

# 11338 Shawnee Mission Parkway



## PRIMARY USE

MAIN FLOOR RETAIL AND LOWER LEVEL OFFICE

## LOCATION

11338 SHAWNEE MISSION PARKWAY, SHAWNEE, KS

## REDEVELOPMENT

RENOVATIONS COMPLETE BY OCTOBER 2024

## RETAIL LEASE RATE

\$30 PSF, \$5 NNN

## SIZE

ONE- 1000 SF RETAIL SPACES, TWO 1000 SF OFFICE SUITES LOWER LEVEL

- Renovations Underway, RARE retail space in hot Shawnee!
- Adjacent: Chick-Fil-A, Wendy's, Dutch Bros, Hawaiian Bros
- Great visibility to Shawnee Mission Parkway
- Open concept space with vaulted ceilings and natural light
- Strong signage opportunities!
- ADA accessible ramp coming
- 30 parking spaces
- Easy access
- Lower Level bright affordable office space.

DEMOGRAPHICS	1 MILES	2 MILES	5 MILES
POPULATION	42,125	201,059	740,354
AVERAGE HH INCOME	\$88,806	\$94,140	\$99,531
# BUSINESSES	2,437	11,272	53,457
# EMPLOYEES	22,074	114,791	564,334

**Sheryl Vickers, CCIM**  
 Owner/Broker  
 Call or Text: (816) 916-8400

# Exterior Photos

11338 Shawnee Mission Parkway



Now Leasing

*Sheryl Vickers, CCIM*

*Owner/Broker*

*Call or Text: (816) 916-8400*

# Interior Photos

11338 Shawnee Mission Parkway



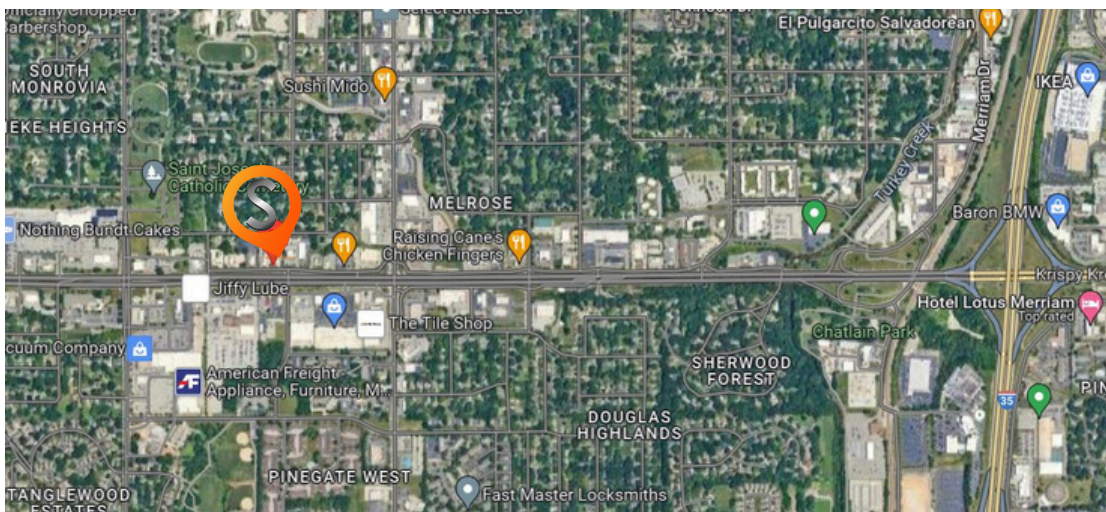
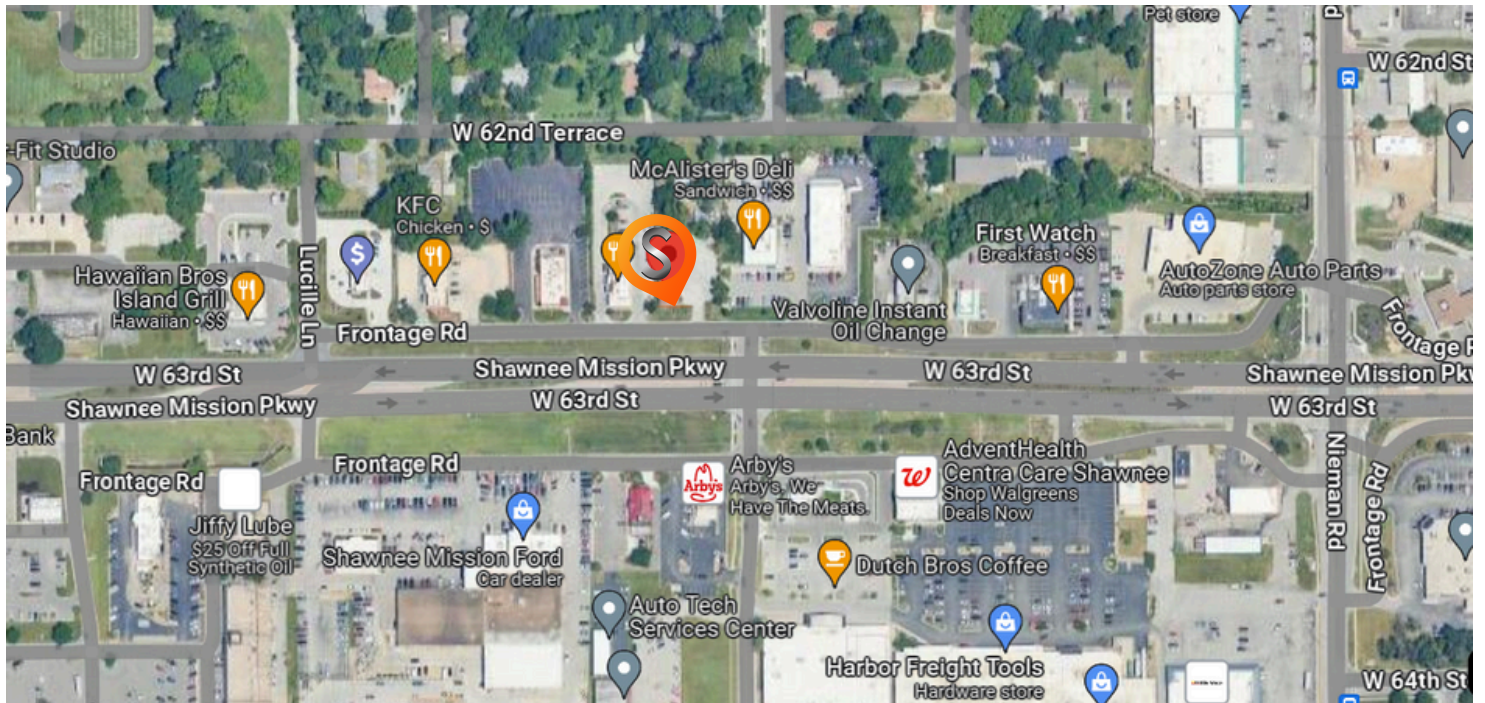
*Sheryl Vickers, CCIM*

