

Trailridge Shopping Center

NW Corner of W 75th St & Nieman Road

7472 Nieman Road

Shawnee, Kansas



AVAILABLE:

+/-4,700 SF

USES:

Retail

LEASE RATE:

\$13/SF, Triple Net

TRIPLE NET CHARGES:

2023: \$3.44/SF

JOIN TENANTS:

Big Lots, Dollar General, Pathlight Brewing, Melissa's Menagerie Pet Daycare, Marco's Pizza, Church's Fried Chicken, Sakura Japanese Restaurant and more

Marco's Pizza Now Open!

LOCATION:

- ⇒ Building Signage Visibility—75th Street
- ⇒ Monument Signage Visibility—Nieman Road
- ⇒ Ample Parking
- ⇒ Just West of I-35/75th Street Interchange
- ⇒ 5-mile radius:
 - Population—223,410
 - Average HH Income: \$97,085
- ⇒ Google Fiber Available
- ⇒ Free Rent Available for Qualifying Tenants
- ⇒ Major Parking Lot Refurbishing Completed Summer 2022
- ⇒ Reimagine 75th Street Improvement Project happening NOW!!

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DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

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+/- 4,700 SF Space for Lease— Grease Trap Installed for Qualifying Tenant



PROPERTY SIZE:

+/-102,000 SF

OCCUPANCY:

96% - Strong, stable Anchor Tenants

DAILY TRAFFIC COUNT:

N/S: 16,440 CPD

E/W: 33,447 CPD

PROPERTY INFO:

- ◆ High Roof-top Count in Nearby Residential Neighborhoods
- ◆ Roads in Surrounding Neighborhoods Direct Traffic to the Intersection of 75th & Nieman



