

PARKWAY SHOPPING CENTER | SHAWNEE, KS

OFFERING MEMORANDUM



Burlington

BRAND NEW 10 YR LEASE

HARBOR FREIGHT

RENEWED 18 MONTHS EARLY

BURLINGTON & HARBOR FREIGHT ANCHORED CENTER

\$3.6M+ IN NEW CAPITAL
IMPROVEMENTS

EXCEPTIONAL
LOCATION

100%
LEASED



CROSSROADS
REAL ESTATE GROUP

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OPPORTUNITY SUMMARY

HIGH PERFORMING SHOPPING CENTER INVESTMENT

11215 Shawnee Mission Parkway, Shawnee, Kansas

Crossroads Real Estate Group is pleased to present the exclusive listing of Parkway Shopping Center, a premier retail investment opportunity in Shawnee, Kansas. Parkway Shopping Center provides investors with reliable, predictable cash flow thanks to a new, freshly executed 10 year lease to Burlington and a renewal that Harbor Freight initiated over 18 months early.

Three tenant spaces comprise the shopping center's total 88,505 square feet of net-rentable area, delivering a diversified, value-oriented merchandising mix. Burlington is relocating from a neighboring center and expects to open in early 2027. Other tenants include Harbor Freight, in place since 2004 and City Thrift, in place since 2017.

Ideally situated along the dynamic Shawnee Mission Parkway commercial corridor, the property enjoys high visibility, robust consumer traffic, and excellent accessibility near major highways. As a retail hub with convenient proximity to key North Johnson County communities, the Shawnee Mission Parkway corridor promises to draw customers from an expansive consumer base. This established trade area benefits from the region's high concentration of national retailers.

OFFERING PRICE: \$12,700,000

SALE OFFERING

Parkway Shopping Center | Shawnee, KS

OPPORTUNITY HIGHLIGHTS:

- **High Demand Location**
Concentration of compatible retailers
- **Tenant Longevity**
8.8 Year Average Remaining Term
- **Ideal Tenant Base**
Well-aligned to surrounding demographics
- **Exceptional Condition**
\$3.6M+ capex mitigates near term cost risk
- **Convenient Accessibility**
I-35 within 1.5 miles
- **Attractive Economics**
Long-term NNN Structure
- **Potential Tax Rebate Program Eligibility**
Shawnee's NRA program details in deal file

HIGH PERFORMING TENANTS COMMITTED TO THIS LOCATION



NEW 10-YEAR NNN LEASE



RENEWED 18 MONTHS EARLY

SALE OFFERING

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INVESTMENT SUMMARY

Price	\$12,700,000
Price Per SF	\$144
Net Rentable Area	88,505
Year Built	1985
Total Number of Tenants	3
Occupancy*	100%
Lease Terms	NNN
Average Rent PSF (Y2)	\$10.07
Stabilized Cap Rate	7.2%
Average Remaining Term	8.8 Years
Site Area	5.66 Acres
Parking Spaces	271 spaces
Parking Ratio	3.0 per 1,000 SF

*Burlington joined the tenant roster as of March 2026. The lease is available in the digital file subject to execution of an NDA. **The seller will pay the equivalent of Burlington's monthly rent between closing and commencement.***

\$913,443

NET OPERATING INCOME

\$12,700,000

OFFERING PRICE

7.2%

CAP RATE



SALE OFFERING

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CAPITAL IMPROVEMENT PLAN

New Burlington Lease Finish & Exterior Investment



OVER \$3.6M RENOVATION UNDERWAY

\$2.8M-\$3.6M: Interior

Burlington's planned interior improvements call for a comprehensive gut/rebuild. Their budget is estimated to be between \$80 and \$100 per square foot.