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# Aerial View

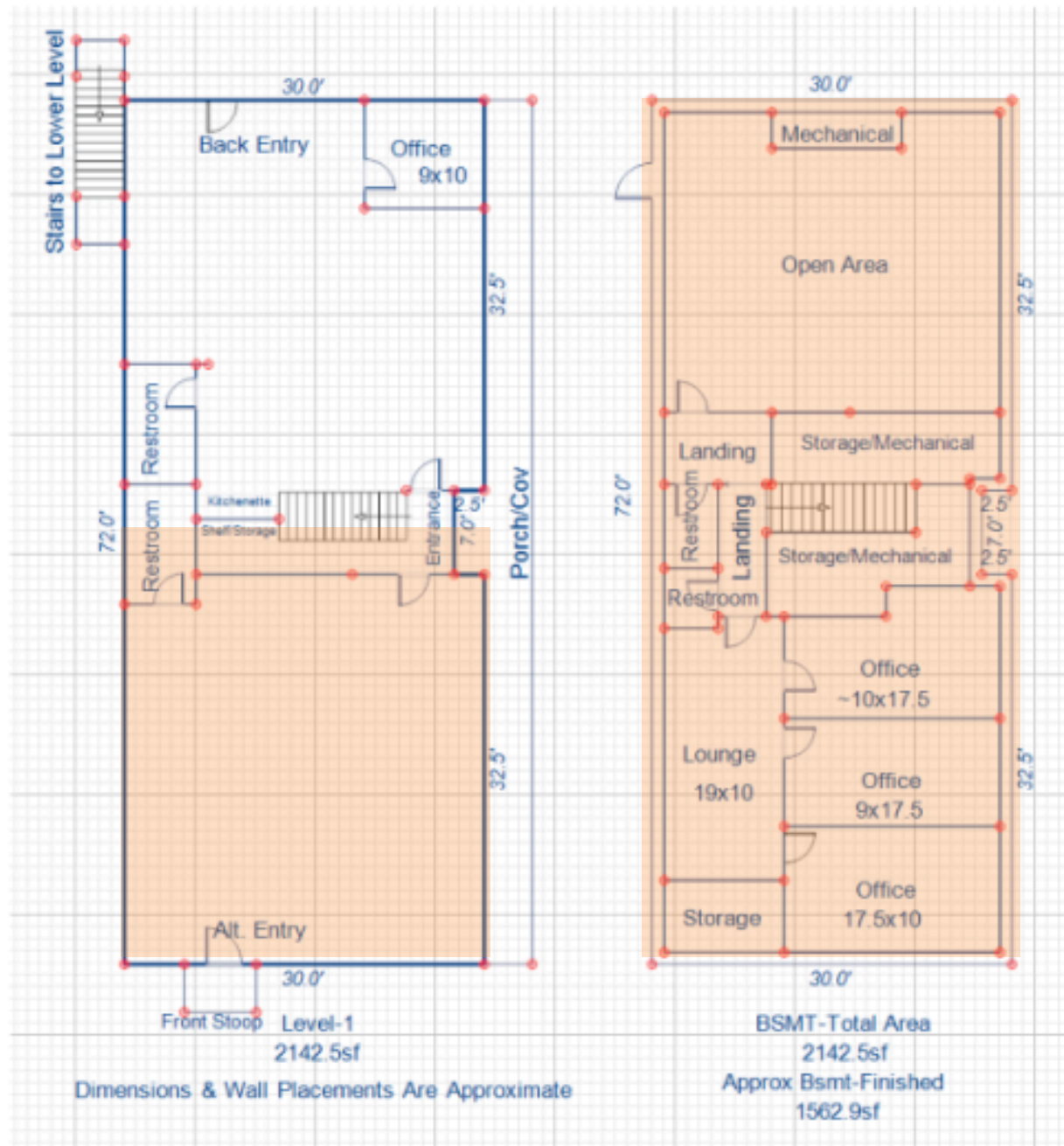
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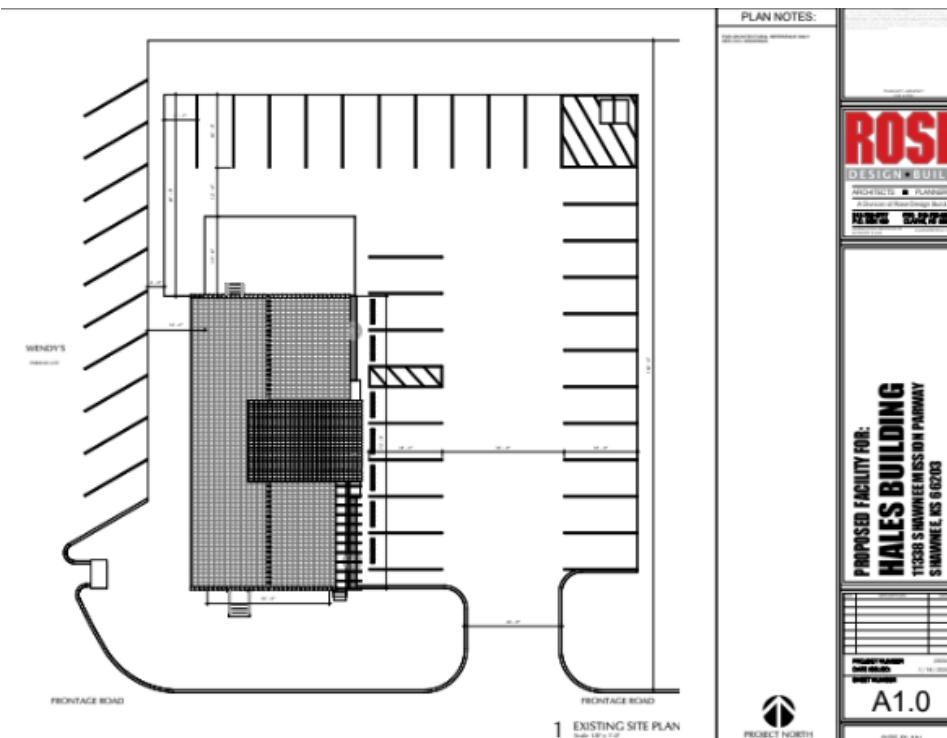
