

Available

Emergency Medical/Doctor's Offices

151st and Hwy 69

Southern Johnson County, KS

Zoned CPJ3 (allows any retail or office use)

4,000 sf free-standing building

(expandable to 12,500 sf)

- 1.6 acres+/-
- Construction
 - Excellent condition, open space
 - Concrete block walls with brick exterior with 2" insulation board and painted concrete block interior
 - 5" reinforced concrete floors with vinyl tile
 - Suspended acoustic tile ceiling
 - 50 year roof, 5 years old
- 28 marked parking spaces, expandable to 120
- Zoned HVAC with air make up system
- New T-8 lighting
- Immediate access to US Hwy 69 and 151st Street
- Traffic Counts
 - 151st St
 - West of 69 – 54,700
 - East of 69 – 71,100
 - US 69 Hwy
 - South of 151st St. – 25,320
 - North of 151st St. – 46,200
- 16,000 people within 1-mile radius of site

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