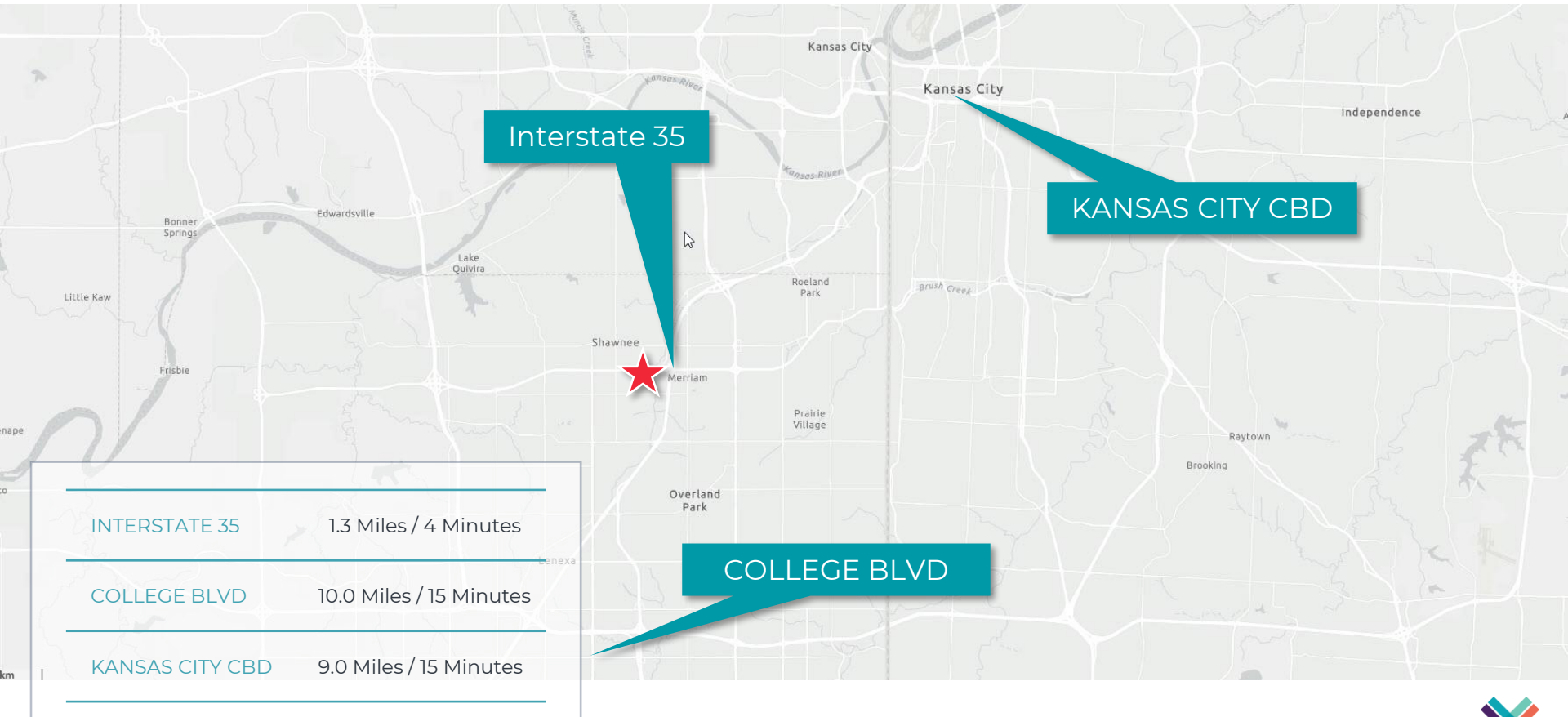
\$750k: Exterior

As stipulated in the lease, landlord's work will include a new façade, roof replacement with a 10 yr warranty, HVAC replacement and parking lot updates (resurfacing and restriping, including sealcoating and crack sealing).



WHERE HISTORY MEETS GROWTH AND OPPORTUNITY

Shawnee, Kansas is conveniently located in Johnson County, just nine miles southwest of downtown Kansas City. The city covers 42 square miles and is strategically positioned along several major highways, including I-35, I-435, and K-7, providing easy access to the greater Kansas City metro area. Shawnee is known for its rich history, as one of the earliest settlements in Kansas and the location of the first territorial legislature and governor. The city's historical roots are complemented by modern development and growth, making it a dynamic community with a bright and promising future.



