



# OPES COMMERCIAL REAL ESTATE



WESTBROOKE VILLAGE  
SHOPPING CENTER  
7405-7471 QUIVIRA ROAD  
SHAWNEE, KS 66216

FOR LEASE

\$14/SF

NNN \$2.57/SF

90 DAY AVAILABILITY

NATE PRATHER

816-268-4483

[NTPRATHER@OPESCRE.COM](mailto:NTPRATHER@OPESCRE.COM)

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*

# Property Features:

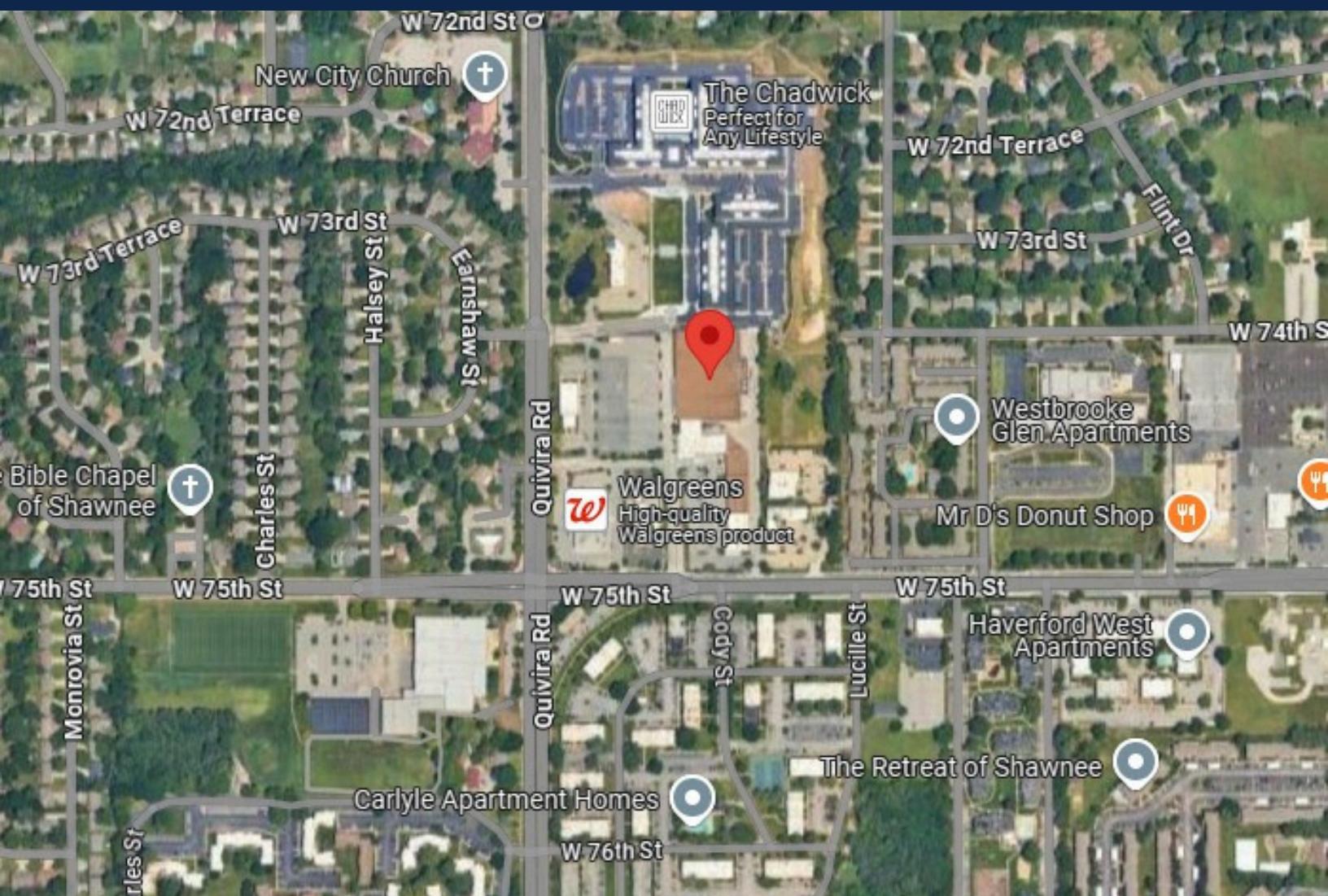
- Incredible retail opportunity in Shawnee, Kansas
- Fully renovated shopping center with Fresh Market el Mercado as a grocery anchor tenant
- Spaces will be provided in warm white box condition
- 111,000 +/- sf center with available space with sizes ranging from 865 +/- sf to 7,756 +/- sf
- More than 970 multi-family apartments within walking distance
- Easy access from Quivira and 75<sup>th</sup> street with more than 25,000 vehicles per day on 75<sup>th</sup> street
- New Facade
- New Asphalt
- New Lighting
- New Roof

