



12,544 SF RETAIL CENTER

5431 Roberts Street, Shawnee, Kansas

FOR SALE
OR LEASE



LEASE RATE: \$18/SF | 1,800 SF SPACE

DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Estimated Population	23,157	43,696	115,000
Avg. Household Income	\$139,748	\$127,050	\$119,578

- Neighborhood retail building in great condition, very well maintained with dedicated parking lot.
- 1,800 SF clean white box with existing bathroom, mop sink, 400 AMP electrical, and ample HVAC. The space is sprinkled and ready to go. Proposed drive-thru end cap available.
- Located next door to Walgreens and Security Bank. Walmart Super Center, Auto Zone and CVS are located right across the street.
- Great community and strong demographics in the immediate surrounding area. One of Johnson County's most affluent neighborhoods with 5 nationally ranked schools and an average household income of \$161,608 within 1 mile of the property.
- Property available for sale - contact agent for more information.

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents





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AERIAL



EXISTING TENANTS



1,800 SF SPACE PHOTOS



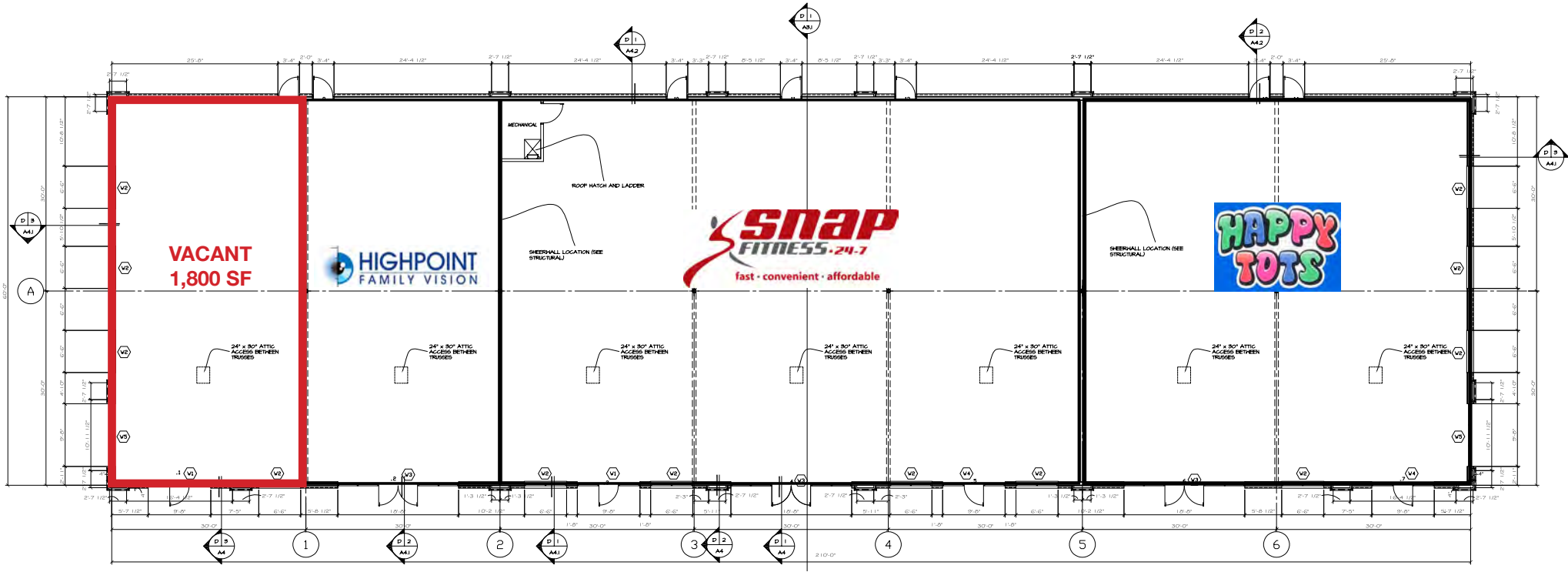


