

# AVAILABLE NOW

7836 STATE AVE  
KANSAS CITY, KANSAS



## PROPERTY DETAILS

Located on the **NORTHWEST CORNER** of 78th Street & State Avenue (Hwy 24)

**102,500 SQ FT** former Kmart is **available to sublease** with options for extended occupancy

**AMAZING FRONTAGE** with excellent street presence along a major arterial through Wyandotte County

The building is concrete block with a loading dock. Property has **plenty of parking** with a pylon sign.

**SHAWVER**  
**GROUP**  
COMMERCIAL REAL ESTATE

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AERIAL VIEW

NORTH ↑

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2019 POPULATION	37,740	66,593	381,665
AVERAGE AGE	39.2	38.6	38.2
AVERAGE HOUSEHOLD INCOME	\$57,983	\$60,954	\$80,665
TOTAL EMPLOYEES	15,774	29,611	270,089



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## PHOTOS



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## MARKET OVERVIEW

For the past eighteen years, Wyandotte County is one of the fastest developing areas of the Kansas City metro. The stimulus for this economic growth has been the establishment of the Village West. This super-regional destination over 12 million visitors annually to shop, dine and enjoy premiere attractions and events. Components of the district, locally known as The Legends, include: Nebraska Furniture Mart, Cabela's, Legends Outlets, Great Wolf Lodge with nearby Kansas Speedway, T-Bones Stadium (baseball) Children's Mercy Park (home to Sporting KC Soccer Team) and Hollywood Casino.

Surrounding Village West are hotels, dining establishments, an auto mall and an office park for Kansas City's largest employer, Cerner. Other recent additions to the area include Menard's and the corporate office of the Dairy Farmers of America. The American Royal has secured the 115 acres just west of Village West where it plans to build its new \$250 million home.

Neighborhood centers 2-3 miles east of Village West have experienced significant changes and redevelopments providing new and existing residents daily shopping improvements. Centers like Wyandotte Plaza, anchored with a new Price Chopper grocery store, Marshall's, Petsmart, Five Below, Sherwin Williams is just one example of investments made in the county.

In addition to the recently completed 856,000 Amazon distribution, the area is an emerging hub for logistics and manufacturing sectors. The University of Kansas Hospital system is a regional draw and Providence Medical Center, near Village West, provides the key medical services for this community.

As of 2019, the population in Wyandotte County was 165,000 growing more than 5% in the past nine years. Kansas City, Kansas comprises most of that population. The county is comprised of four school districts and is home to Kansas City Kansas Community College.

### MAJOR EMPLOYERS

### EMPLOYEES

UNIVERSITY OF KANSAS HOSPITAL	6500
CERNER CORPORATION	4000
UNIVERSITY OF KANSAS MEDICAL CENTER	4000
GENERAL MOTORS FAIRFAX ASSEMBLY	3998
KANSAS CITY KANSAS PUBLIC SCHOOLS	3400
BNSF RAILWAY	2500
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY	2300
FEDEX FREIGHT	2100
ASSOCIATED WHOLESALE GROCERS	1011
NEBRASKA FURNITURE MART	1000
HOLLYWOOD CASINO	1000
UNITED PARCEL SERVICE OF AMERICA	900
KANSAS CITY KANSAS COMMUNITY COLLEGE	750
PROVIDENCE MEDICAL CENTER	750
DEFFENBAUGH INDUSTRIES	625