



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

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

Property Features:

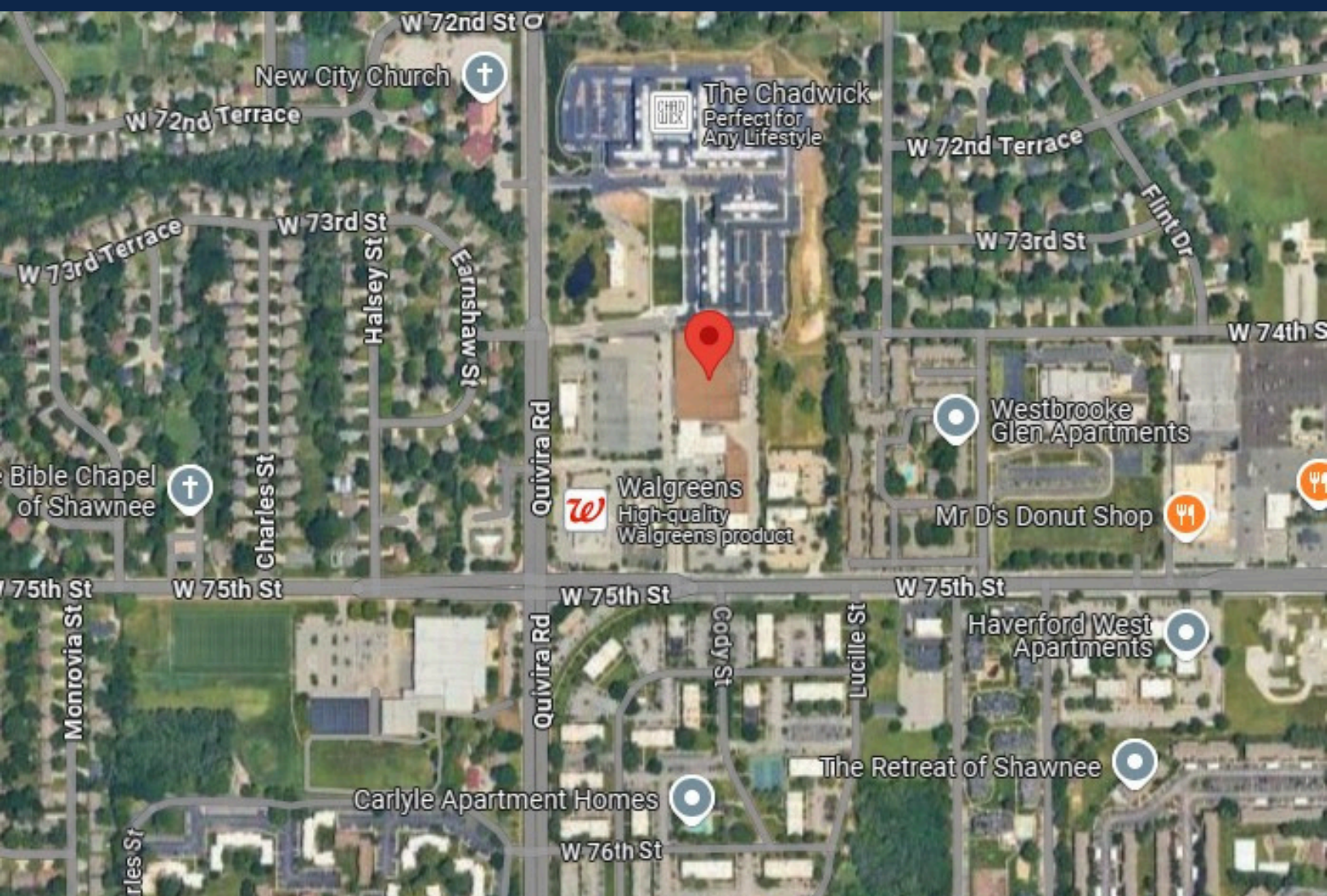
- Incredible retail opportunity in Shawnee, Kansas
- Fully renovated shopping center with Fresh Market el Mercado as a grocery anchor tenant
- Spaces will be provided in warm white box condition
- 111,000 +/- sf center with available space with sizes ranging from 865 +/- sf to 7,756 +/- sf
- More than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



NATE PRATHER
816-268-4483

NTPRATHER@OPESCRE.COM

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 75th 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!