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SITE PLAN



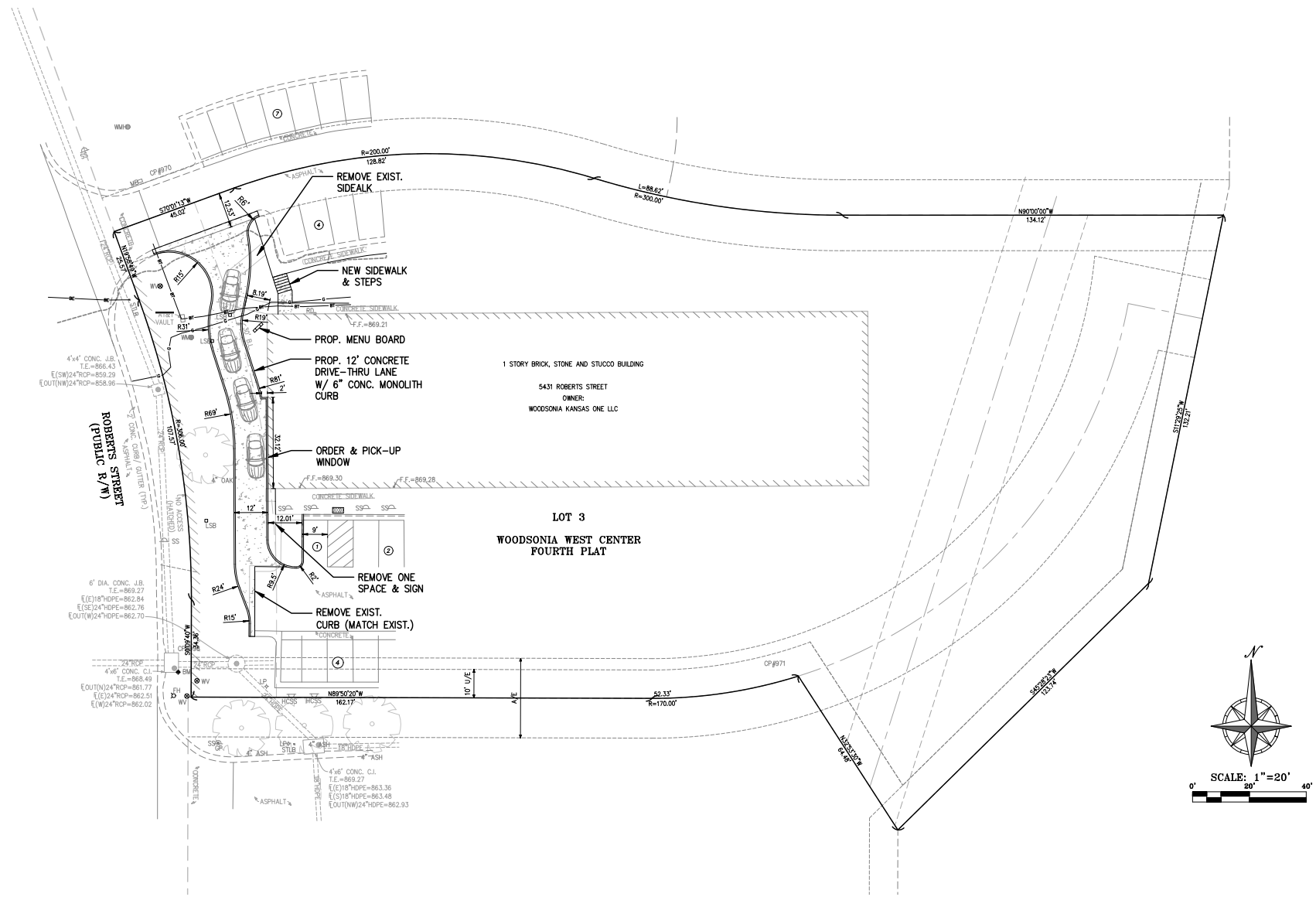


12,544 SF RETAIL CENTER

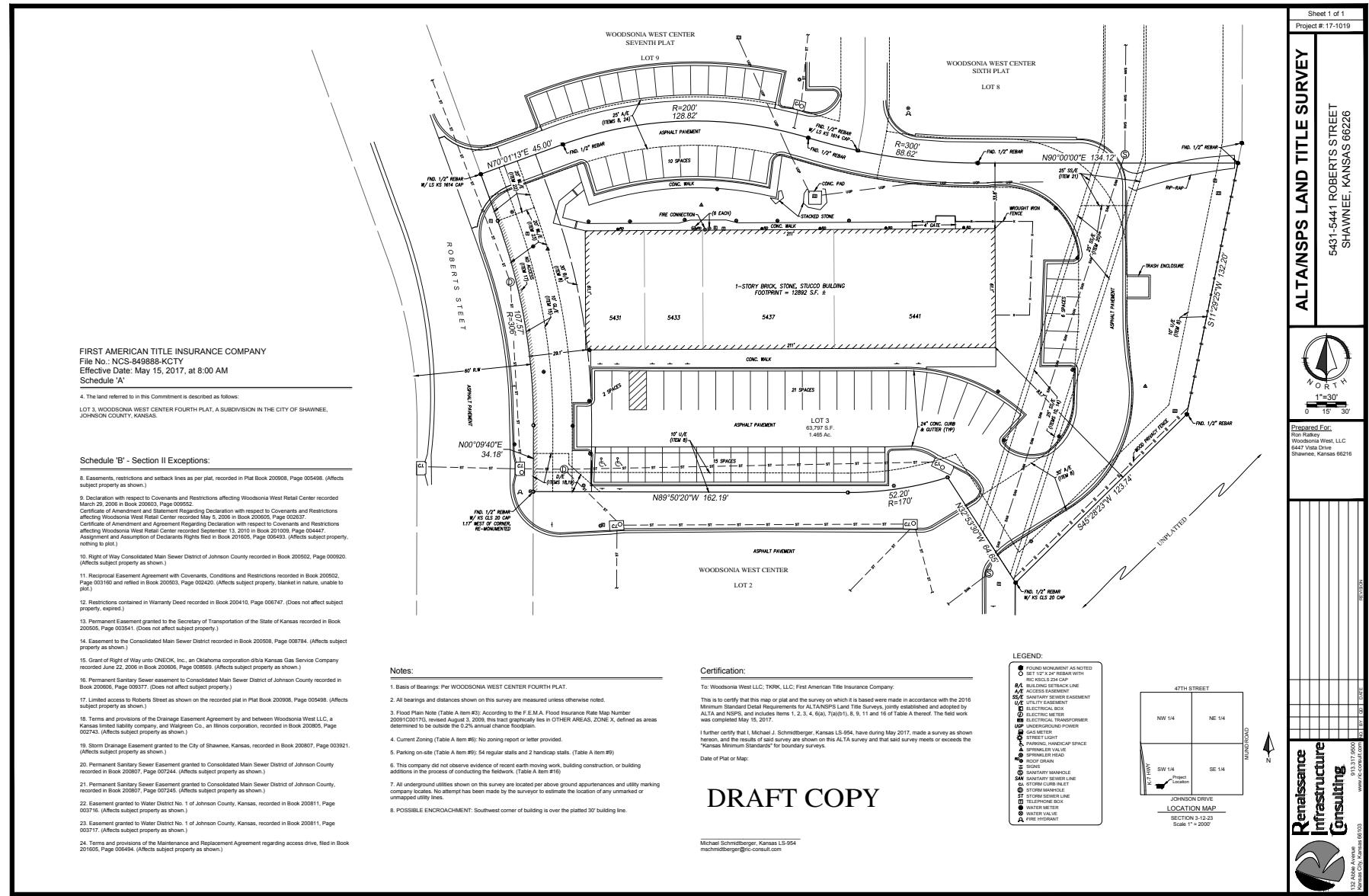
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PROPOSED DRIVE-THRU END CAP PLAN



SURVEY



FIRST AMERICAN TITLE INSURANCE COMPANY
 File No.: NCS-84988-KCTY
 Effective Date: May 15, 2017, at 8:00 AM
 Schedule 'A'

4. The land referred to in this Commitment is described as follows:
 LOT 3, WOODSONIA WEST CENTER FOURTH PLAT, A SUBDIVISION IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS.

