

FOR LEASE



# OAK VALLEY SHOPPING CENTER - RETAIL SPACE

5600 Hedge Lane Terrace | Shawnee, KS 66226



### PROPERTY HIGHLIGHTS

- 1,290 & 1,941 SF spaces available
- Highway frontage, great visibility
- Join New Tenants: Top Tier, Kansas City Strength & Conditioning, and the new Abelardo's location
- Great retail location in fastest growing area of Kansas City Metro
- Wal-Mart Supercenter directly across the street
- Base Rent: \$18.00/SF NNN

**CONNOR WELTMER**  
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**TODD WELTMER**  
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Crossroads Real Estate Group  
 6200 Mastin Street  
 Merriam, KS 66203



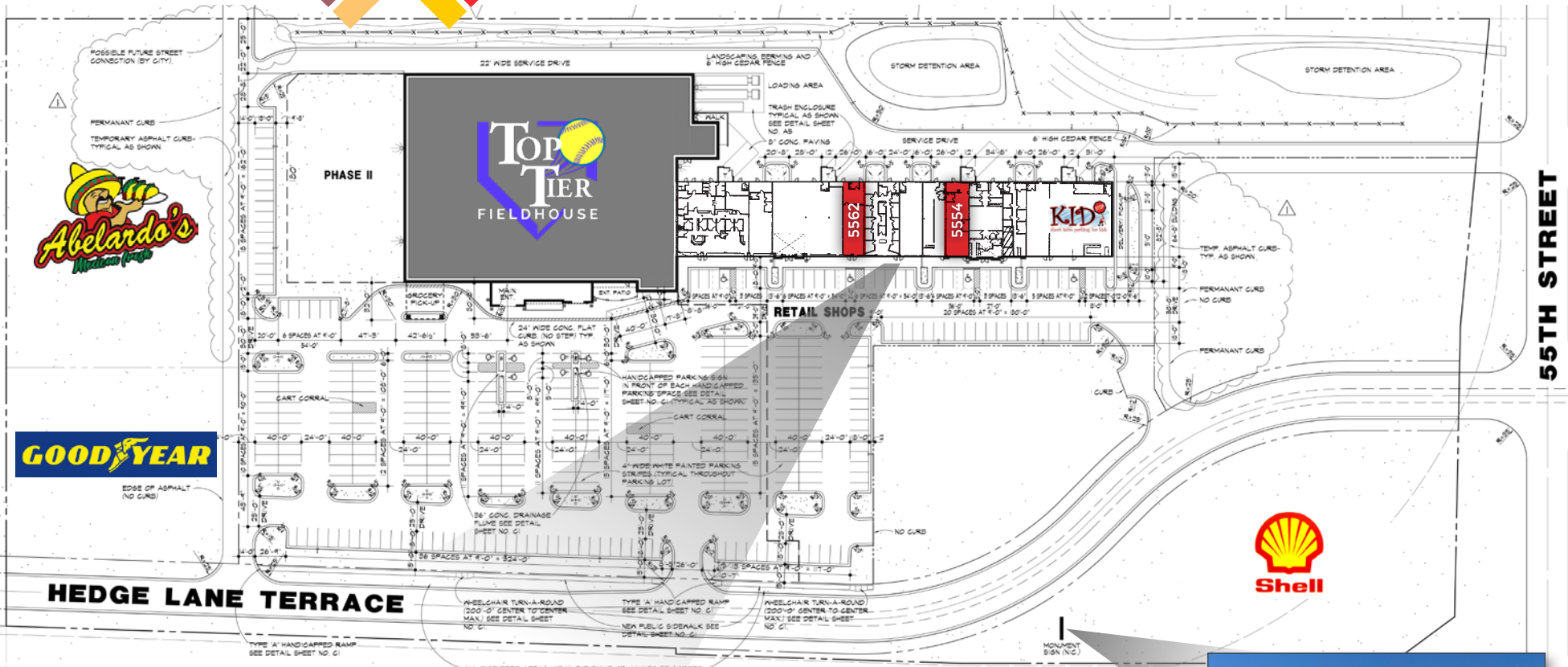
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**HIGHWAY (K7) 7 20,431 VPD**



Highway Visibility Signage

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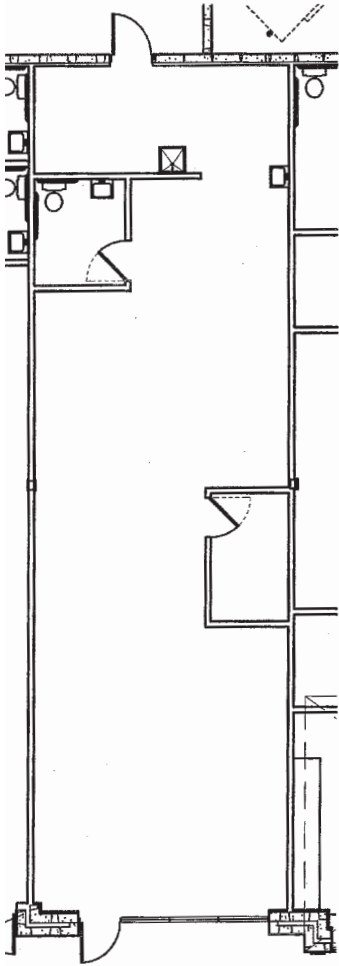


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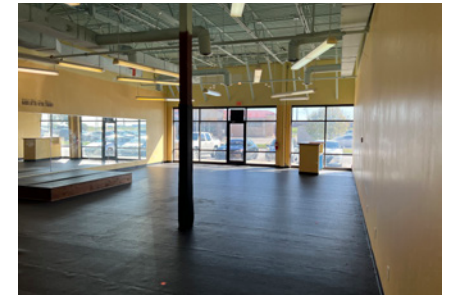
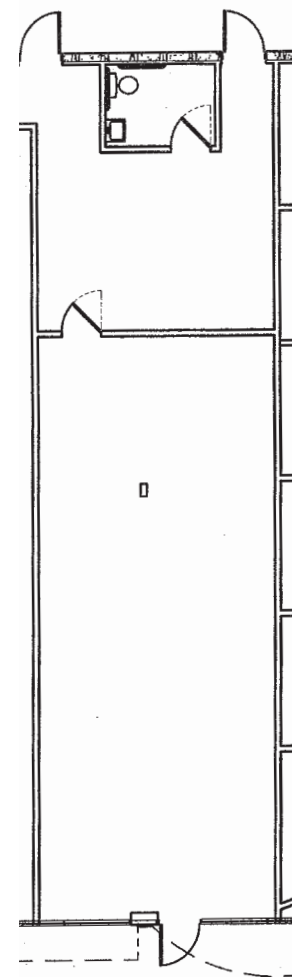
## SUITE 5554

1,290 SF, former pizza shop



## SUITE 5562

1,941 SF, former fitness center



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Legends Outlets  
Retail &  
Kansas Speedway



New Heartland  
Logistics Park  
Under Construction



Kaw Dr



**SITE**



W 47th St



Johnson Dr



Shawnee Mission Pkwy

AREA DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households	2,521	10,411	17,486
2023 Median HH Income	\$120,918	\$107,475	\$102,700
2023 Total Population	8,406	32,065	51,879
2023 Median Age	33.9	35.1	36.4

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