

AUTOMOTIVE RETAIL

7401 SHAWNEE MISSION PARKWAY, OVERLAND PARK, KS 66202



PRICE REDUCTION!



HIGHLIGHTS

- » Price Reduced from \$675,000
- » Automotive Retail Property
- » 3,000 SF Building, 3 Bay Shop W/Showroom
- » Prime Location
- » Heavy Traffic Count of 41,339 Cars/Day
- » .35 Acre Lot (15,278 SF), 35+ Parking Spaces
- » For Lease: Landlord Pays Taxes, Tenant Pays Insurance, Utilities, & CAM

FOR SALE OR LEASE

**\$595,000 or
\$6,000/Mo NN**

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| 2018 POPULATION | 11,760 | 68,333 | 156,255 |
| 2018 MED HOUSEHOLD INCOME | \$122,669 | \$125,303 | \$113,015 |

TRAFFIC COUNTS

| | |
|----------------------|---------------------|
| SHAWNEE MISSION PKWY | 41,339 Vehicles/Day |
| METCALF AVE | 35,787 Vehicles/Day |

Jim Thome

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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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PHOTOS

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PARCEL MAP

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Property Information for NP86000000 0040

| | | | |
|----------------------------------|---|----------------------------|-----------------------------------|
| Tax Property ID | NP86000000 0040 | KS Uniform Parcel # | 0460641801004001000 |
| Situs Address | 7401 SHAWNEE MISSION PKWY | Acres | 0.35 (15,278.57 ft ²) |
| Owner1 Name | P.J.R., LLC | Owner2 Name | |
| Owner Address | 1225 E 23RD ST, LAWRENCE, KS 66046 | Year Built | 1955 |
| Class | C | Neighborhood Code | 411.R |
| LBCS | 2111 | Taxing Unit | 0660UW |
| Zoning | CP-3 | City | Overland Park |
| City | Overland Park | Zip Code | 66202 |
| AIMS Map No. | F18 (T-R-S: 12-25-18) | Quarter Section | NE |
| Fire Dist. | Overland Park Fire | Sheriff Dist. | 0 |
| Commissioner Dist. | 1 (Ronald L. Shaffer) | FEMA Flood Panel # | 20091C0023G |
| School District | Shawnee Mission | High School | SM North |
| Middle School | Hocker Grove | Elementary School | East Antioch |
| Plat Name | TOWER GROVE | Quarter Section | NE |
| Book/Page | 5 / 5 | Number of Units | 646 |
| Date Recorded | 1913 | | |
| Subdivision Name | TOWER GROVE | | |
| Legal Desc. (abbreviated) | TOWER GROVE LT 40 EX N 7.4' & ALL LTS 41 42 43 & 44 OPC 11834 | | |

Property Map for NP86000000 0040



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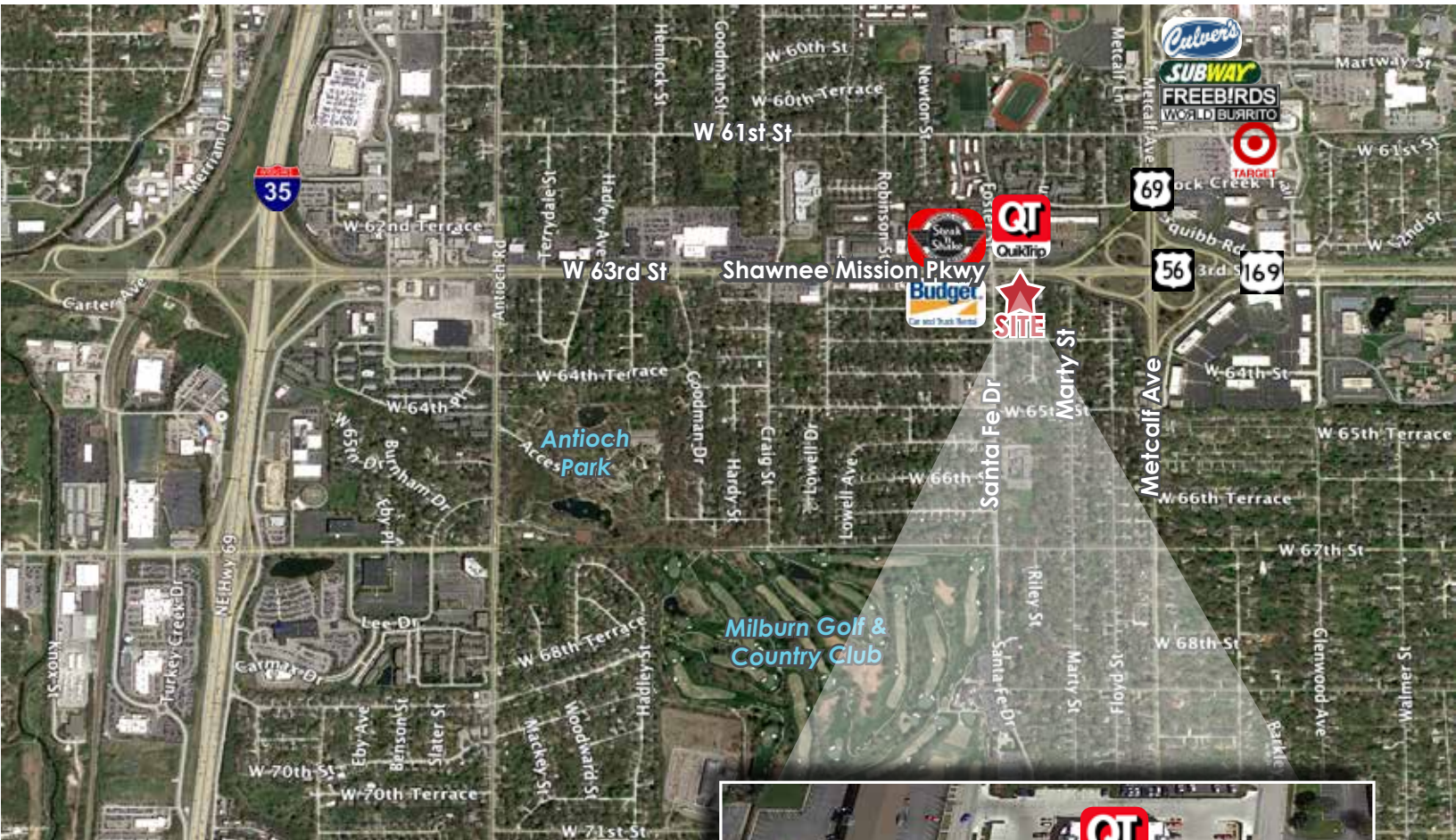
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AERIALS

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