- Schedule 'B' - Section II Exceptions:**
8. Easements, restrictions and setback lines as per plat, recorded in Plat Book 200908, Page 005498. (Affects subject property as shown.)
 9. Declaration with respect to Covenants and Restrictions affecting Woodsonia West Retail Center recorded March 29, 2006 in Book 200603, Page 000502. Certificate of Amendment and Statement Regarding Declaration with respect to Covenants and Restrictions affecting Woodsonia West Retail Center recorded May 5, 2006 in Book 200605, Page 002637. Certificate of Amendment and Agreement Regarding Declaration with respect to Covenants and Restrictions affecting Woodsonia West Retail Center recorded September 13, 2010 in Book 201009, Page 004447. Assignment and Assumption of Declarations Rights filed in Book 201605, Page 006463. (Affects subject property, nothing to plot.)
 10. Right of Way Consolidated Main Sewer District of Johnson County recorded in Book 200502, Page 000920. (Affects subject property as shown.)
 11. Recreational Easement Agreement with Covenants, Conditions and Restrictions recorded in Book 200502, Page 003160 and refiled in Book 200503, Page 002420. (Affects subject property, blanket in nature, unable to plot.)
 12. Restrictions contained in Warranty Deed recorded in Book 200410, Page 006747. (Does not affect subject property, except.)
 13. Permanent Easement granted to the Secretary of Transportation of the State of Kansas recorded in Book 200505, Page 003541. (Does not affect subject property.)
 14. Easement to the Consolidated Main Sewer District recorded in Book 200508, Page 008784. (Affects subject property as shown.)
 15. Grant of Right of Way Unity ONEOK, Inc., an Oklahoma corporation d/b/a Kansas Gas Service Company recorded June 22, 2006 in Book 200606, Page 008569. (Affects subject property as shown.)
 16. Permanent Sanitary Sewer easement to Consolidated Main Sewer District of Johnson County recorded in Book 200606, Page 009377. (Does not affect subject property.)
 17. Limited access to Roberts Street as shown on the recorded plat in Plat Book 200908, Page 005498. (Affects subject property as shown.)
 18. Terms and provisions of the Drainage Easement Agreement by and between Woodsonia West LLC, a Kansas limited liability company, and Walgreen Co., an Illinois corporation, recorded in Book 200805, Page 002743. (Affects subject property as shown.)
 19. Storm Drainage Easement granted to the City of Shawnee, Kansas, recorded in Book 200807, Page 003921. (Affects subject property as shown.)
 20. Permanent Sanitary Sewer Easement granted to Consolidated Main Sewer District of Johnson County recorded in Book 200807, Page 007244. (Affects subject property as shown.)
 21. Permanent Sanitary Sewer Easement granted to Consolidated Main Sewer District of Johnson County, recorded in Book 200807, Page 007245. (Affects subject property as shown.)
 22. Easement granted to Water District No. 1 of Johnson County, Kansas, recorded in Book 200811, Page 003716. (Affects subject property as shown.)
 23. Easement granted to Water District No. 1 of Johnson County, Kansas, recorded in Book 200811, Page 003717. (Affects subject property as shown.)
 24. Terms and provisions of the Maintenance and Replacement Agreement regarding access drive, filed in Book 201605, Page 006494. (Affects subject property as shown.)

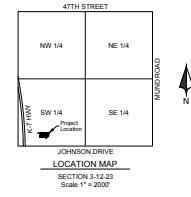
- Notes:**
1. Basis of Bearings: Per WOODSONIA WEST CENTER FOURTH PLAT.
 2. All bearings and distances shown on this survey are measured unless otherwise noted.
 3. Flood Plain Note (Table A Item #3): According to the F.E.M.A. Flood Insurance Rate Map Number 2009100017C, revised August 3, 2009, this tract generally lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
 4. Current Zoning (Table A Item #5): No zoning report or letter provided.
 5. Parking on-site (Table A Item #9): 54 regular stalls and 2 handicap stalls. (Table A Item #9)
 6. This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork. (Table A Item #16)
 7. All underground utilities shown on this survey are located per above ground appearances and utility marking company records. No attempt has been made by the surveyor to determine the location of any unmarked or unmapped utility lines.
 8. POSSIBLE ENCROACHMENT: Southwest corner of building is over the platted 30' building line.

Certification:
 To: Woodsonia West LLC, TRKR, LLC, First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a)(1), 8, 9, 11 and 16 of Table A thereof. The field work was completed May 15, 2017.
 I further certify that I, Michael J. Schmitzberger, Kansas LS 854, have during May 2017, made a survey as shown hereon, and the results of said survey are shown on this ALTA survey and that said survey needs or exceeds the "Kansas Minimum Standards" for boundary surveys.
 Date of Plat or Map:

DRAFT COPY

Michael Schmitzberger, Kansas LS 854
 mschmitzberger@rc-consult.com

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR WITH RIG. ANGLE 2 1/4" CAP
 - BOUNDARY SETBACK LINE
 - ▲ ACCESS EASEMENT
 - SANITARY SEWER EASEMENT
 - ⊕ UTILITY EASEMENT
 - ⊖ ELECTRICAL BOX
 - ⊗ ELECTRICAL METERS
 - ⊘ ELECTRICAL TRANSFORMER
 - ⊙ UNDERGROUND POWER
 - ⊚ GAS METER
 - ⊛ STREET LIGHT
 - ⊜ SPRINKLER VALVE
 - ⊝ SPRINKLER HEAD
 - ⊞ ROOF DRAIN
 - ⊟ SANITARY MANHOLE
 - ⊠ SANITARY SEWER LINE
 - ⊡ STORM CURB BENCH
 - ⊢ STORM MANHOLE
 - ⊣ STORM SEWER LINE
 - ⊤ TELEPHONE BOX
 - ⊥ WATER METER
 - ⊦ WATER VALVE
 - ⊧ FIRE HYDRANT



Sheet 1 of 1
 Project #: 17-1019

ALTA/NSPS LAND TITLE SURVEY

5431-5441 ROBERTS STREET
 SHAWNEE, KANSAS 66226

Prepared For:
 Ron Rakley
 Woodsonia West, LLC
 6447 Vista Drive
 Shawnee, Kansas 66216