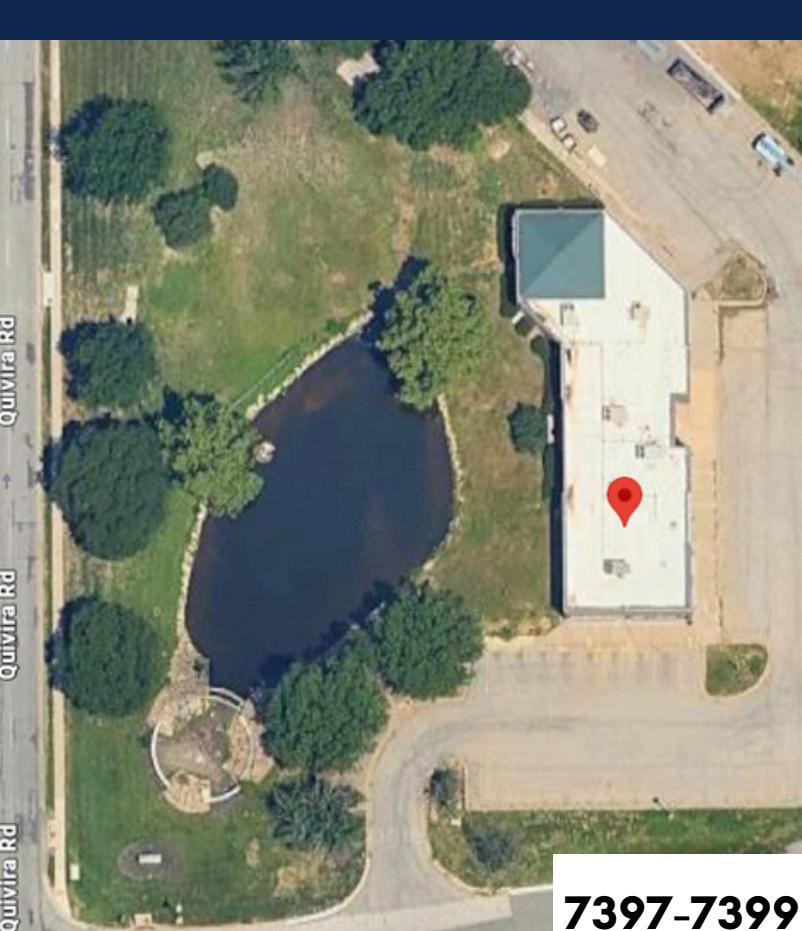


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The ideal place to call home for your business! Located in the center of Shawnee near its historic downtown as well as local country clubs, hiking trails, parks and close to downtown Kansas City. This renovated Shopping Center is the ideal location for retail business. Three multi-family properties are adjacent to the 111,000 +/- SF Shopping Center. Located to the north are The Chadwick apartments with 345 units. To the east, 189 units at the Westbrooke Glen Apartments, and to the south, 436 units at Carlyle Apartments. This provides more than 970 apartments within walking distance and a population of more than 48,000 people within a 2-mile radius! With easy access from I-35 and more than 25,000 vehicles per day on 75<sup>th</sup> street, your business will thrive. Offering space sizes from 865 +/- SF to 7,756 +/- SF, this is the premier Shopping Center in Shawnee! Call or email Nate to see your next retail location today!





