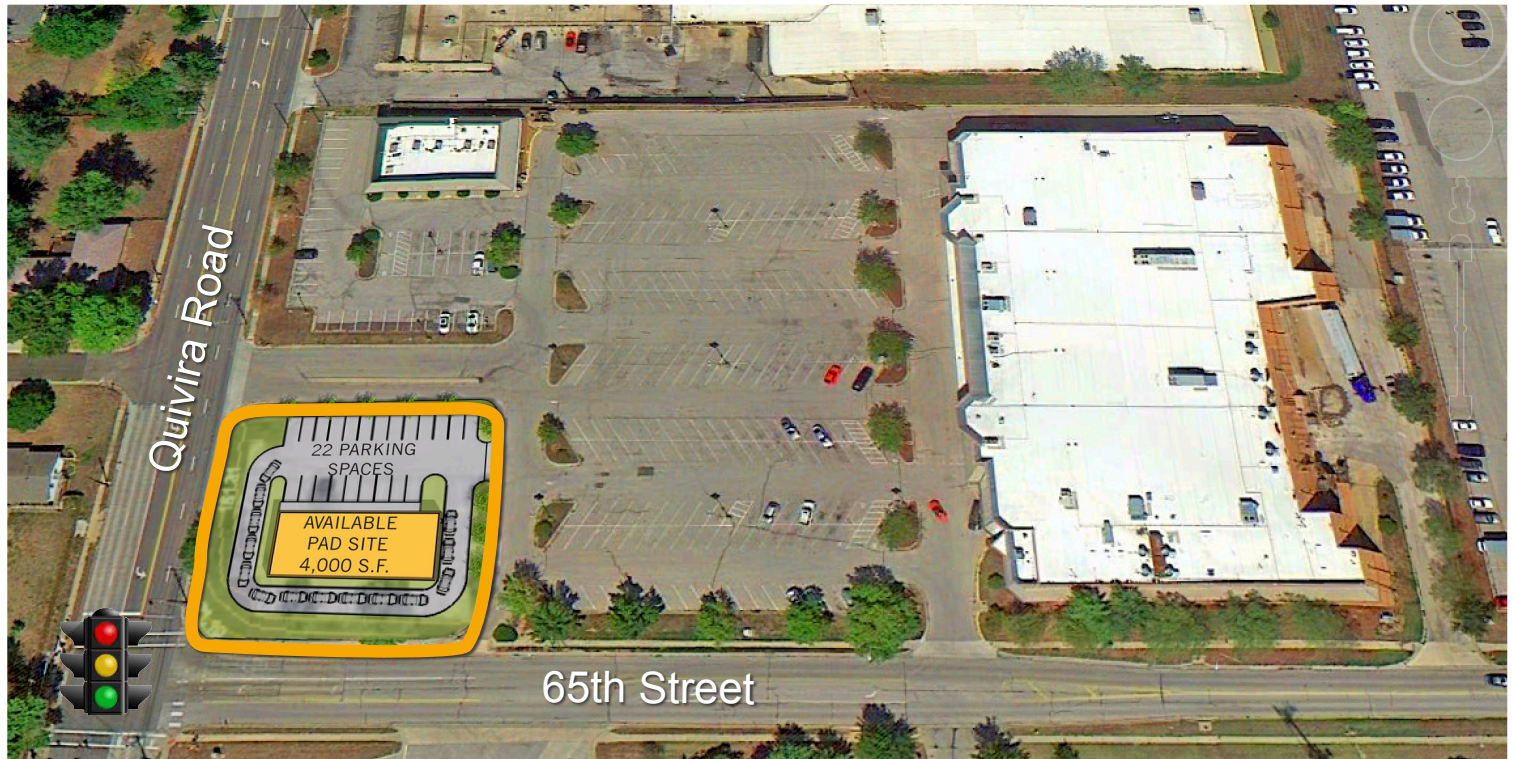


Shawnee Marketplace

6485 - 6495 Quivira, Shawnee, Kansas



SITE INFORMATION

- Located within a Neighborhood Revitalization District Tax Rebate area: 90% property tax rebate for ten years
- Located between I-35 and I-435
- Intersection at Shawnee Mission Parkway & Quivira carries more than 50,000 CPD
- Pad site: BTS or ground lease for a 4,000 SF restaurant or a 6,500 office / retail building
- High retail and residential density
- Competitive ground lease rate: \$65,000/year
- Approximately 500 parking spaces throughout development with cross easement parking

	1 Mile	2 Miles	3 Miles
Median Population	10,712	81,696	192,965
Average Household Income	\$61,274	\$72,653	\$70,709

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GROUND LEASE OR BUILD-TO-SUIT | PAD SITE

Shawnee Marketplace

6485 - 6495 Quivira, Shawnee, Kansas



PAD SITE

BTS or Ground Lease
4,000 SF Restaurant or
6,500 SF Office / Retail



Gasperi Group
5350 College Boulevard, Overland Park, Kansas 66211

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