132 Ashby Avenue
 Kansas City, Missouri 64108
 www.rc-consult.com
 913.317.6500



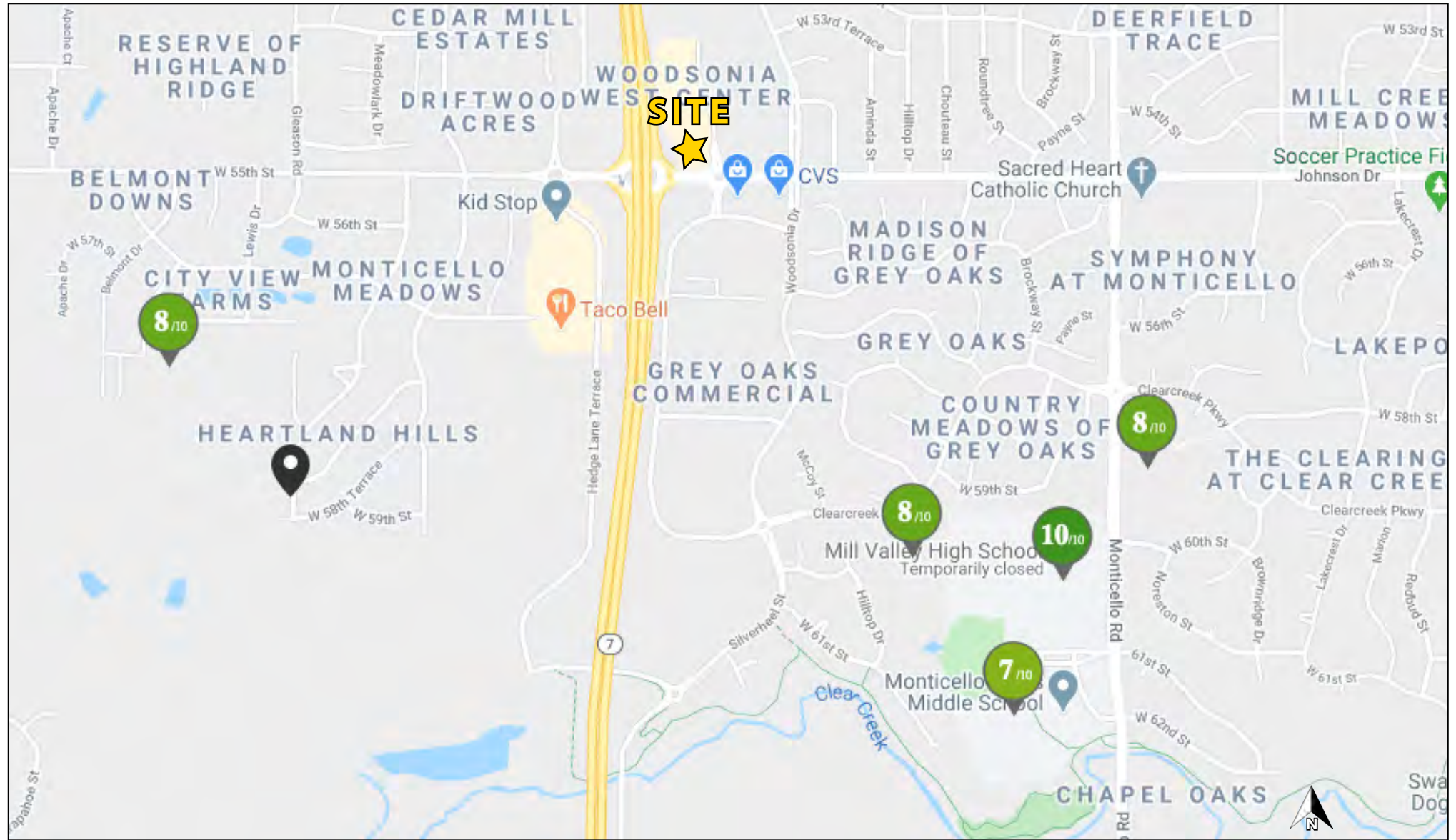