SALE OFFERING

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AREA OVERVIEW

SHAWNEE, KANSAS

SHAWNEE OFFERS WHAT PEOPLE WANT

Parkway Shopping Center is located one-mile from the popular historic city center that has seen recent, significant revitalization and infill development. The steady demand from both Millennials and Baby Boomers attests to the area's sustainability for the foreseeable future.



69,331 / 55,514

POPULATION
Total / Daytime



\$384,540

MEDIAN HOME VALUE



\$106,115

MEDIAN INCOME



53.3%

BA DEGREE PLUS

HIGH PROFILE
CORPORATE
PRESENCE IN
SHAWNEE



SALE OFFERING

Parkway Shopping Center | Shawnee, KS

SHAWNEE, KANSAS

A DYNAMIC BLEND OF PROGRESS AND CHARM

HISTORY, CULTURE & CONTEMPORARY CONVENIENCE



Shawnee is a vibrant community with a rich array of attractions for both residents and visitors. The city boasts family-friendly destinations like Pioneer Crossing Park and the historically immersive Shawnee Town 1929, where guests can step back in time.

The famed 1950's All-Electric House offers a glimpse into mid-century modern living, while Shawnee's extensive network of trails and parks provides a picturesque escape for nature enthusiasts, making it an ideal destination for outdoor recreation and cultural exploration.



Shawnee's Historic Downtown boasts of several award-winning breweries. It is known for innovation and inventive collaboration such as hosting themed events and pop-up food trucks.



The city hosts popular annual events like Old Shawnee Days and Oktoberfest, further fostering community spirit.



STRIVING FOR UPWARD MOMENTUM

Parkway Shopping Center’s trade area offers a robust and diverse customer base with strong purchasing power. The broader community is recognized for its modest cost of living, while strong educational attainment reflects a high caliber workforce—a significant benefit to local employers.

The trade area’s quality retail amenities, talented residents, and overall market appeal make Parkway Shopping Center’s well suited for investment and future development.



KEY DEMOGRAPHICS	TRADE AREA <i>(10 Minute Radius)</i>	KANSAS CITY <i>MSA</i>
POPULATION	110,137	2,254,397
DAYTIME POPULATION	48,669	2,263,280
BACHELOR DEGREE+	46.4%	41.3%
MEDIAN HH INCOME	\$79,651	\$83,848
MEDIAN HOME VALUE	\$323,796	\$316,517

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KANSAS CITY METRO ATTRACTIONS

HEART OF AMERICA, SOUL OF THE MIDWEST



Power & Light District – Located in the heart of Downtown Kansas City, the mixed-use development comprises nine city blocks and the district's more than one-half million sq. ft. includes over 50 unique shops, restaurants, bars, and entertainment venues.



The Crown Center shops contain approximately 50 retailers and restaurants. Entertainment options include Sea Life Aquarium, Legoland, Crown Center Ice Terrace, Coterie Theatre, and Union Station (Science City, Planetarium, City Stage Theatre, Regnier Extreme Screen Theatre, Special Event Spaces, Fine Restaurants)

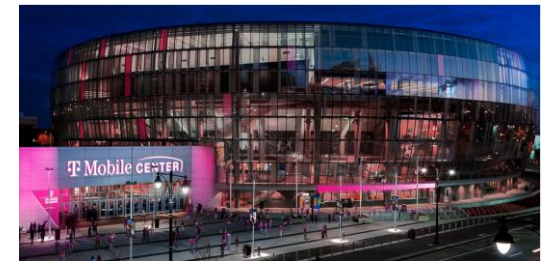


Arrowhead Stadium – One of the most iconic stadiums in the country, Arrowhead is home to the World Champion Kansas City Chiefs. The stadium has a seating capacity of 76,416 (6th largest in the NFL). Current talks are underway regarding the future of Arrowhead and a renovation that would extend the life of the icon another 25 years. The stadium is one of the hosts of the 2026 FIFA World Cup.



