

FOR LEASE

PARKWAY CENTER - 35,499 SF RETAIL SPACE

11215 Shawnee Mission Parkway | Shawnee, KS 66203

SITE

HARBOR FREIGHT

CITY THRIFT
COMMUNITY DONATION CENTER

CRUNCH

Fabric retailer generated more than
\$3M in sales revenue in 2024!

PROPERTY DETAILS

- 35,499 SF Big Box retail space
- Traffic Counts:
 - 43,400 along Shawnee Mission Pkwy
 - 22,300 along Nieman Road
- Dedicated loading dock
- Abundant parking
- Rent: \$11.50, NNN

LOCATION HIGHLIGHTS

- Prominent position in established center
- Exceptional location in heart of Shawnee
- < 1 Mile from I-35
- Dynamic surrounding retail mix
- Convenient accessibility via I-35 & Shawnee Mission Pkwy
- Over \$90M recent investment in Downtown Shawnee
- Strong area retailers include Harbor Freight, Burlington Coat Factory, Walgreens, Chick-Fil-A, Panera, Dollar Tree and many more
- Conducive to regional retail draw



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REAL ESTATE GROUP

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The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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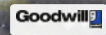
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HISTORIC
DOWNTOWN
SHAWNEE

DOWNTOWN
KANSAS CITY
<10 MILES



Nieman Rd



Shawnee Mission Pkwy

SITE



TRADE AREA DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Total Population	10,298	77,612	194,177
2024-2029 Growth	-0.01%	0.24%	0.24%
Median Age	39.8	38.8	38.0
DAYTIME POPULATION			
Workers	6,486	43,094	118,014
Residents	4,777	34,313	84,546
HOUSEHOLDS & INCOME			
Total Households	4,360	33,089	84,686
Bachelor's Degree+	40.1%	47.0%	48.0%
Median HH Income	\$80,953	\$81,254	\$80,633
Median House Value	\$265,311	\$330,356	\$314,981
DAYTIME EMPLOYMENT			
# of Businesses	680	3,169	8,626
# of Employees	6,666	41,279	116,043

North

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