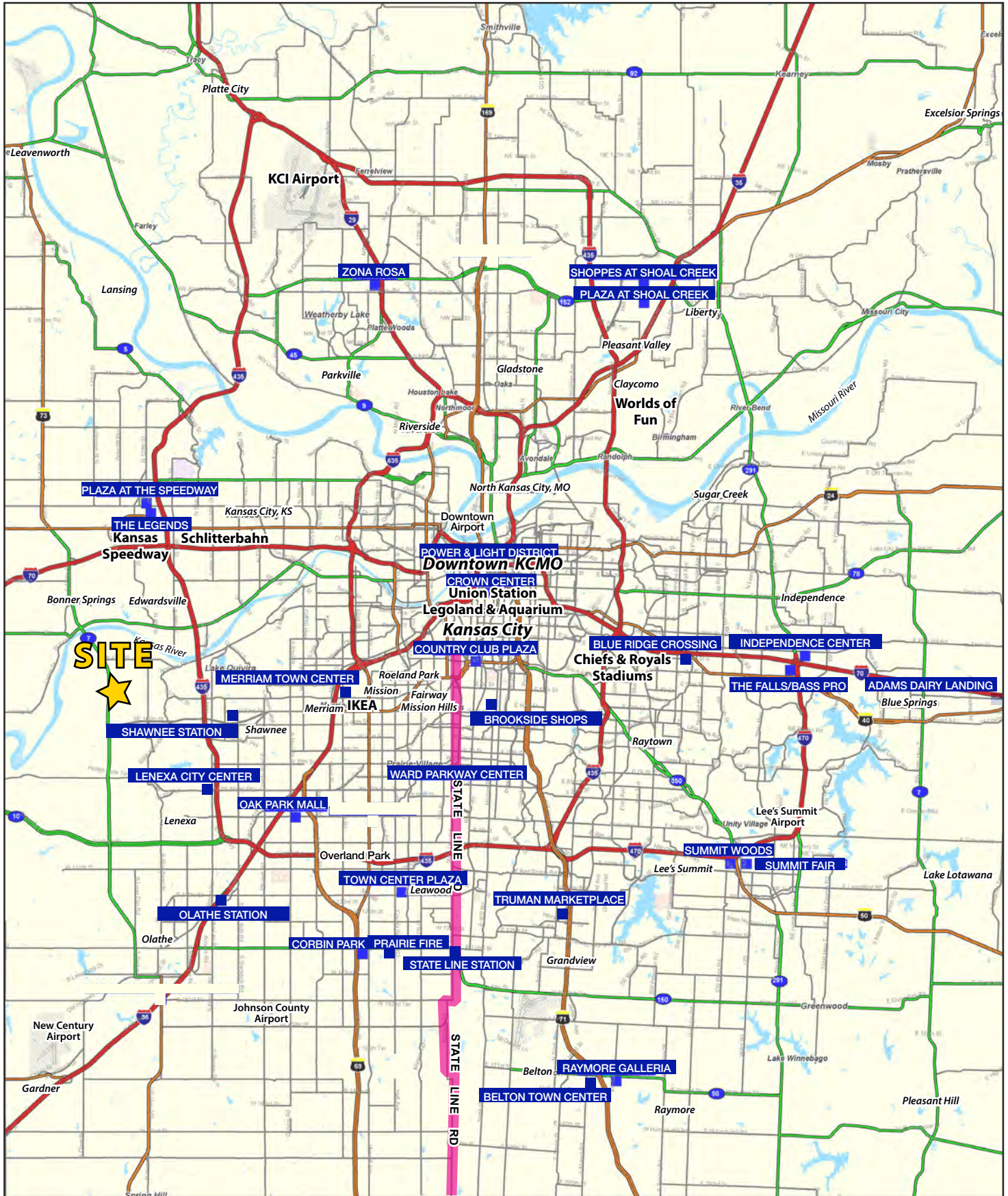
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SCHOOLS