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Co-Tenants

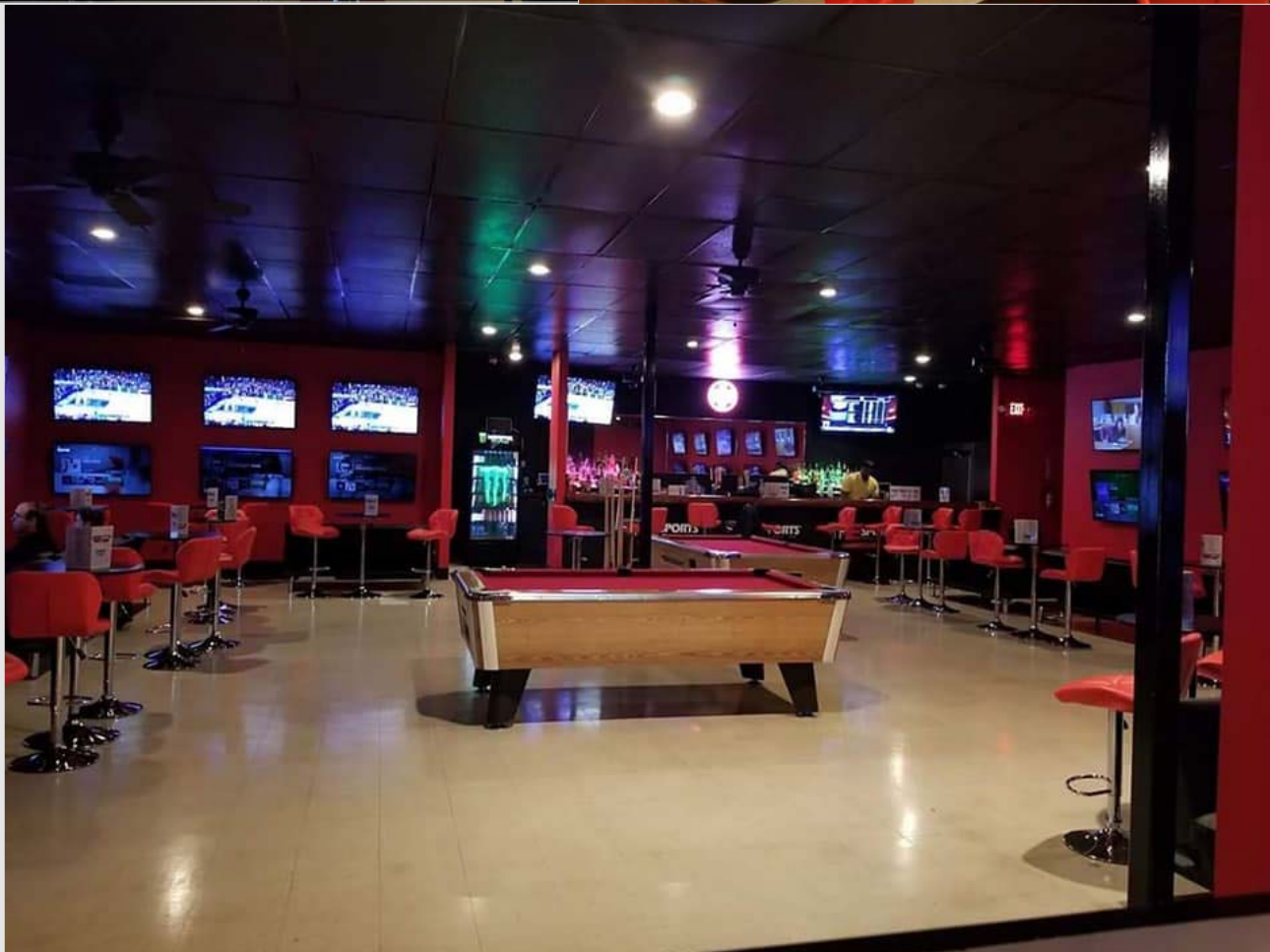
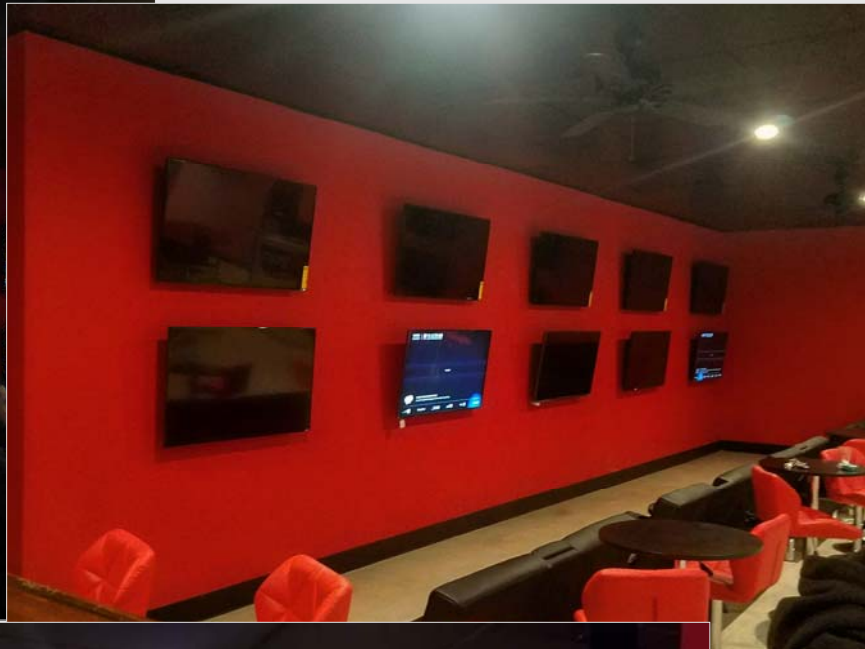


