

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

4,576 | 49,508 | 144,526



Daytime Population

3,324 | 20,893 | 60,244



Median Household Income

\$90,193 | \$109,617 | \$103,370

RETAIL FOR LEASE

Shawnee Station II

16010 West 65th Street | Shawnee, Kansas 66217

1,377 - 4,388 SF

Lease Rate: \$25.00/SF, NNN | Triple Nets: \$9.15/SF (2026 estimate)

PROPERTY DETAILS

Premier visibility to Shawnee Mission Parkway

Conveniently positioned off I-435 on/off ramps

Walmart and Lowe's shadow-anchored strip

Super-regional trade area with affluent demographics

Shawnee Mission Parkway - 37,555 VPD | I-435 - 68,500 VPD

Nicole Daugherty

816.762.3136

ndaugherty@paceproperties.com

Mason Salehi

816.859.4485

msalehi@paceproperties.com

Adam Walz

816.762.3138

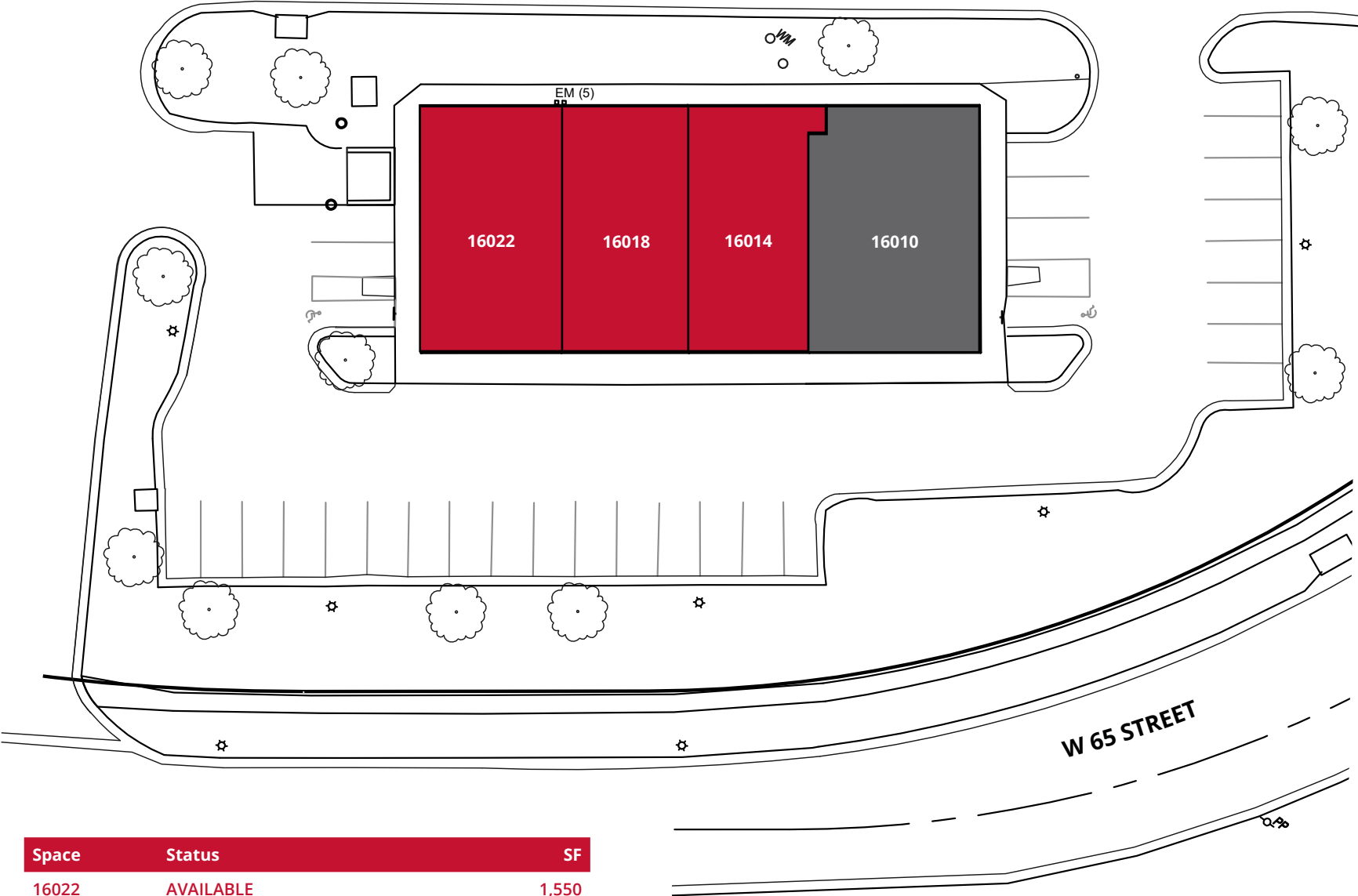
awalz@paceproperties.com

PACEPROPERTIES.COM | 816.866.9898

4400 College Boulevard Suite 180 | Overland Park, KS 66211

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Site Plan



Space	Status	SF
16022	AVAILABLE	1,550
16018	AVAILABLE	1,411
16014	AVAILABLE	1,377
16010	Verizon	1,920

PACEPROPERTIES.COM | 816.866.9898

4400 College Boulevard Suite 180 | Overland Park, KS 66211

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.