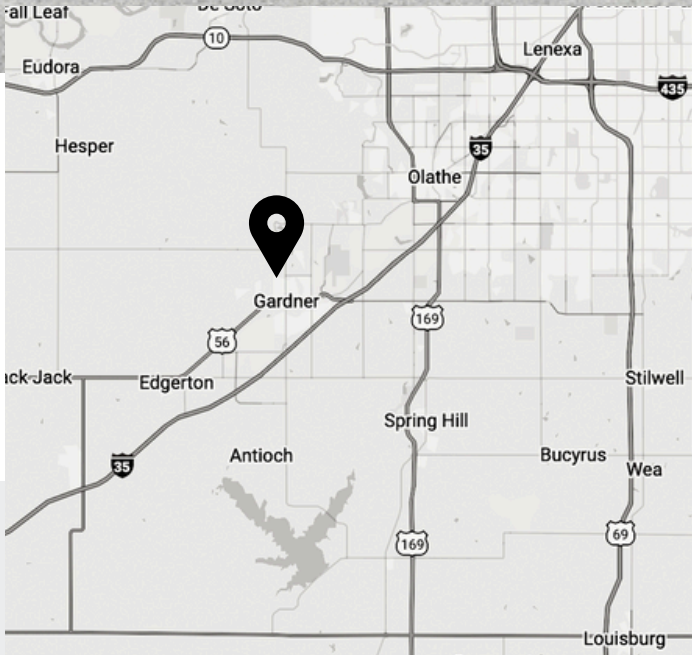
- 201,178 sq ft parcel, 4.6 acres m/l
- 86 parking spaces
- East and South main entrances
- Half the parcel is undeveloped – open, flat ground for:
 - Future expansion,
 - Additional parking,
 - Or, potential parcel split

INTERIOR

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



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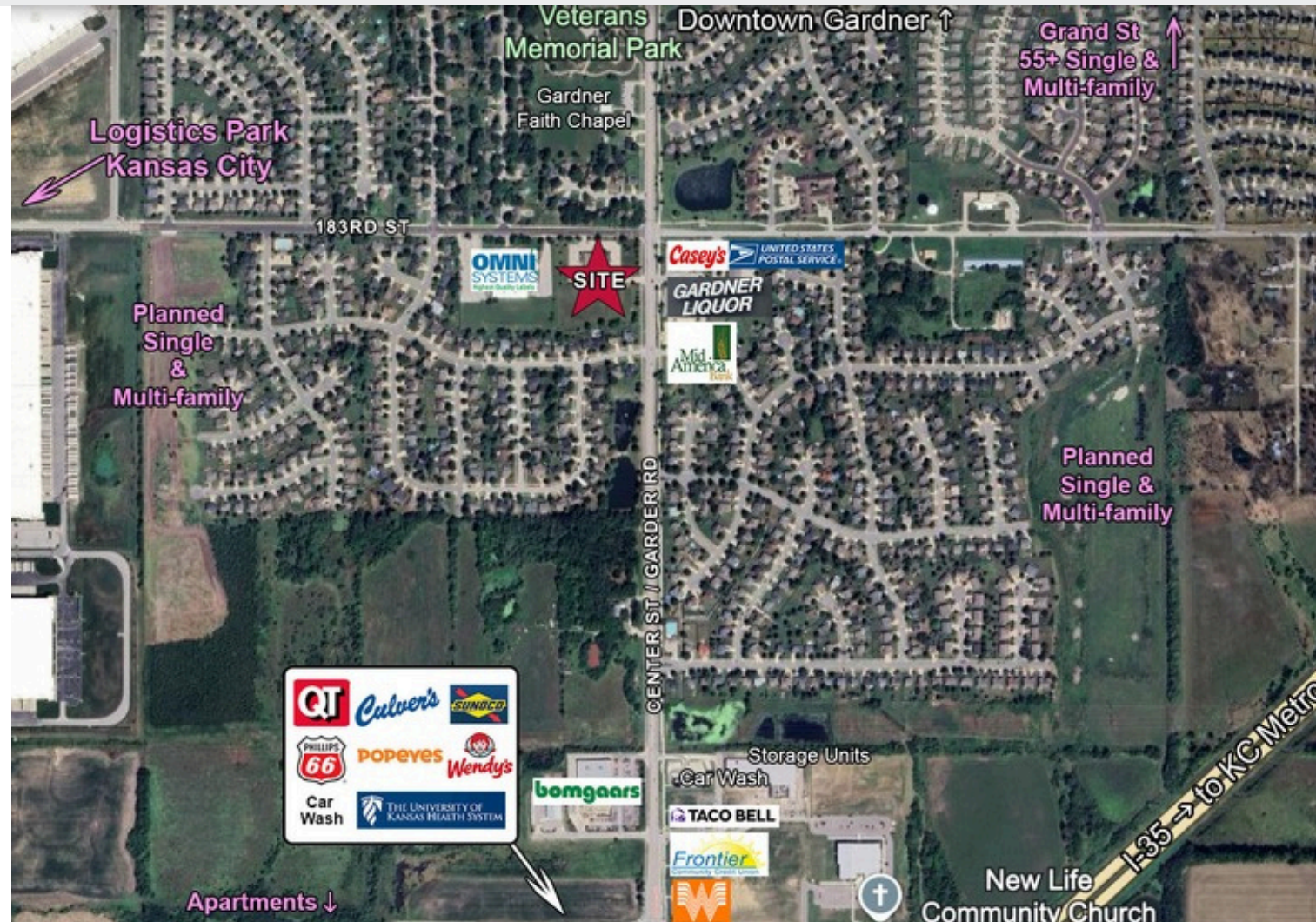
DEMOGRAPHICS

- 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

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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.



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