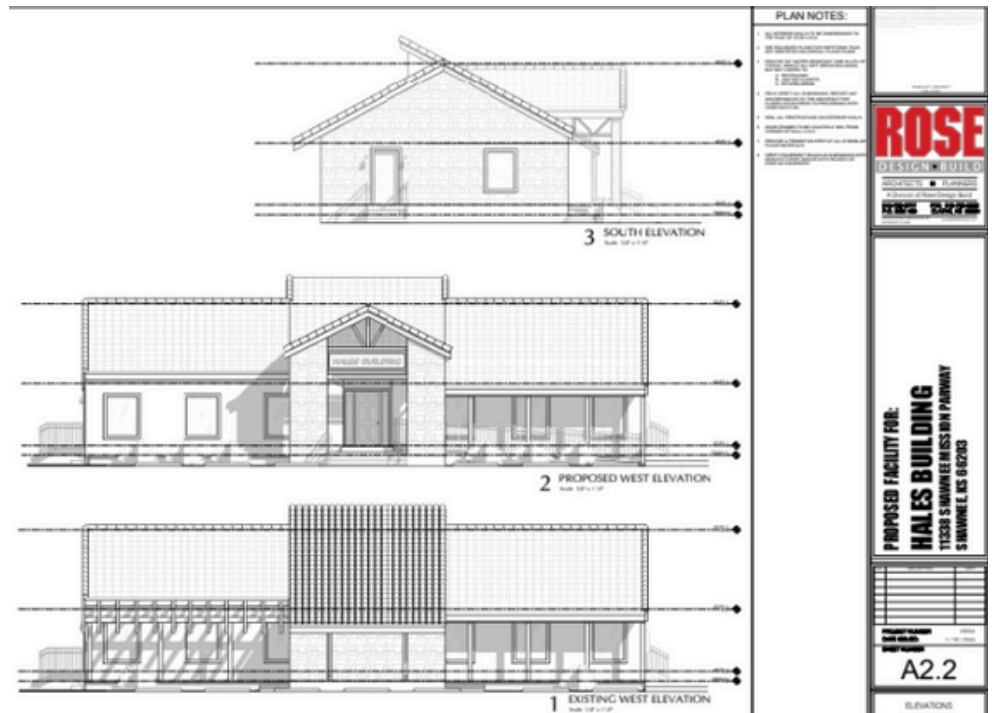
# Layout

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# Building Design

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