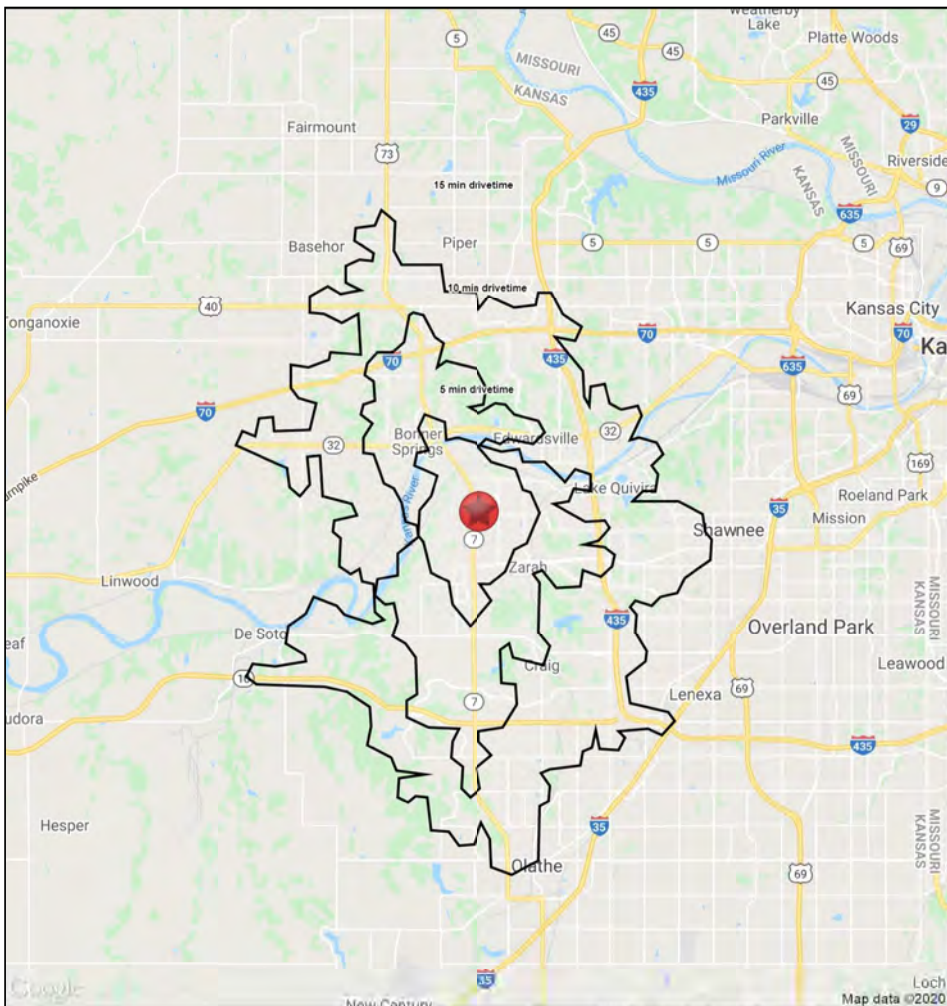


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



5431 Roberts Street

Shawnee, KS 66226

	5 min drivetime	10 min drivetime	15 min drivetime	
POPULATION	2020 Estimated Population	23,157	43,696	115,000
	2025 Projected Population	24,203	45,287	119,456
	2010 Census Population	20,257	35,577	95,683
	2000 Census Population	9,634	19,802	60,295
	Projected Annual Growth 2020 to 2025	0.9%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	7.0%	6.0%	4.5%
	2020 Median Age	33.8	35.5	36.3
HOUSEHOLDS	2020 Estimated Households	7,696	15,345	42,951
	2025 Projected Households	8,051	15,909	44,627
	2010 Census Households	6,532	12,189	34,656
	2000 Census Households	3,250	7,036	21,775
	Projected Annual Growth 2020 to 2025	0.9%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	6.8%	5.9%	4.9%
RACE AND ETHNICITY	2020 Estimated White	88.2%	85.7%	83.3%
	2020 Estimated Black or African American	4.0%	5.5%	6.7%
	2020 Estimated Asian or Pacific Islander	4.0%	3.5%	4.1%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2020 Estimated Other Races	3.5%	4.7%	5.5%
	2020 Estimated Hispanic	5.1%	6.9%	7.5%
INCOME	2020 Estimated Average Household Income	\$139,748	\$127,050	\$119,578
	2020 Estimated Median Household Income	\$123,288	\$112,790	\$102,574
	2020 Estimated Per Capita Income	\$46,449	\$44,627	\$44,706
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.0%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.7%	2.7%
	2020 Estimated High School Graduate	13.7%	17.1%	16.0%
	2020 Estimated Some College	16.3%	17.0%	17.9%
	2020 Estimated Associates Degree Only	9.1%	8.6%	8.6%
	2020 Estimated Bachelors Degree Only	38.1%	33.7%	32.5%
BUSINESS	2020 Estimated Graduate Degree	21.2%	19.8%	20.8%
	2020 Estimated Total Businesses	458	1,324	3,934
	2020 Estimated Total Employees	4,888	15,546	54,766
	2020 Estimated Employee Population per Business	10.7	11.7	13.9
	2020 Estimated Residential Population per Business	50.6	33.0	29.2