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Interior



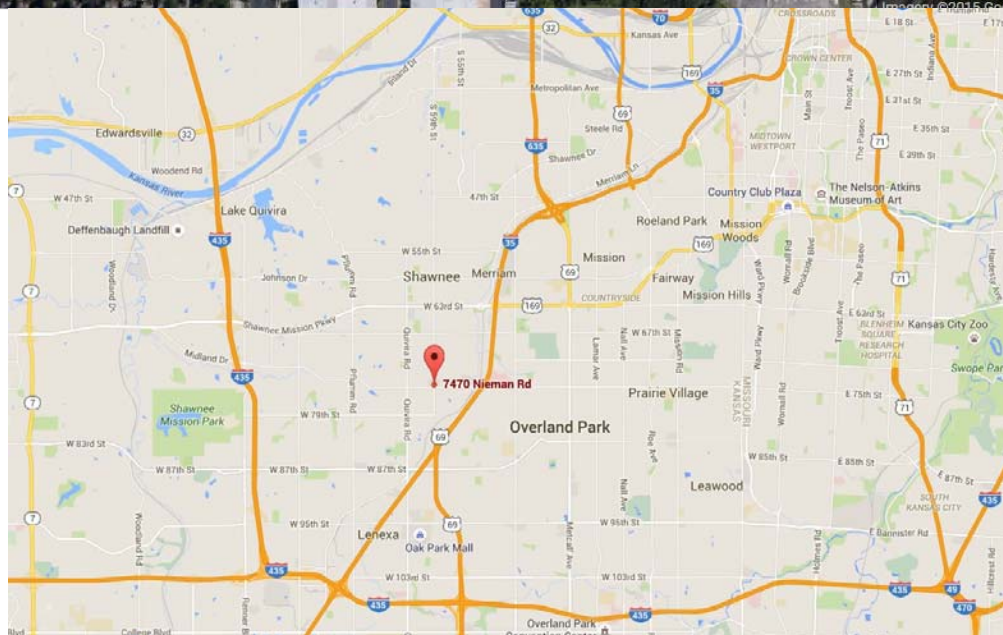
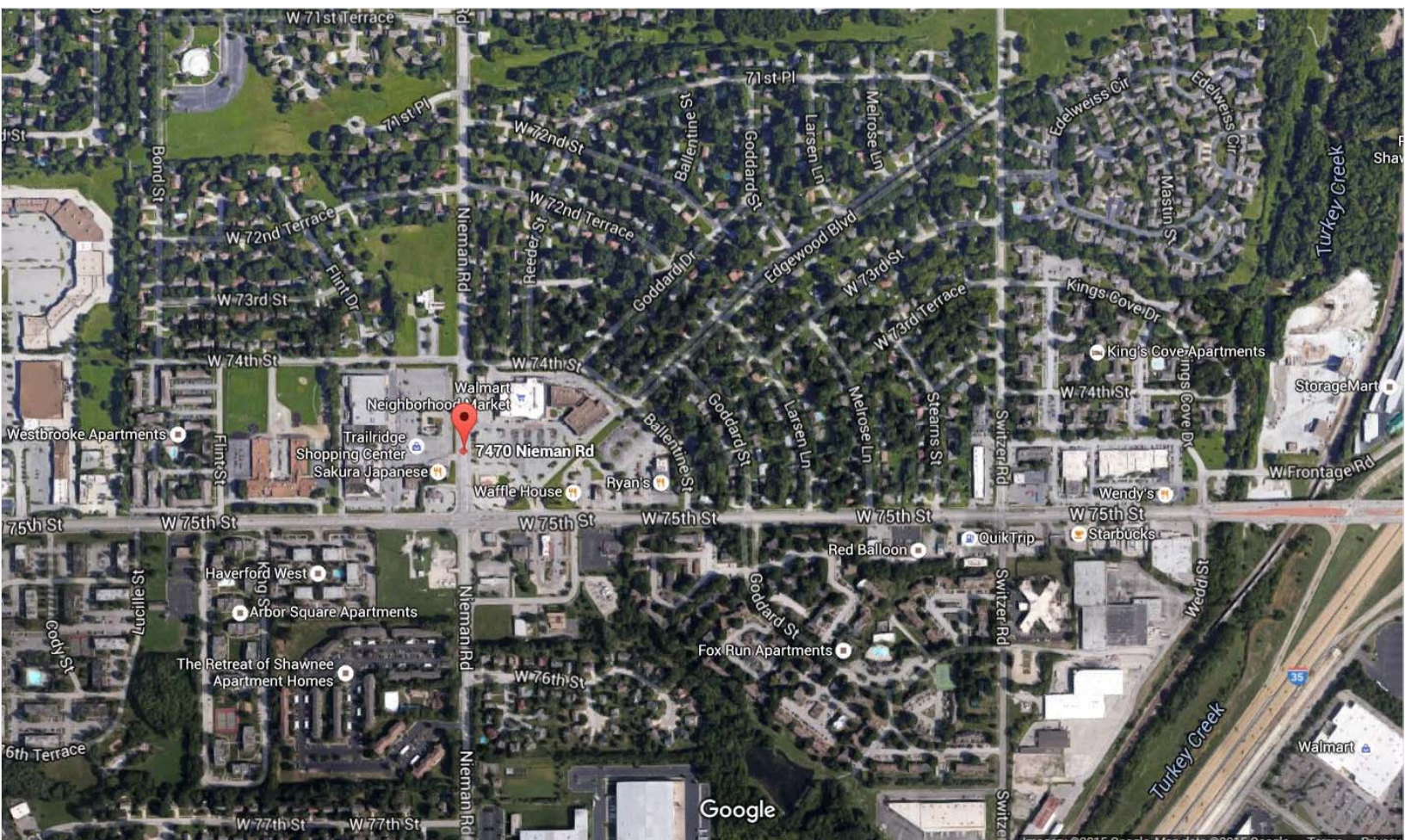
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Choice Site in North Johnson County