Kauffman Stadium – “The K” is standing tall next to Arrowhead, east of the downtown property. The K has played host to the World Series twice in the past decade. Current seating capacity is 37,840, with additional standing room to exceed 40,000.

T-Mobile Center - One of the busiest arenas in the nation, the \$276-Million, state-of the-art entertainment venue and arena seats 19,000 people and has hosted more than 12 million guests since its opening in 2007. It has played a key role in anchoring over \$9 billion of reinvestment in downtown Kansas City.



Starlight Theatre – One-of-a-kind historic outdoor theatre with Broadway musicals, Off Broadway shows, and concerts.



Childrens Mercy Park – Home to renowned Sporting Kansas City (Major League Soccer), the stadium's capacity exceeds 18,500 for soccer and 25,000 for concerts.

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KANSAS CITY HIGHLIGHTS

POSITIVE MOMENTUM CONTINUES

SOLID POPULATION GROWTH

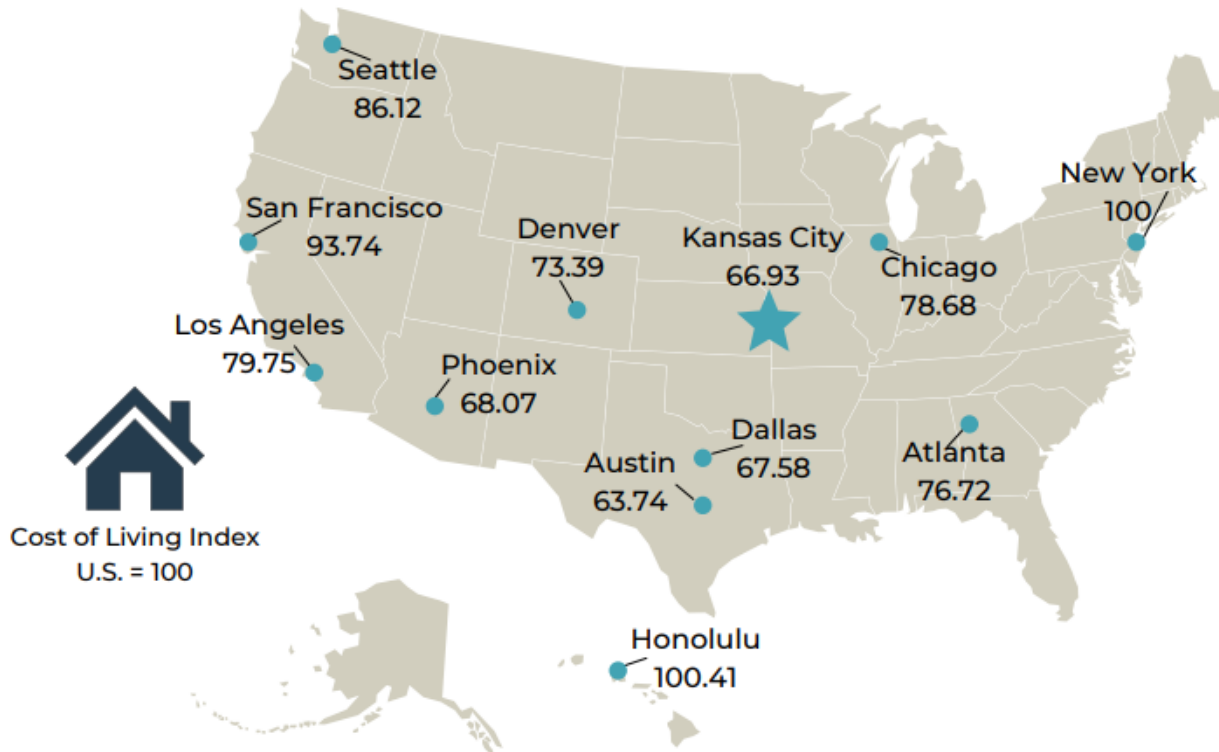


Ranked in the Top 20 Cities Hiring the Most Workers



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.

