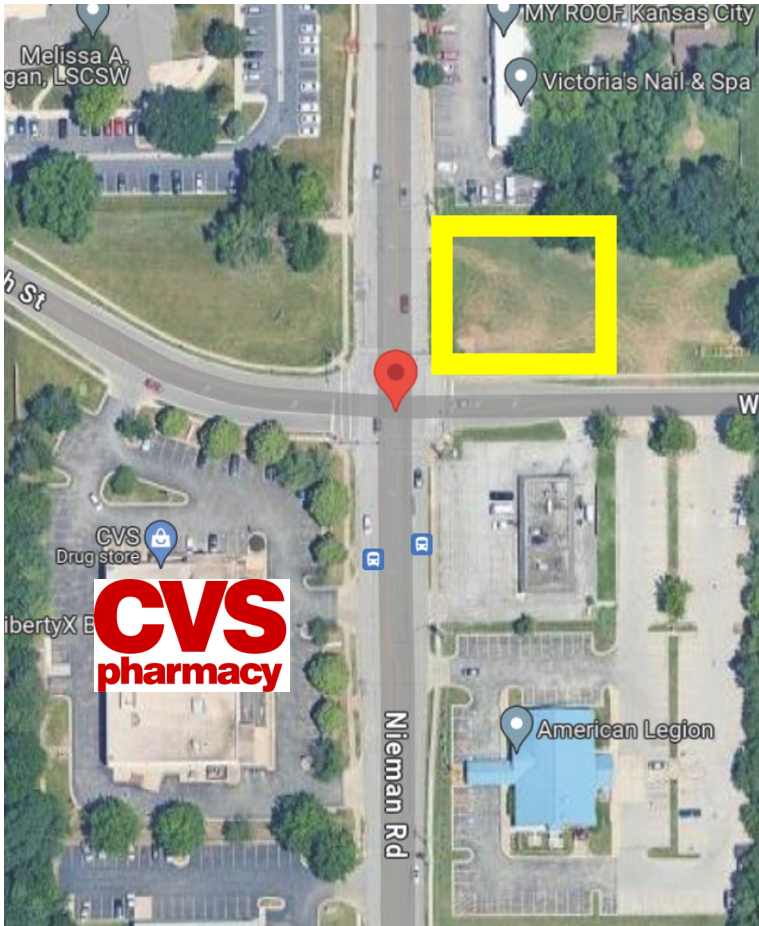


# INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



## NEC 65th & Nieman Shawnee, KS

### FOR SALE, GROUND LEASE or BUILD-TO-SUIT

**ZONING:** CN - Commercial  
Neighborhood

**PRICE(s):** \$15.00/sf

**LAND AREA:** 21,800sf +/-  
(130'x167.5')

**FRONTAGE** 130' on Nieman

**Incentives:** KNRA - Kansas  
Neighborhood Revitalization  
Act (up to 90% tax abatement  
for up to 10 yrs)

## NEC 65th & Nieman Rd.

Shawnee, KS 66203

Accommodates 2,500-5,000sf bldg  
Possible Drive-Thru, Bank, Office Bldg,  
Drive-Thru Restaurant

Hard Corner - Signaled

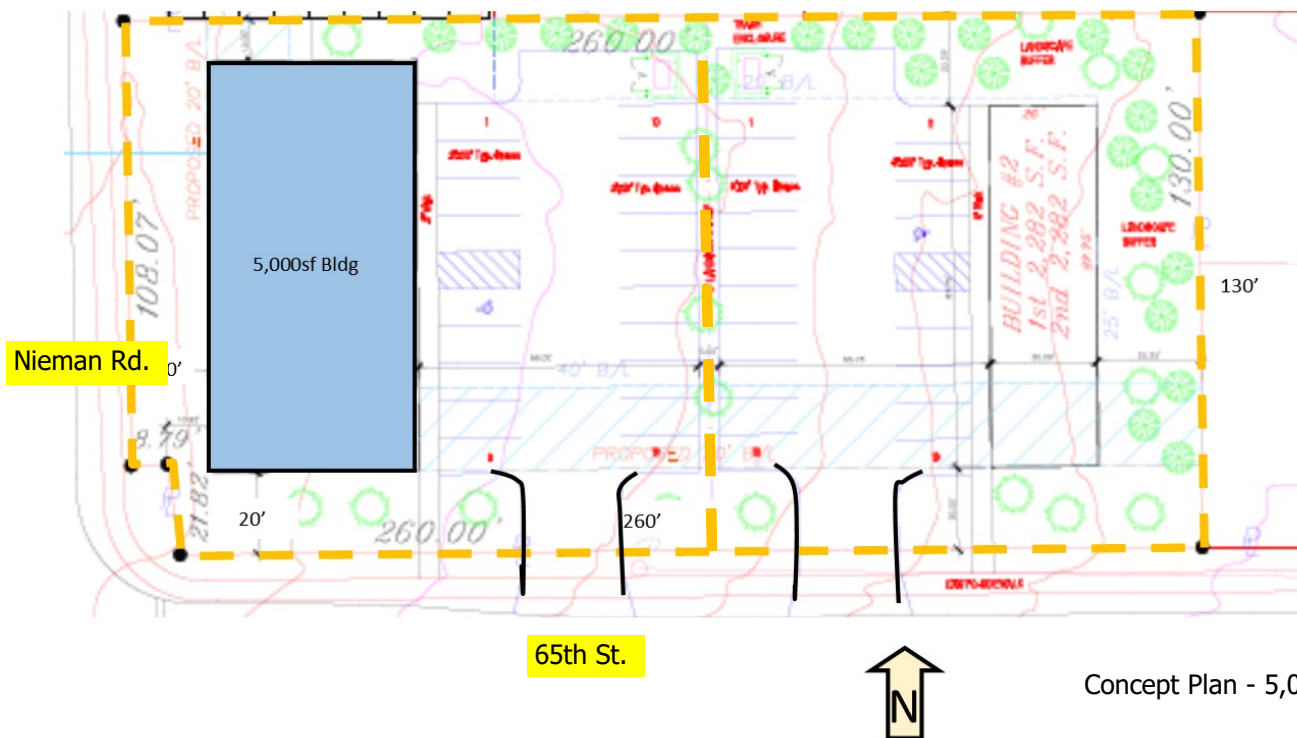
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12705 Pawnee Lane, Leawood, KS 66209



Concept Plan - 5,000sf Bldg

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