AERIAL PHOTOS



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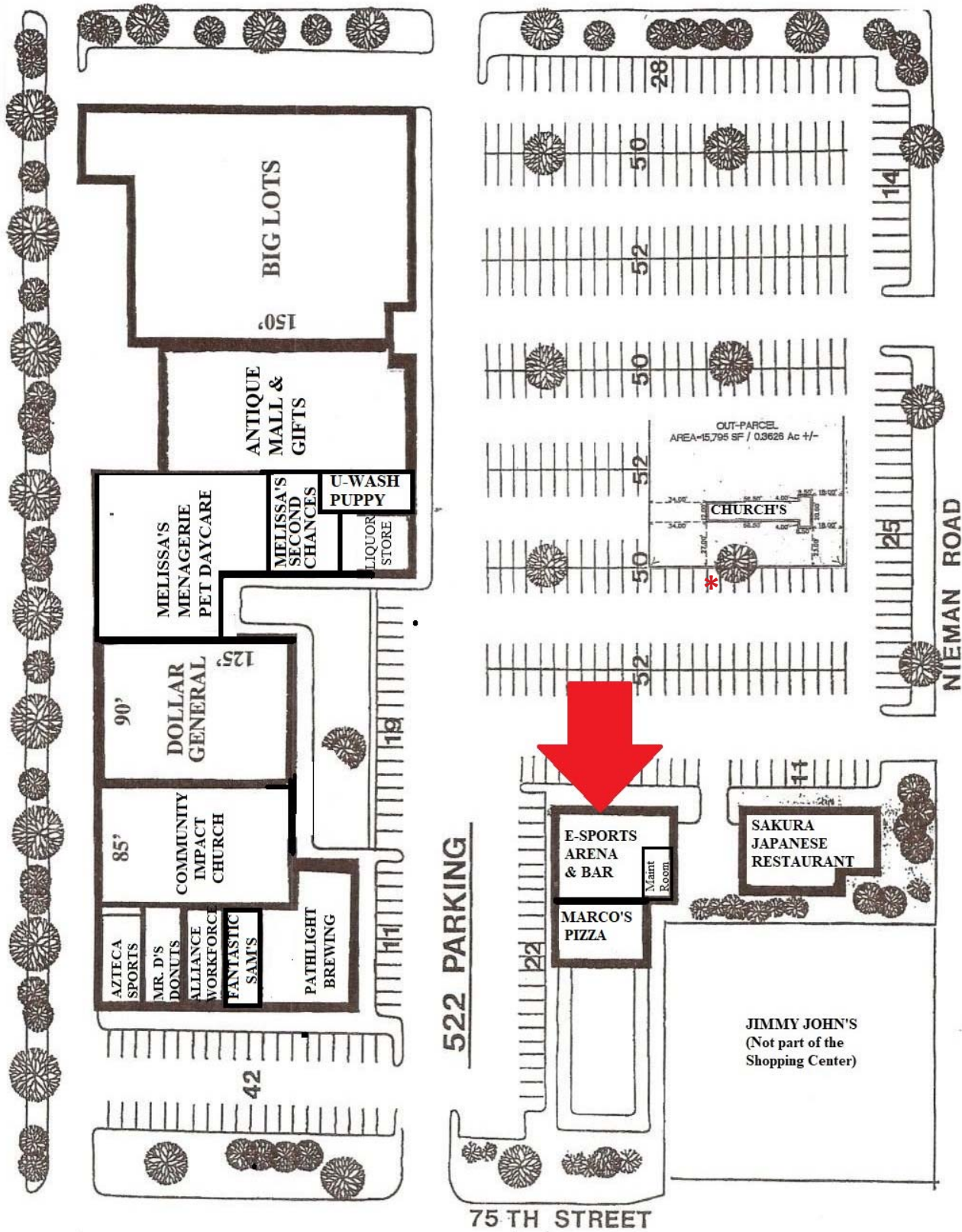
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Site Plan