Quivira Rd
Quivira Rd
Quivira Rd



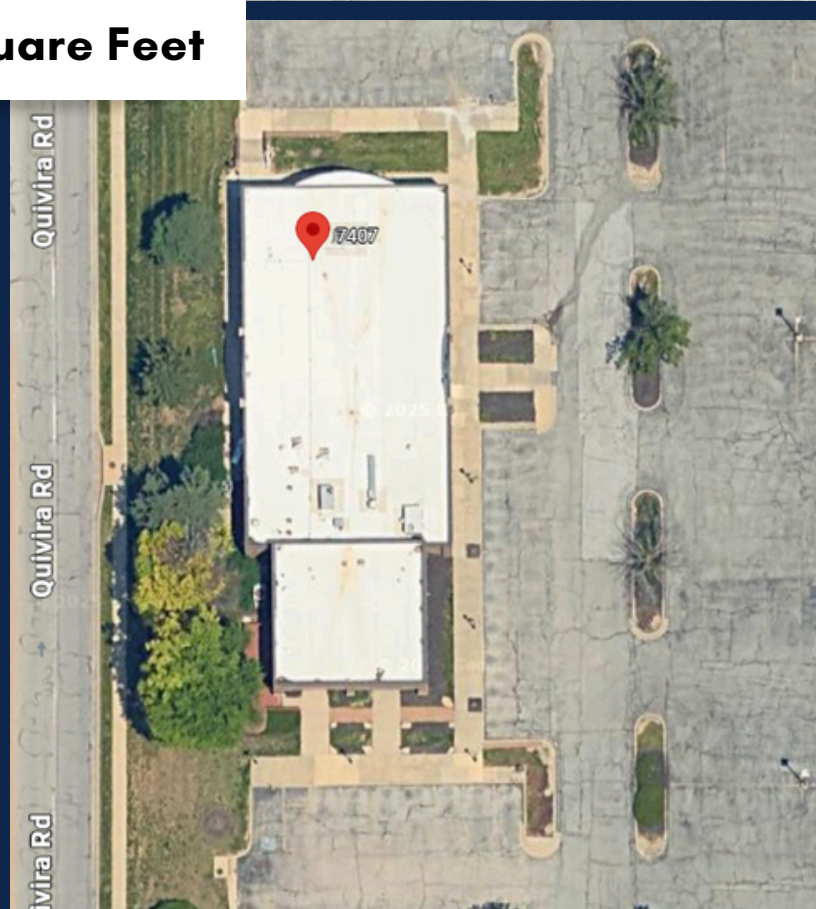
7397-7399 Quivira Rd
8,021 Square Feet



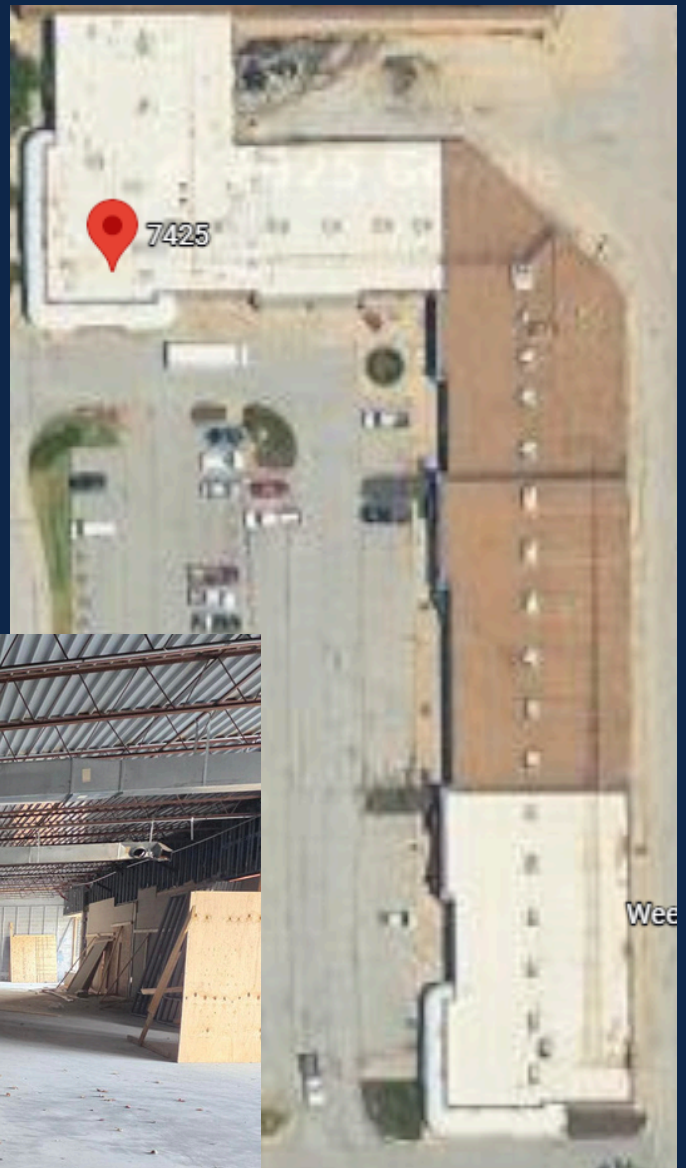
NATE PRATHER
816-268-4483
NTPRATHER@OPESCRE.COM



7407-7411 Quivira Rd
7,256 Square Feet



NATE PRATHER
816-268-4483
NTPRATHER@OPESCRE.COM



Address	Total Square Feet		Address	Total Square Feet
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



NATE PRATHER

816-268-4483

NTPRATHER@OPESCRE.COM

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



NATE PRATHER

816-268-4483

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