LOW COST OF LIVING



An exceptional transportation network maturing 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport under construction, with expected completion in 2023



Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.

Kansas City is noted in the top five cities with the shortest work trip travel time.

SALE OFFERING

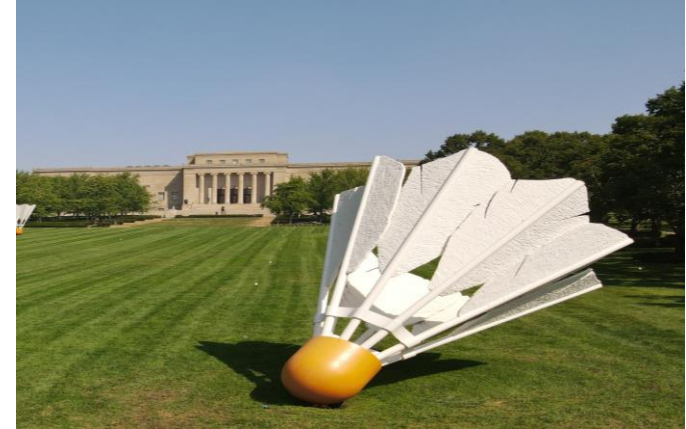
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KANSAS CITY METRO

NATIONALLY RENOWNED ARTS & EDUCATION



A key driver in the area is the University of Missouri – Kansas City, or UMKC. The university's total enrollment exceeds 10,000 making it the largest institution of higher education in the metro.



The Nelson-Atkins Museum of Art is an art museum in Kansas City, Missouri, known for its encyclopedic collection of art from nearly every continent and culture, and especially for its extensive collection of Asian art. From ceramic objects found in ancient Chinese tombs to whimsical sculptures of badminton birdies, the Nelson-Atkins collection spans over 5,000 years of humanity. The Nelson-Atkins aspires to create a glorious environment--the experience which is in itself as compelling as a single "blockbuster" event. The collection includes over 34,000 pieces.



Adjacent to the Kansas City Art Institute is the Kemper Museum of Modern Art. The museum is free and features several outdoor sculptures including Bellerophon Taming Pegasus and Crying Giant.



Founded in 1885, the Kansas City Art Institute (KCAI) is a private art school in Kansas City, Missouri. The college is accredited by the National Association of Schools of Art and Design and Higher Learning Commission. It has approximately 75 faculty members and 700 students. KCAI provides a rigorous, diverse curriculum and an immersive studio experience for students



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PROPERTY OVERVIEW

IDEAL COMMERCIAL LOCATION

Parkway Shopping Center is a highly frequented retail hub strategically located at the convergence of two of the busiest thoroughfares in the northerly section of affluent Johnson County, Kansas. The 88,505-square-foot (NRA) center, built in 1985, is anchored by three established, traffic-driving tenants along Shawnee's most sought-after commercial corridor.

National brands Harbor Freight and Burlington attract shoppers from well beyond the immediate trade area, while City Thrift, one of the metro's top-performing thrift operators, complements the lineup with a strong value-oriented customer base.

Parkway Shopping Center is a resilient retail asset characterized by predictable and durable cash flow, strong shopper loyalty, and a proven operating history, and is well positioned as a stable, long-term hold.

- Well-Established High Performing Retailers
- 100% Leased At NNN Terms
- Dense Retail Concentration
- Strong Submarket Occupancy
- Convenient Regional Access via I-35
- Parking to Suit Typical Retailers
- Excellent Long-Term Profile