TRAILRIDGE SHOPPING CENTER

75th Street and Nieman Road – NWC

Shawnee, Kansas

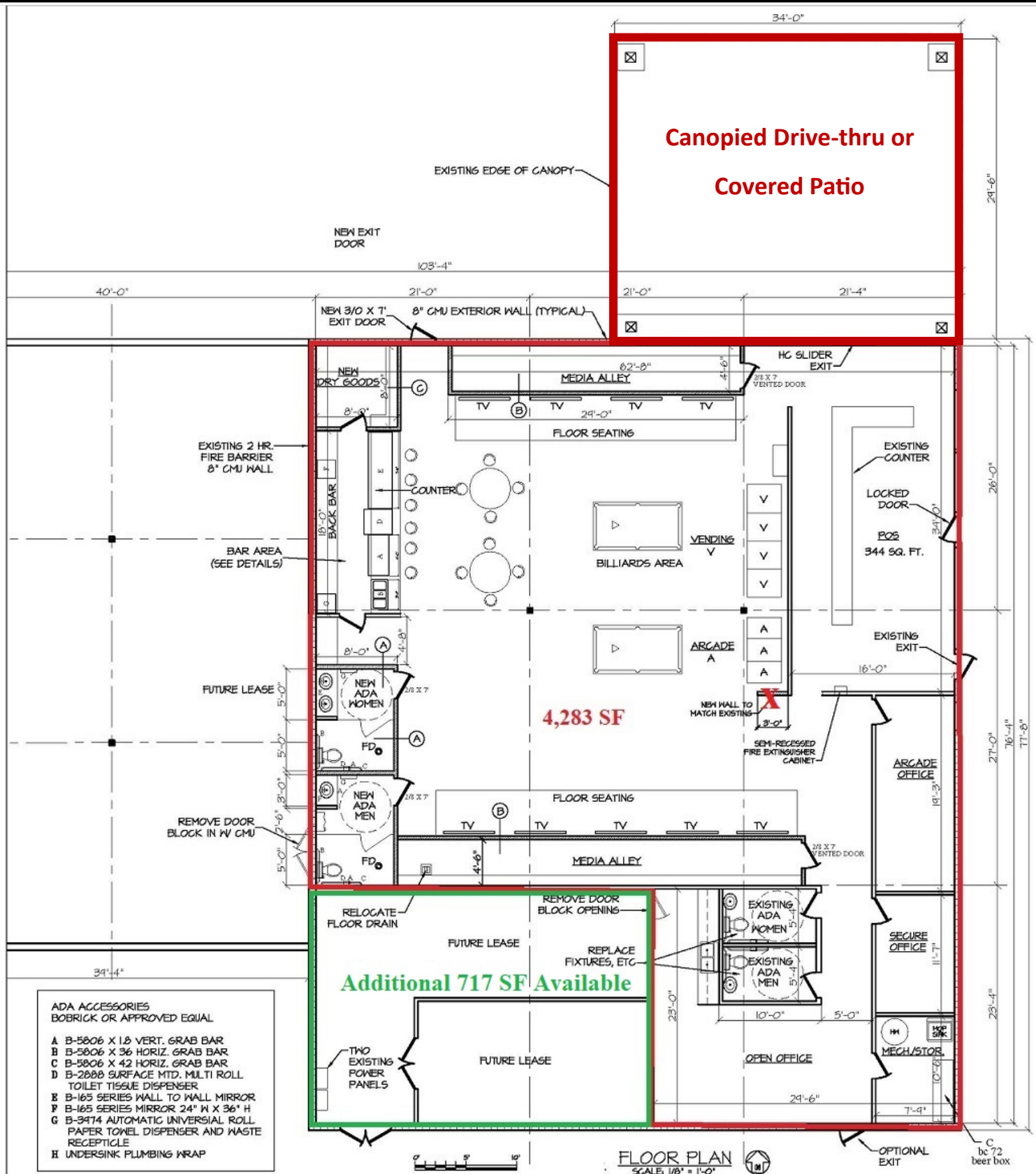
CALL: KIRBY DEETER – 913.491-8900

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Floor Plan



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Strong Demographic Market Area