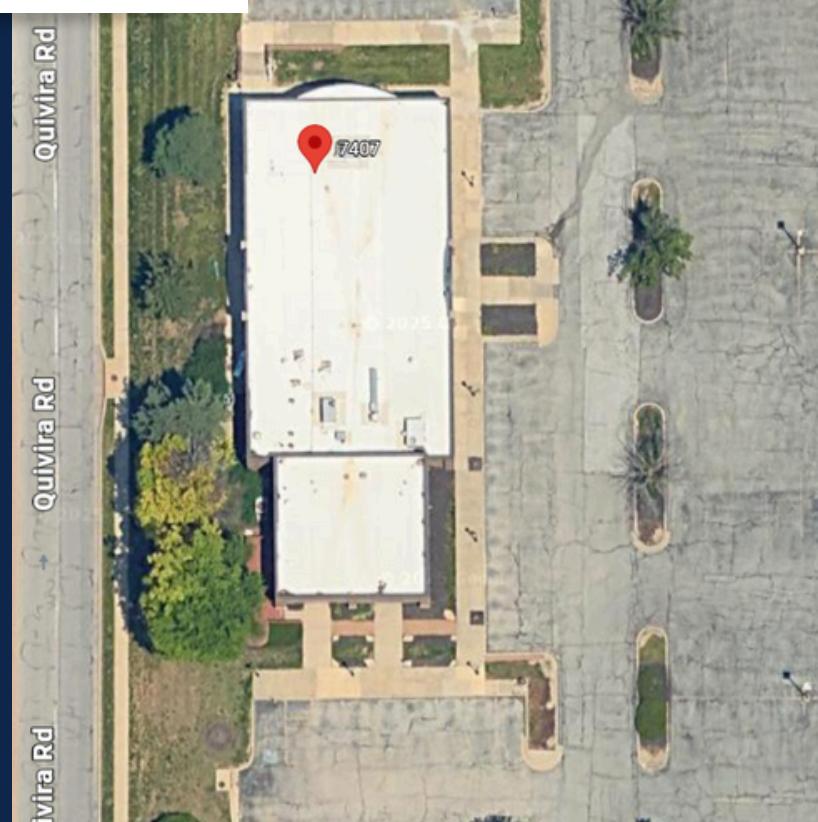
**7397-7399 Quivira Rd**  
**8,021 Square Feet**



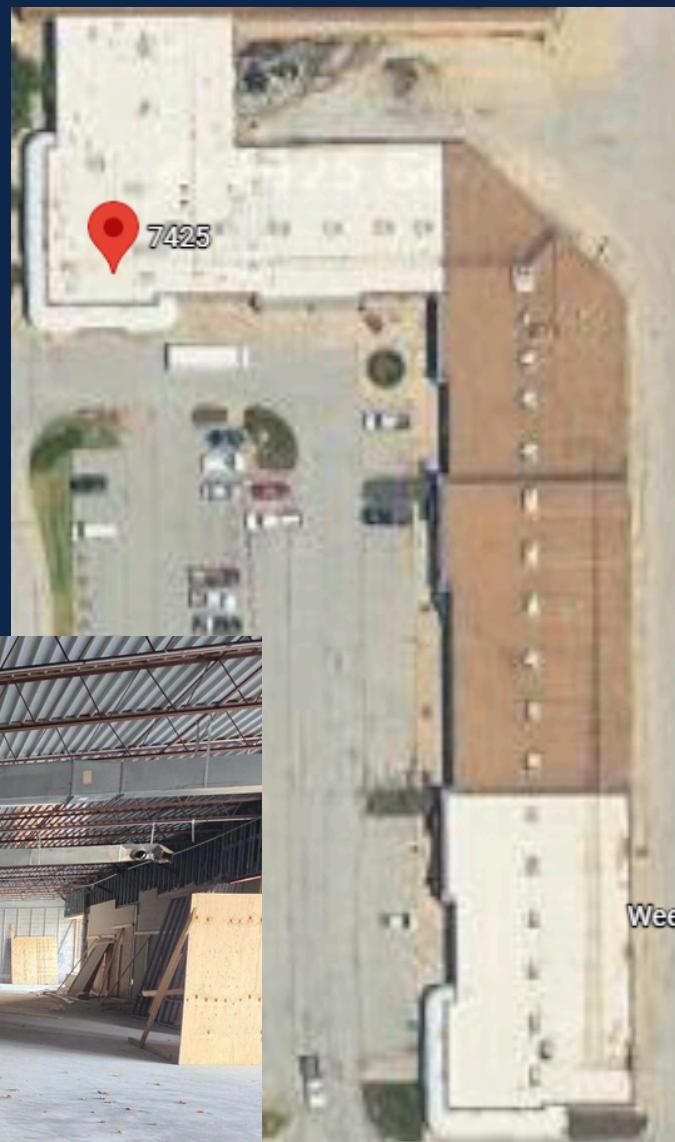
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**7407-7411 Quivira Rd  
7,256 Square Feet**



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<b>Address</b>	<b>Total Square Feet</b>	<b>Address</b>	<b>Total Square Feet</b>
7425	7,756	7431	1,175
7433	1,152	7435	865
7437	867	7441	5,875
7447	1,315	7451	4,120
7455	1,315	7457	1,324
7459	1,325	7463	2,225
7465	2,546	7471	3,454



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# Demographic Information

Population	2 Miles	5 Miles	10 Miles
2024	47,638	210,429	752,648
2029 Projection	49,642	217,984	770,961
Annual Growth 2024-2029	0.5%	0.0%	0.3%



Households	2 Miles	5 Miles	10 Miles
2024 Total Households	20,667	92502	313,455
Growth 2024-2029	0.9%	0.8%	0.5%
Median Household Income	\$69,936	\$76,662	\$78,612



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