



FORMER GROCERY STORE FOR LEASE

6495 Quivira Road Shawnee, Kansas



LEASE RATE: \$9/SF NNN | 25,957 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,350	84,087	202,312
Avg. Household Income	\$97,090	\$108,149	\$111,670

- 25,957 SF junior box available for lease
- Three dock high doors in rear of building
- 20' to 22' clear height
- Two mezzanines, five offices, and four bathrooms
- Near the Shawnee Mission Parkway corridor
- Monument signage available



CLICK HERE TO VIEW MORE
LISTING INFORMATION

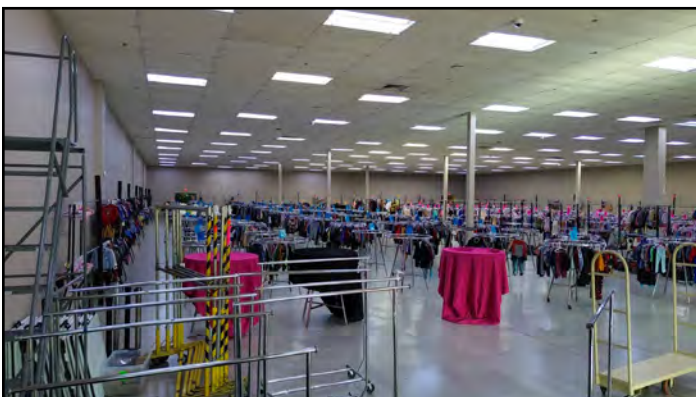
For More Information Contact:

