

14,185 SF FOR LEASE

Woodsonia Shopping Center



5385 – 5436 Roberts Street / Shawnee, KS

- Walmart Supercenter Corridor
- Affluent residential area with 10,000+ population & \$148,000 average household income within 1 mile
- NE corner of K-7 & Johnson Drive (over 41,000 VPD)
- Easy Access to I-70 & Hwy K-10
- Mill Valley High School, Clear Creek Elementary School, and Prairie Ridge Elementary School located 1 mile away.
- Mid-America Sports Complex hosts more than 50,000 people per year, located down the road from Woodsonia



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tuteraestate.com

For more information, contact:

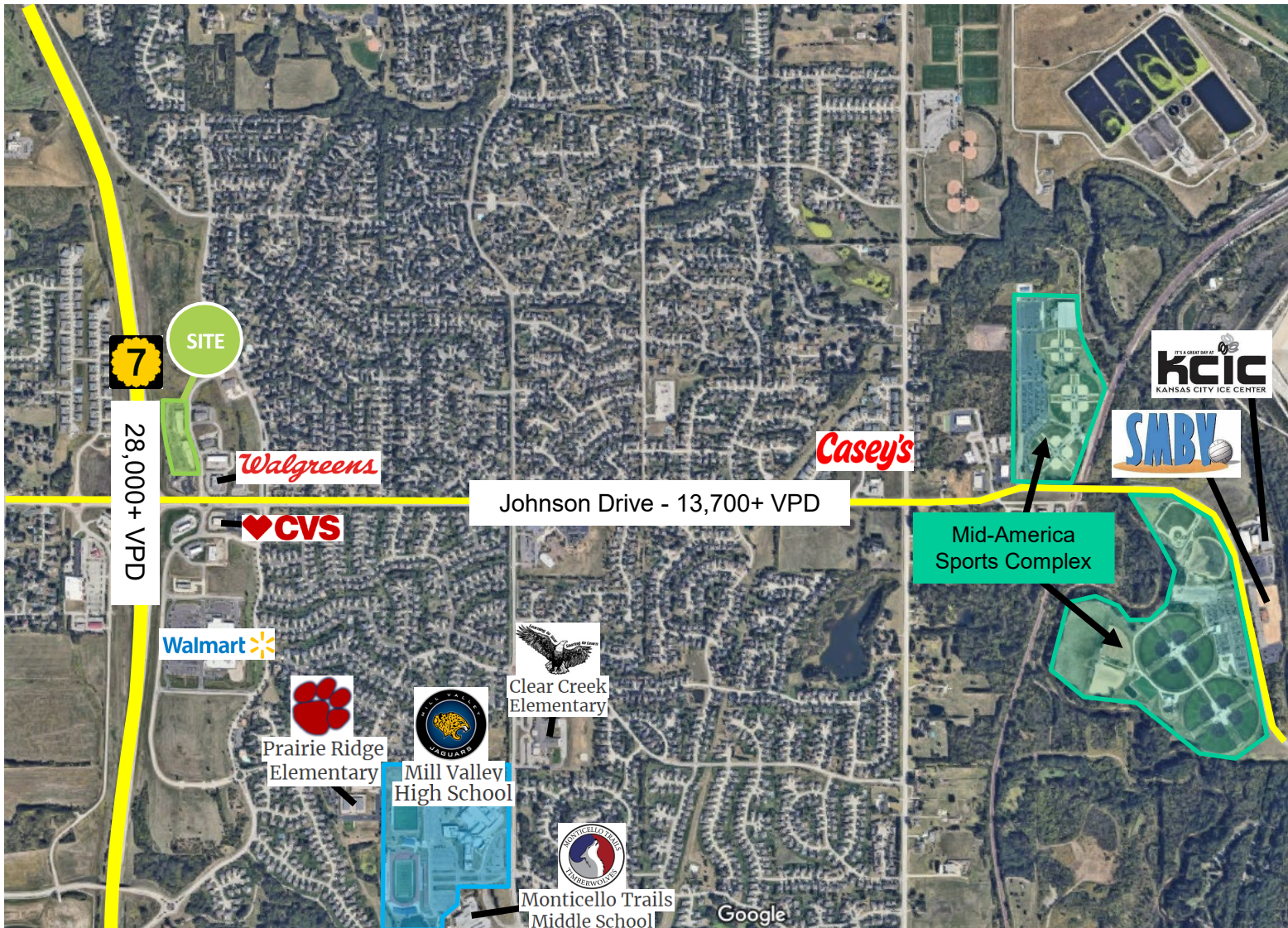
Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