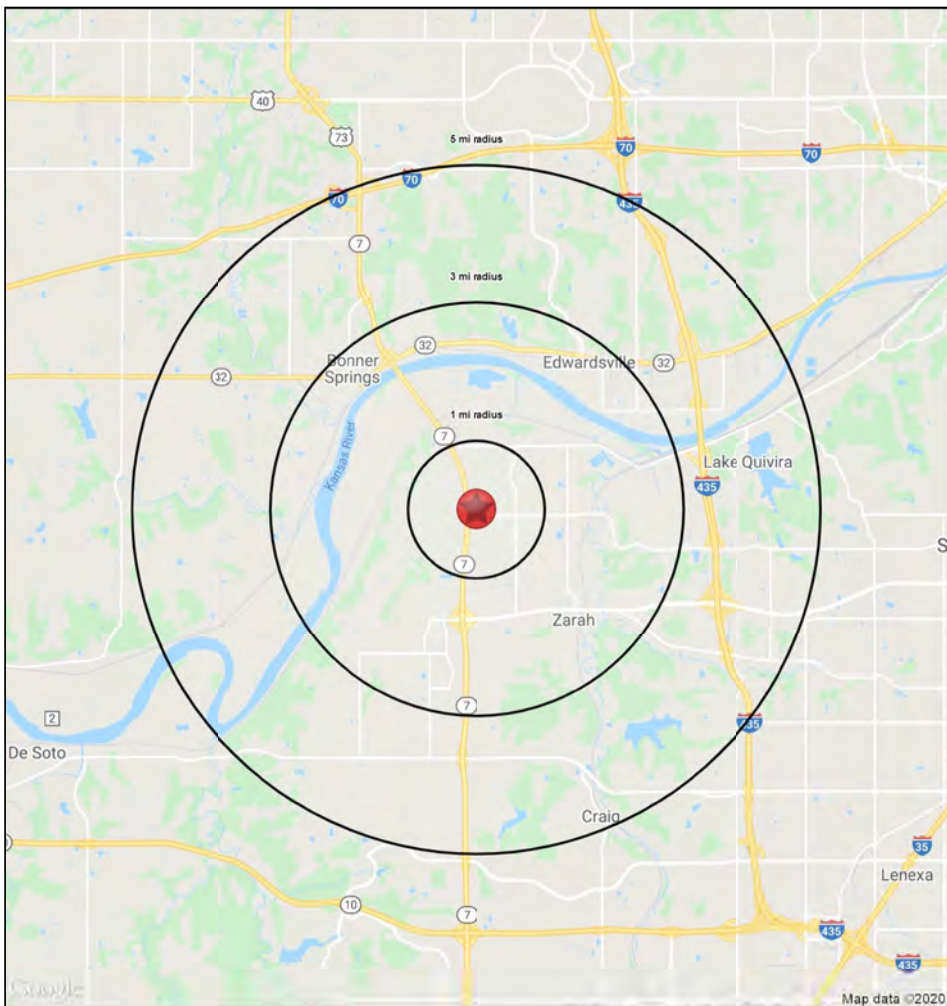


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1-3-5 MILE RADIUS RING MAP & DEMOS



		1 mi radius	3 mi radius	5 mi radius
5431 Roberts Street				
Shawnee, KS 66226				
POPULATION	2020 Estimated Population	10,263	31,120	51,084
	2025 Projected Population	10,750	32,247	52,750
	2010 Census Population	9,108	27,785	44,017
	2000 Census Population	4,703	16,143	27,547
	Projected Annual Growth 2020 to 2025	0.9%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	5.9%	4.6%	4.3%
	2020 Median Age	33.4	34.9	36.2
HOUSEHOLDS	2020 Estimated Households	3,231	10,805	18,634
	2025 Projected Households	3,390	11,202	19,245
	2010 Census Households	2,782	9,403	15,591
	2000 Census Households	1,543	5,693	9,940
	Projected Annual Growth 2020 to 2025	1.0%	0.7%	0.7%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	5.5%	4.5%	4.4%
	2020 Estimated White	89.5%	86.5%	84.4%
	2020 Estimated Black or African American	3.3%	4.9%	6.4%
	2020 Estimated Asian or Pacific Islander	3.8%	3.6%	3.5%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
	2020 Estimated Other Races	3.1%	4.6%	5.2%
INCOME	2020 Estimated Hispanic	4.7%	6.9%	7.4%
	2020 Estimated Average Household Income	\$161,608	\$125,309	\$118,499
	2020 Estimated Median Household Income	\$129,947	\$109,786	\$103,879
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$50,875	\$43,565	\$43,267
	2020 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.2%	1.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	0.7%	2.7%	3.0%
	2020 Estimated High School Graduate	12.2%	17.6%	18.6%
	2020 Estimated Some College	14.1%	17.7%	18.3%
	2020 Estimated Associates Degree Only	7.8%	9.5%	8.8%
BUSINESS	2020 Estimated Bachelors Degree Only	43.1%	32.8%	31.0%
	2020 Estimated Graduate Degree	21.7%	18.5%	18.8%
	2020 Estimated Total Businesses	126	766	1,655
	2020 Estimated Total Employees	1,230	9,171	20,768
	2020 Estimated Employee Population per Business	9.7	12.0	12.5
	2020 Estimated Residential Population per Business	81.2	40.6	30.9