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RETAIL AERIAL

SHAWNEE MISSION PARKWAY RETAIL CORRIDOR



SALE OFFERING

Parkway Shopping Center | Shawnee, KS

RETAIL AERIAL

SHAWNEE MISSION PARKWAY RETAIL CORRIDOR

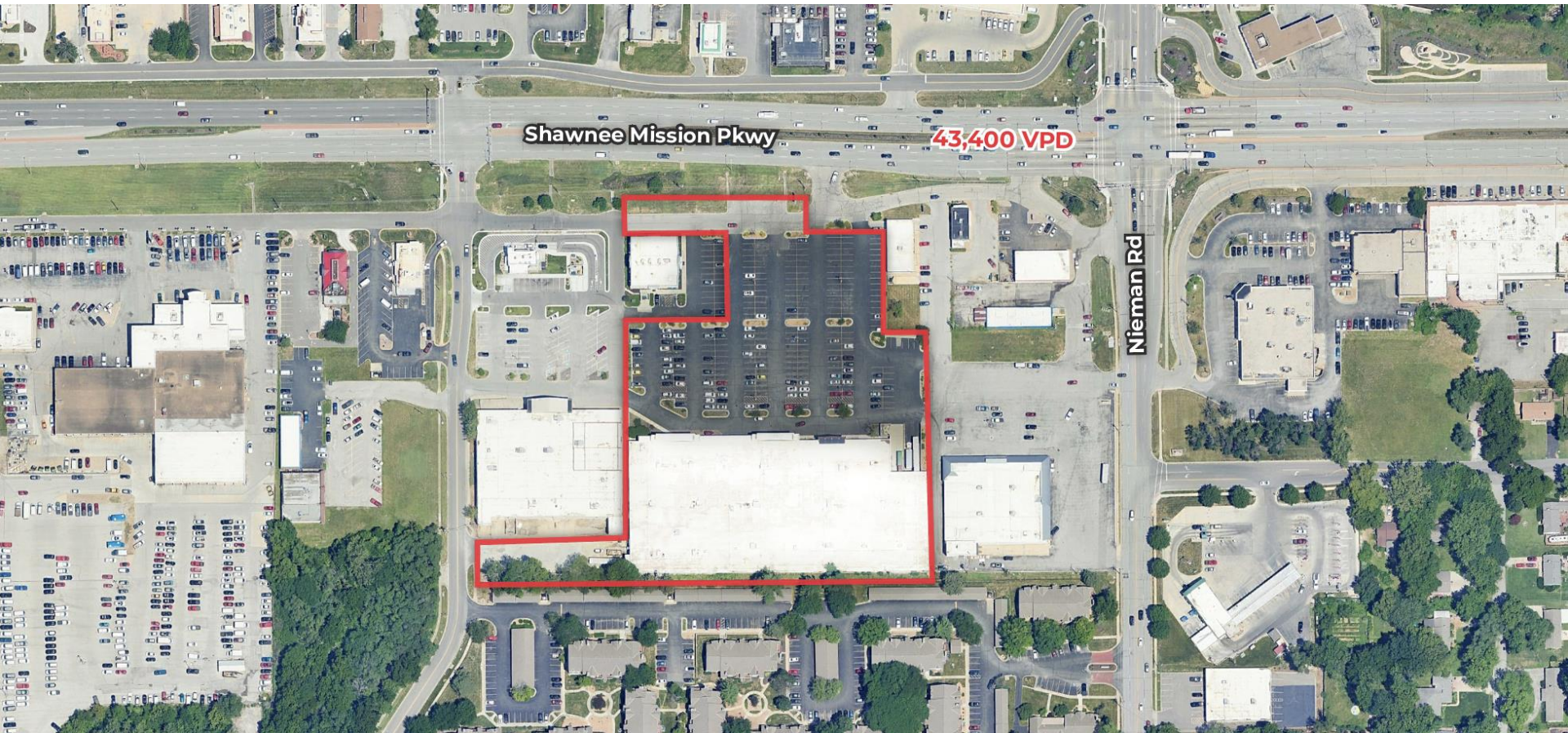


SALE OFFERING

Parkway Shopping Center | Shawnee, KS

SITE PLAN

EFFICIENT CONFIGURATION