Site Location

Notable Co-Tenancy

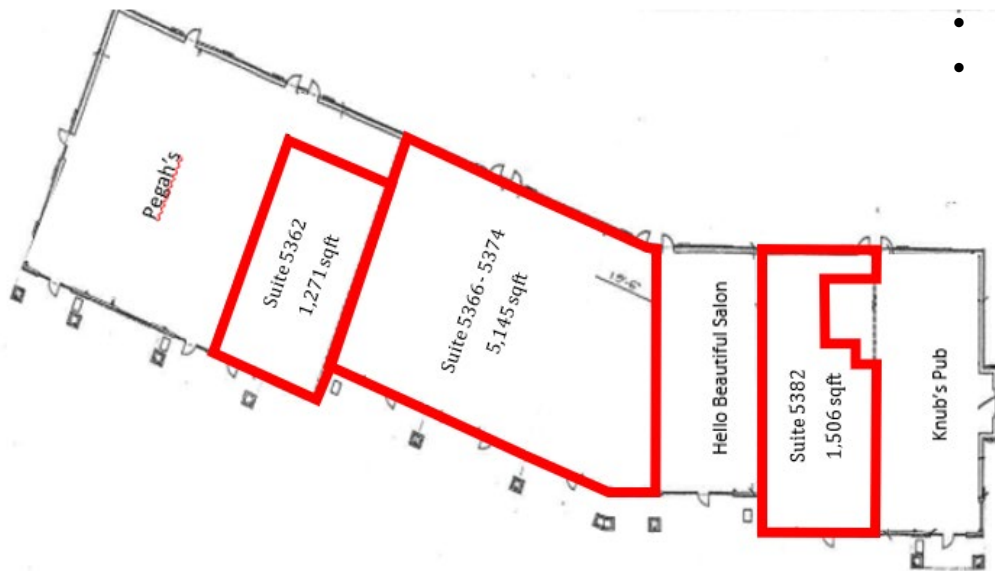
- Located in the very affluent neighborhoods in Shawnee
- Conveniently located off Johnson Drive with easy access to the highly trafficked K-7 interstate
- Notable neighboring properties to the property include Mill Valley High School, Monticello Trials Middle School, Prairie Ridge & Clear Creek Elementary Schools, and Mid-America Sports Complex



Building Vacancy

North Building Available Spaces

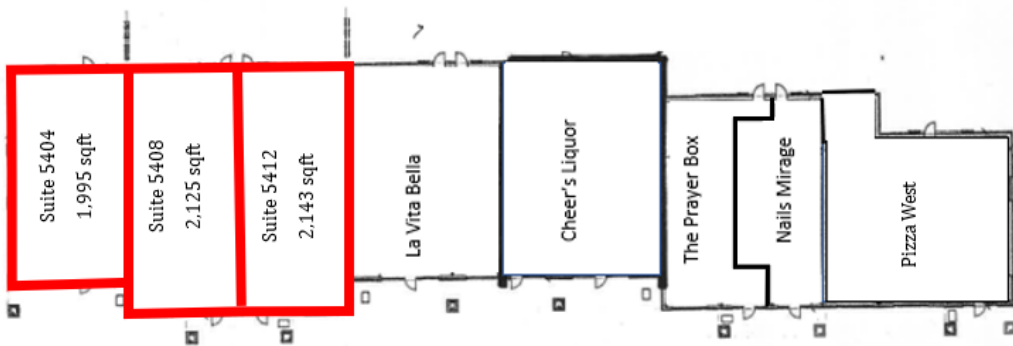
- Suite 5362 1,271 SF
- Suite 5366-5374 5,145 SF
- Suite 5382 1,506 SF



*Could be sub-divided

South Building Available Spaces

- Suite 5404 – 1,995 SF
- Suite 5408 – 2,125 SF
- Suite 5412 – 2,143 SF



Demographics

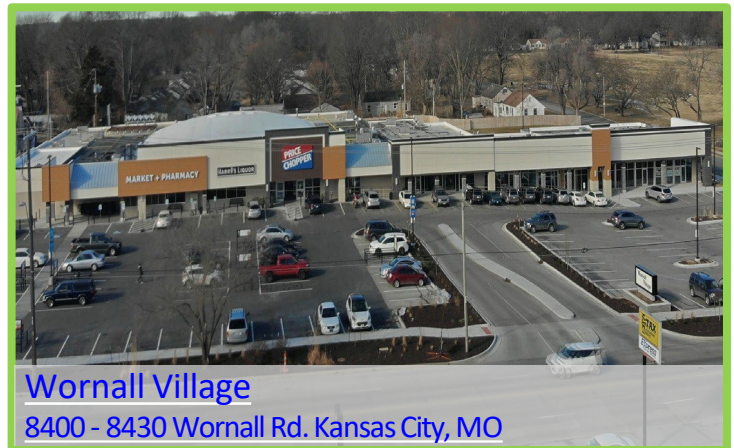
<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2023 Population	10,274	32,606	51,699
2028 Projection	10,516	33,391	53,253
2010 Census	8,950	28,149	42,769
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$148,372	\$133,293	\$130,639
Median	\$131,140	\$111,281	\$105,612
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2028 Projection	3,258	11,403	18,816
2023 Estimate	3,180	11,127	18,266
2010 Census	2,754	9,539	15,077
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$287,577	\$284,126	\$295,017



Other Tutera Properties



Shops of Sunnybrook
11120 - Lone Elm, Olathe, KS



Wornall Village
8400 - 8430 Wornall Rd. Kansas City, MO



Rosehill Exchange
12815 - 12843 W 87th Street, Lenexa, KS



Mahaffie Reatil Center
1001-1081 E 151st St. Olathe, KS



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