

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

**FOR
LEASE**

FULL BUILDING
RENOVATIONS COMPLETE



16010 - 16022 W. 65th St, Shawnee, KS 66217

CONTACT:

Alex Apter

John Holloway

E: Alex@LocationCRE.com

E: John@VeritasRealty.com

T: 314-488-5900

T: 317-472-1800

LOCATION.
commercial real estate

VERITAS
REALTY

www.VeritasRealty.com

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

ZOOM
AERIAL



FULL BUILDING
RENOVATIONS COMPLETE

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

PROPERTY OVERVIEW

CENTER OVERVIEW:

New ownership; full building renovations now complete. Verizon now open!

PROPERTY HIGHLIGHTS:

- Highly visible and easily accessible outlot shops building in front of Walmart & Lowe's; premier visibility to Shawnee Mission Pkwy (39,975 cars per day), the primary east/west thoroughfare in Shawnee
- Conveniently positioned off Shawnee Mission Pkwy & I-435 on/off ramps; I-435 has 79,100 cars per day
- Super regional trade area surrounded by schools, office, residential, & retail
- Dense, affluent demographics: 143,482 people within 5-mile radius and average household income of \$135,931 within 3-mile radius
- Large nearby employers include: Lexmark Enterprise Software (900 employees), Bayer Healthcare (450 employees), Shawnee Mission Medical Center (3,300 employees & 504 beds), & many more
- Shawnee is a part of Kansas City MSA: 2.2 million people, influx of tech & health care companies moving to MSA



NEARBY RETAILERS:



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population:	49,108	143,482	603,915
Households:	20,721	59,779	252,539
Daytime Pop:	25,193	110,741	497,347
Avg. HH Income:	\$135,931	\$125,148	\$126,683

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

ZOOM
AERIAL

0.4 Miles | 2 Minute Drive Time



4,338 TOTAL SF AVAILABLE

1,550 SF

1,411 SF

1,377 SF

verizon

W. 65th Street

FULL BUILDING
RENOVATIONS COMPLETE

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

ZOOM
AERIAL



Community
America
RESIDENTIAL

1,550 SF

1,411 SF

1,377 SF

verizon

verizon

verizon

LOWE'S



0.4 Miles | 2 Minute Drive Time

FULL BUILDING
RENOVATIONS COMPLETE

SHAWNEE STATION II

SITE PLAN

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

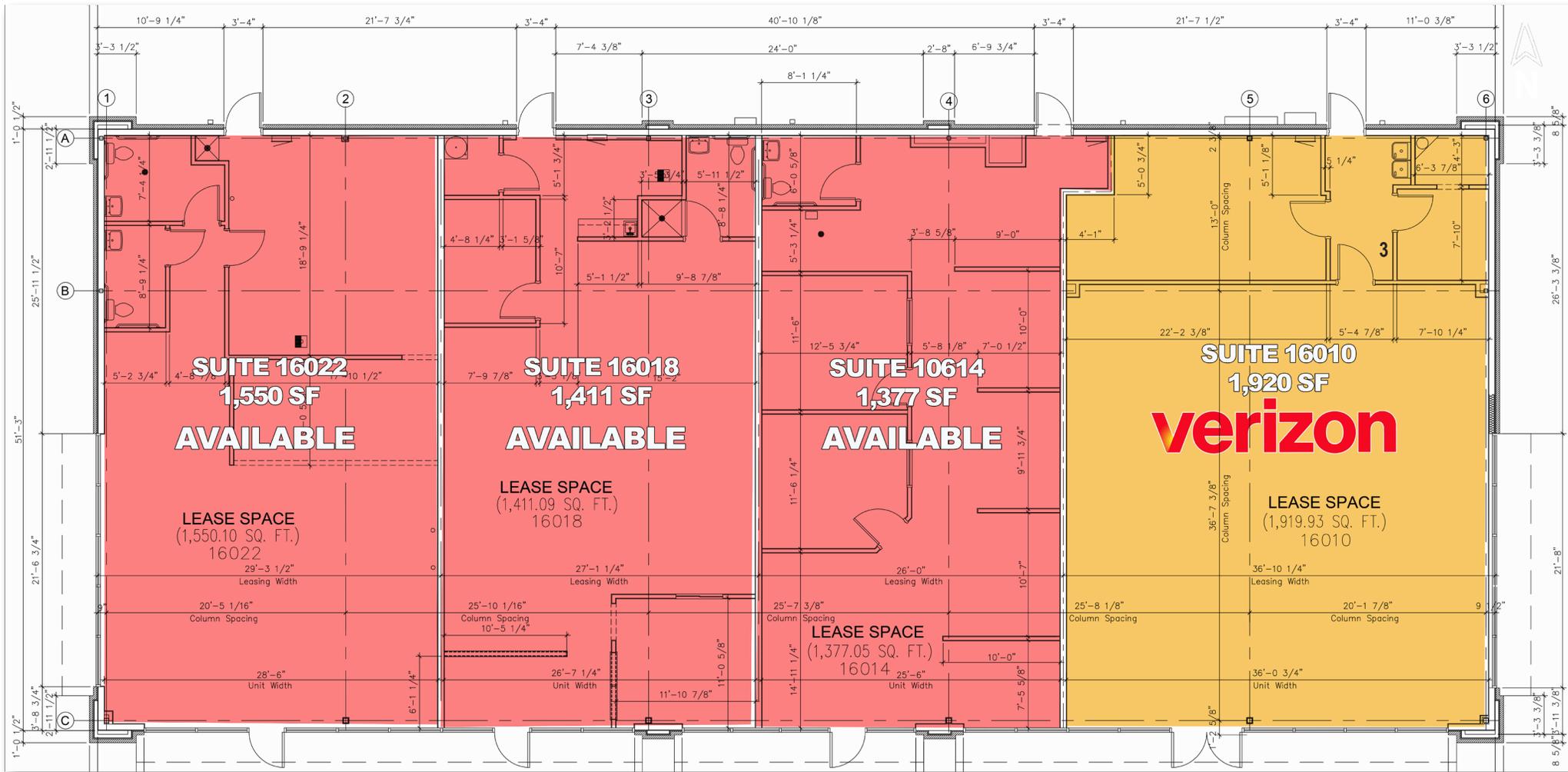


SUITE	TENANT	SF
16010	Verizon	1,920
16014	AVAILABLE	1,377
16018	AVAILABLE	1,411
16022	AVAILABLE	1,550
Total GLA		6,258

SHAWNEE STATION II

1,377 - 4,338 SF AVAILABLE (END CAP) | JOIN **verizon** (NOW OPEN)

FLOOR PLAN



FULL BUILDING
RENOVATIONS COMPLETE

16010 - 16022 W. 65th St, Shawnee, KS 66217

CONTACT:

Alex Apter

John Holloway

E: Alex@LocationCRE.com

E: John@VeritasRealty.com

T: 314-488-5900

T: 317-472-1800



VERITAS
REALTY

www.VeritasRealty.com

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any