Executive Summary

7401 Nieman Rd Shawnee KS 66203
7401 Nieman Rd Shawnee KS 66203
Rings: 1, 3, 5 mile radii

Latitude: 38.9949
Longitude: -94.7141

	1 mile	3 mile	5 mile
Population			
2000 Population	12,952	97,591	210,618
2010 Population	13,120	97,504	209,270
2021 Population	13,821	102,243	223,410
2026 Population	14,972	106,108	232,654
2000-2010 Annual Rate	0.13%	-0.01%	-0.06%
2010-2021 Annual Rate	0.46%	0.42%	0.58%
2021-2026 Annual Rate	1.61%	0.74%	0.81%
2021 Male Population	49.1%	48.2%	48.2%
2021 Female Population	50.9%	51.8%	51.8%
2021 Median Age	34.7	39.0	39.7

In the identified area, the current year population is 223,410. In 2010, the Census count in the area was 209,270. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 232,654 representing a change of 0.81% annually from 2021 to 2026. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	69.6%	79.1%	81.4%
2021 Black Alone	11.4%	7.5%	6.3%
2021 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2021 Asian Alone	4.6%	3.9%	4.1%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	9.1%	5.0%	4.2%
2021 Two or More Races	4.6%	4.0%	3.6%
2021 Hispanic Origin (Any Race)	21.3%	12.7%	11.2%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	61	91	108
2000 Households	5,987	41,033	89,136
2010 Households	5,877	41,873	90,998
2021 Total Households	6,155	44,277	97,991
2026 Total Households	6,633	46,064	102,333
2000-2010 Annual Rate	-0.19%	0.20%	0.21%
2010-2021 Annual Rate	0.41%	0.50%	0.66%
2021-2026 Annual Rate	1.51%	0.79%	0.87%
2021 Average Household Size	2.24	2.28	2.26

The household count in this area has changed from 90,998 in 2010 to 97,991 in the current year, a change of 0.66% annually. The five-year projection of households is 102,333, a change of 0.87% annually from the current year total. Average household size is currently 2.26, compared to 2.28 in the year 2010. The number of families in the current year is 57,509 in the specified area.

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	1 mile	3 mile	5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	15.8%	13.1%	13.2%
Median Household Income			
2021 Median Household Income	\$54,919	\$70,259	\$75,505
2026 Median Household Income	\$59,217	\$76,627	\$79,934
2021-2026 Annual Rate	1.52%	1.75%	1.15%
Average Household Income			
2021 Average Household Income	\$69,255	\$87,447	\$97,085
2026 Average Household Income	\$77,628	\$96,715	\$106,801
2021-2026 Annual Rate	2.31%	2.04%	1.93%
Per Capita Income			
2021 Per Capita Income	\$30,943	\$37,734	\$42,528
2026 Per Capita Income	\$34,487	\$41,837	\$46,908
2021-2026 Annual Rate	2.19%	2.09%	1.98%

Households by Income

Current median household income is \$75,505 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$79,934 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$97,085 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,801 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$42,528 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$46,908 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index	135	165	163
2000 Total Housing Units	6,312	42,518	92,639
2000 Owner Occupied Housing Units	2,874	25,634	59,309
2000 Renter Occupied Housing Units	3,113	15,399	29,827
2000 Vacant Housing Units	325	1,485	3,503
2010 Total Housing Units	6,507	44,797	97,543
2010 Owner Occupied Housing Units	2,605	25,427	58,641
2010 Renter Occupied Housing Units	3,272	16,446	32,357
2010 Vacant Housing Units	630	2,924	6,545
2021 Total Housing Units	6,815	47,384	104,986
2021 Owner Occupied Housing Units	2,755	26,696	61,621
2021 Renter Occupied Housing Units	3,400	17,580	36,370
2021 Vacant Housing Units	660	3,107	6,995
2026 Total Housing Units	7,309	49,244	109,503
2026 Owner Occupied Housing Units	2,872	27,778	64,130
2026 Renter Occupied Housing Units	3,761	18,286	38,203
2026 Vacant Housing Units	676	3,180	7,170

Currently, 58.7% of the 104,986 housing units in the area are owner occupied; 34.6%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 97,543 housing units in the area - 60.1% owner occupied, 33.2% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 3.32%. Median home value in the area is \$237,493, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.26% annually to \$265,613.

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