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Exclusive Agents

PHOTOS



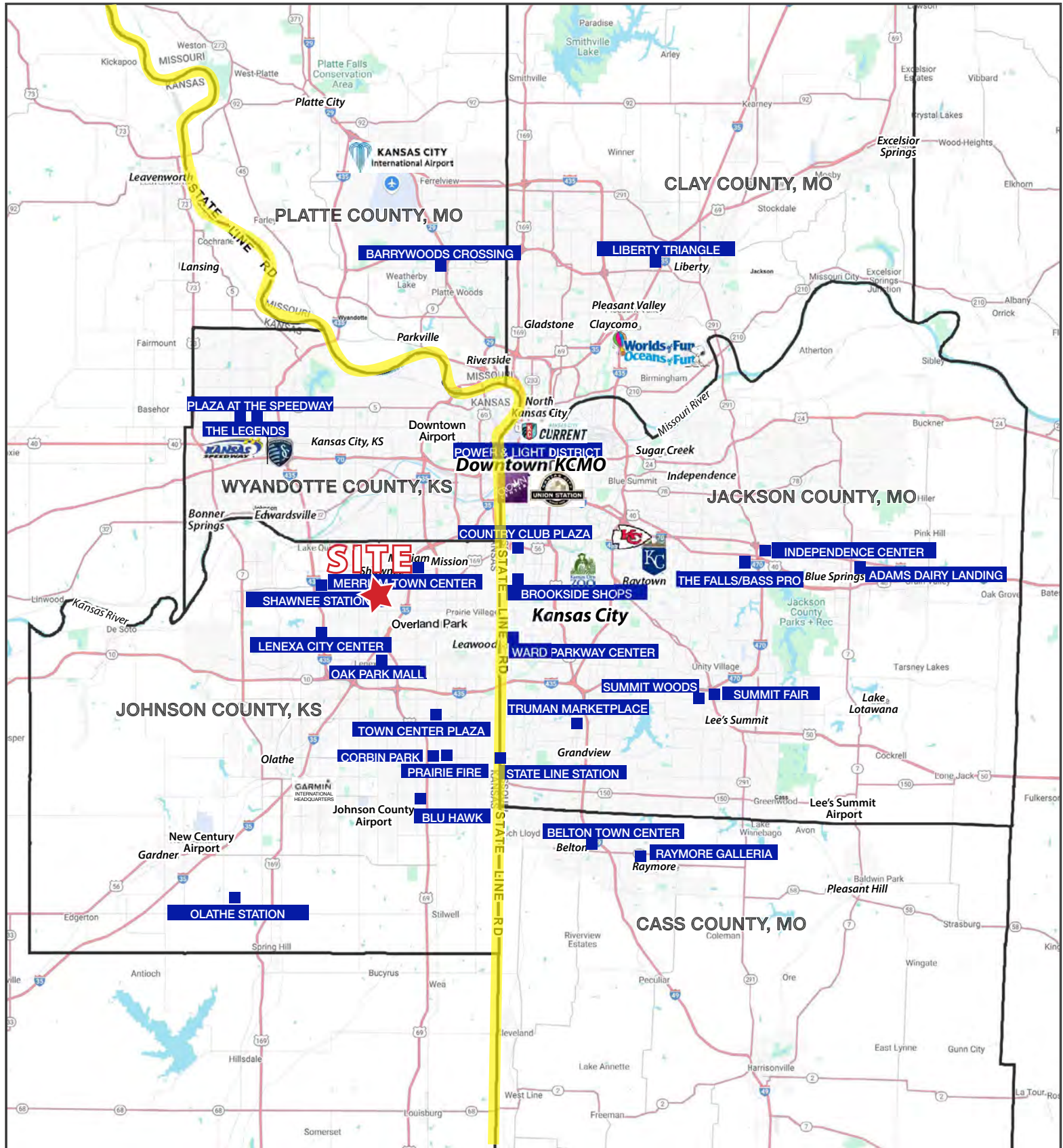
6495 Quivira Road Shawnee, Kansas

AERIAL



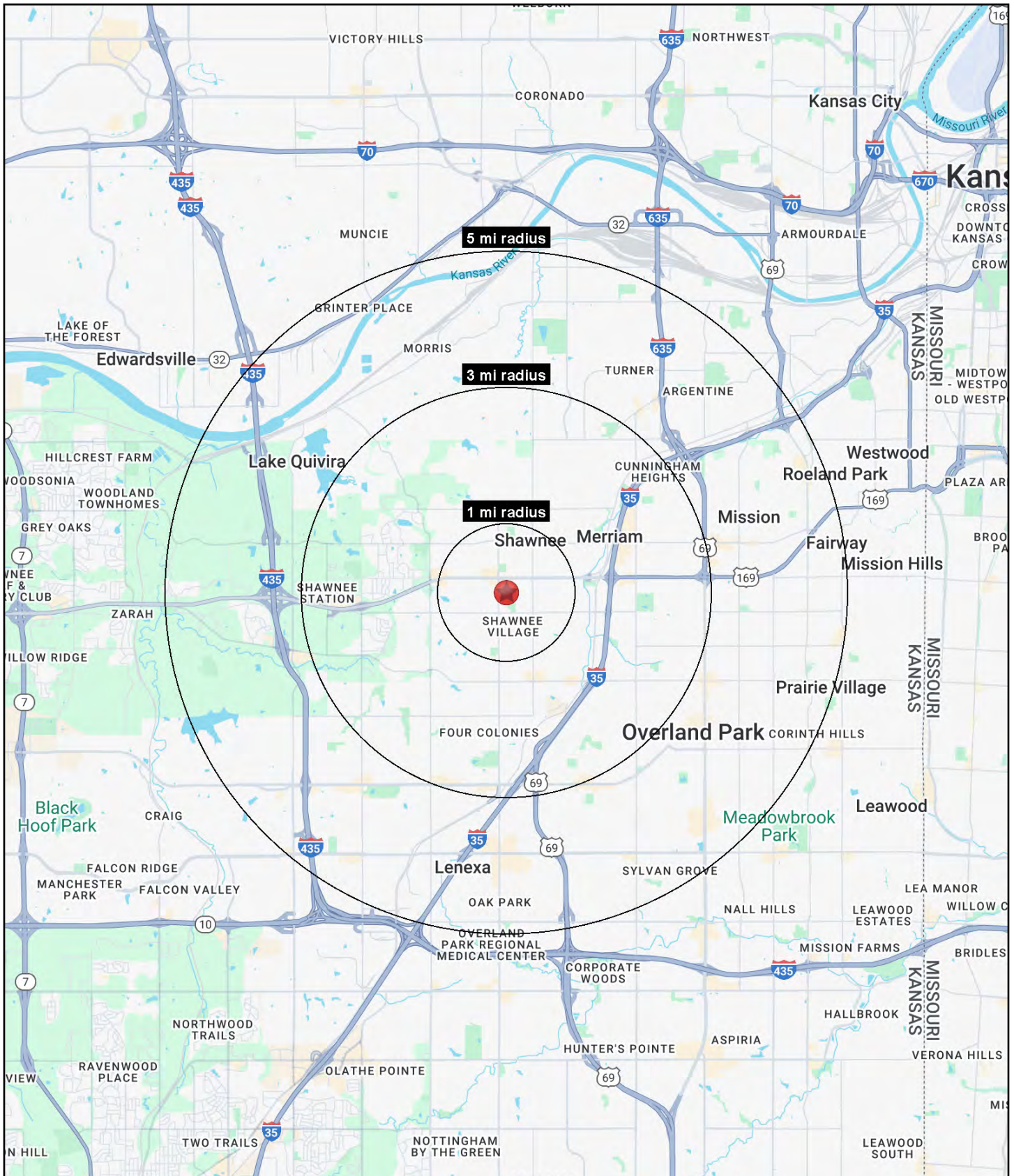
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6495 Quivira Road Shawnee, KS 66203	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,350	84,087	202,312
2030 Projected Population	11,637	83,198	199,447
2020 Census Population	11,261	82,494	199,186
2010 Census Population	11,180	80,662	191,881
Projected Annual Growth 2025 to 2030	0.5%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.4%
2025 Median Age	38.3	38.1	37.8
Households			
2025 Estimated Households	4,915	36,424	89,480
2030 Projected Households	5,164	36,735	89,911
2020 Census Households	4,814	35,167	86,580
2010 Census Households	4,763	33,788	82,178
Projected Annual Growth 2025 to 2030	1.0%	0.2%	-
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.6%
Race and Ethnicity			
2025 Estimated White	76.7%	75.4%	76.5%
2025 Estimated Black or African American	7.2%	8.2%	7.2%
2025 Estimated Asian or Pacific Islander	3.0%	3.3%	3.4%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2025 Estimated Other Races	12.7%	12.7%	12.4%
2025 Estimated Hispanic	13.3%	13.7%	13.6%
Income			
2025 Estimated Average Household Income	\$97,090	\$108,149	\$111,670
2025 Estimated Median Household Income	\$79,456	\$90,195	\$91,782
2025 Estimated Per Capita Income	\$42,375	\$46,961	\$49,481
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.7%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.3%	3.0%
2025 Estimated High School Graduate	20.6%	18.9%	17.8%
2025 Estimated Some College	19.4%	20.2%	19.7%
2025 Estimated Associates Degree Only	14.4%	9.1%	8.5%
2025 Estimated Bachelors Degree Only	26.6%	29.3%	31.4%
2025 Estimated Graduate Degree	13.0%	16.4%	17.3%
Business			
2025 Estimated Total Businesses	538	3,117	7,846
2025 Estimated Total Employees	5,255	37,126	101,341
2025 Estimated Employee Population per Business	9.8	11.9	12.9
2025 Estimated Residential Population per Business	21.1	27.0	25.8

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