

9205 W 75TH ST

OVERLAND PARK, KS 66204



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

PRICE REDUCTION!



HIGHLIGHTS

- 3,200 +/- SF Freestanding Building with Private Parking
- Move in Ready; Owner recently painted and refinished hardwood floors
- Includes 6 Private Offices/Conference Room, Full Kitchen, Open Area, 3 Restrooms & Storage
- Located on 75th St, Directly Across from Shawnee Mission Medical Center with easy access to I-35
- Tremendous Signage/Visibility Along 75th St
- Ideal for Creative Office, Professional Services, Non-Profit
- Zoned CP-O

FOR LEASE \$2,500/Month + Utilities

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2019 POPULATION	12,251	104,149	246,292
2019 AVE HOUSEHOLD INCOME	\$64,771	\$76,132	\$96,326

TRAFFIC COUNTS

I-35	100,000+
W 75TH & FRONTAGE RD	51,300

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FLOOR PLANS

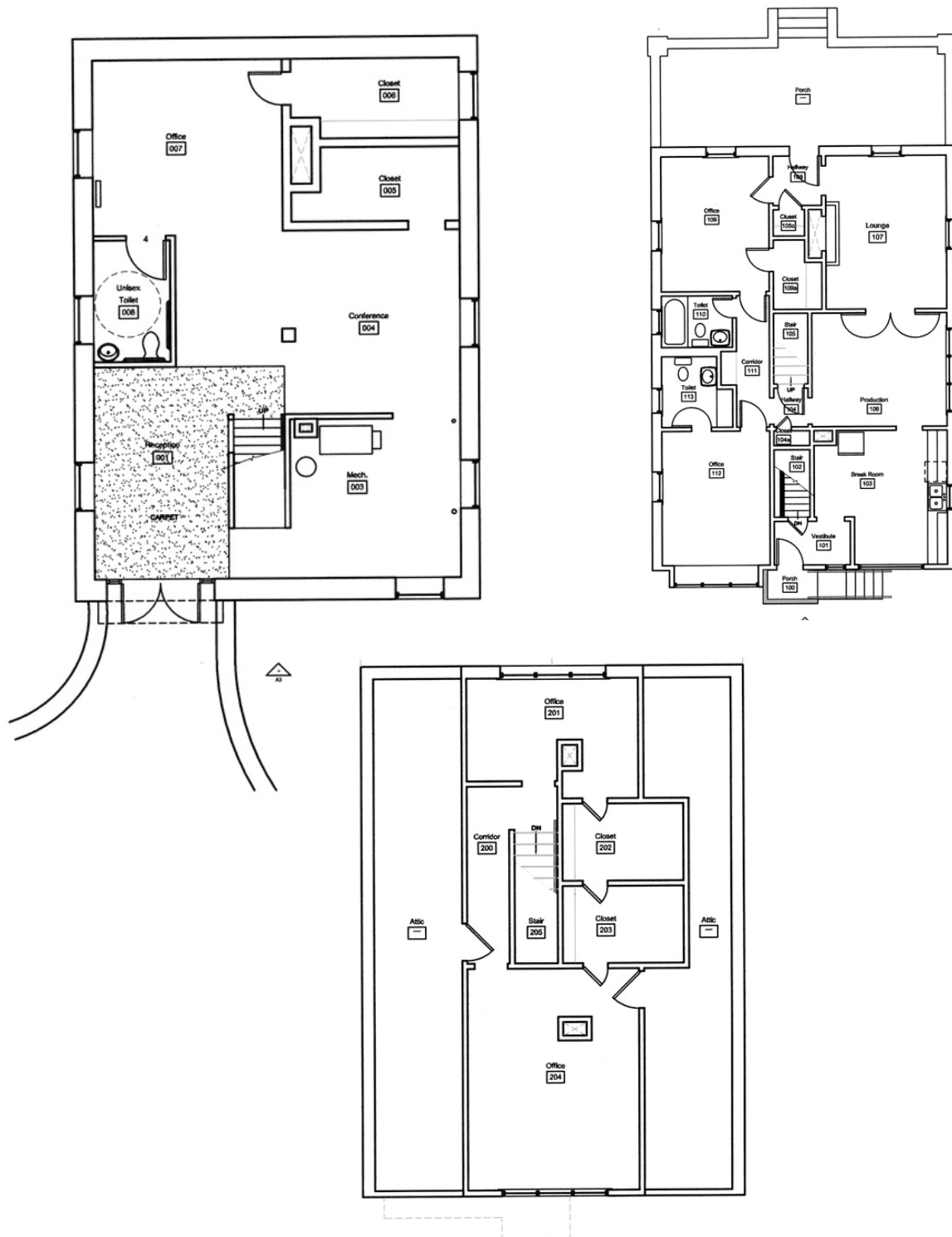
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PHOTOS

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AERIALS

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