88,505 SF
NET RENTABLE AREA



5.66 ACRES
SITE AREA



1985
YEAR BUILT



100%
OCCUPANCY



3.4/1,000
PARKING RATIO



EXTERIOR PROPERTY PHOTOS



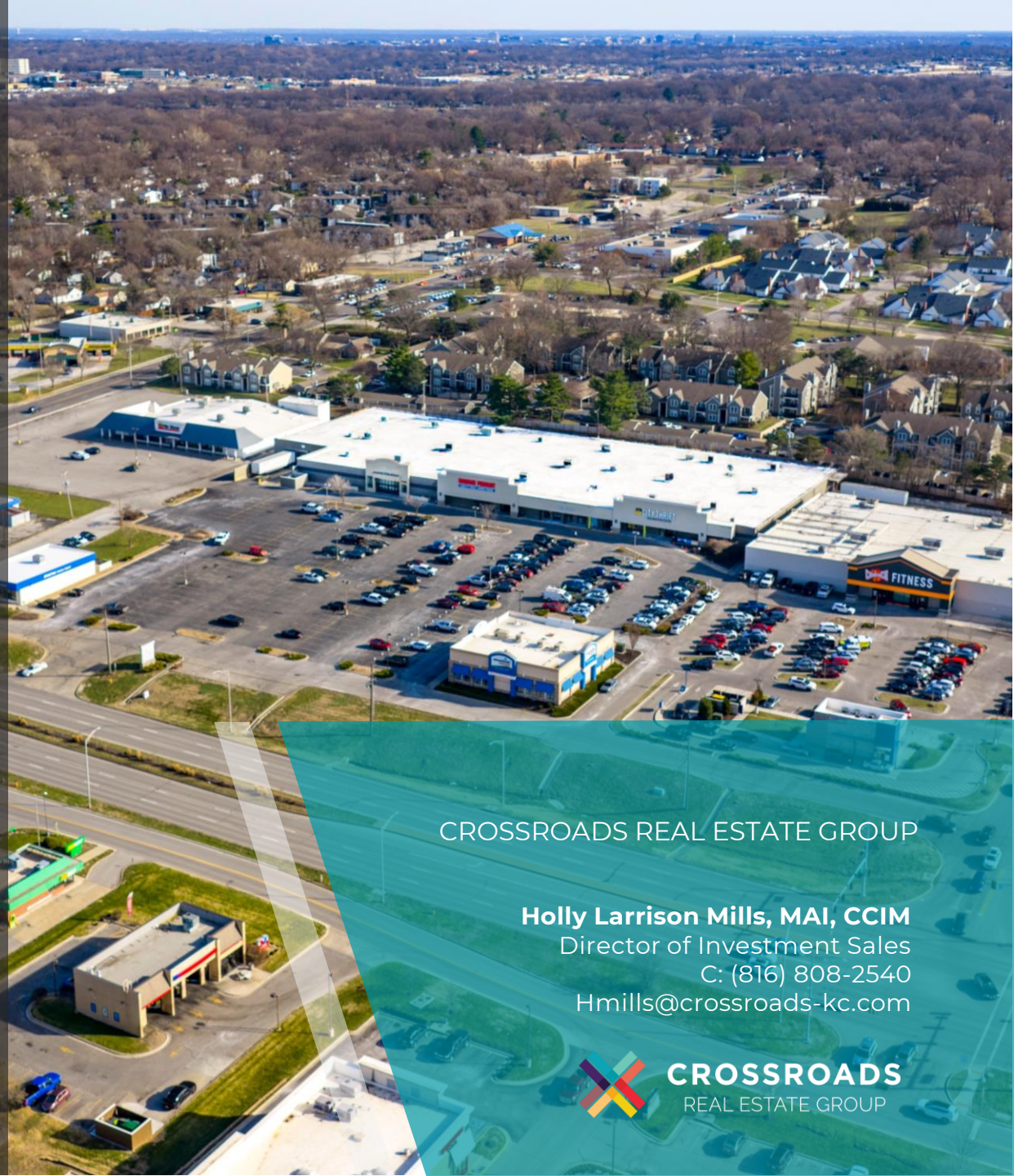
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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.



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