

# FOR SALE

## Prime Leawood office/retail investment 13430 Briar - Leawood, Kansas **Building 8 - Parkway Plaza West**



### Area Demographics

Radius	Population	Median Income
1 mile	8,799	\$74,858
3 mile	8,602	\$96,550
5 mile	178,141	\$85,034

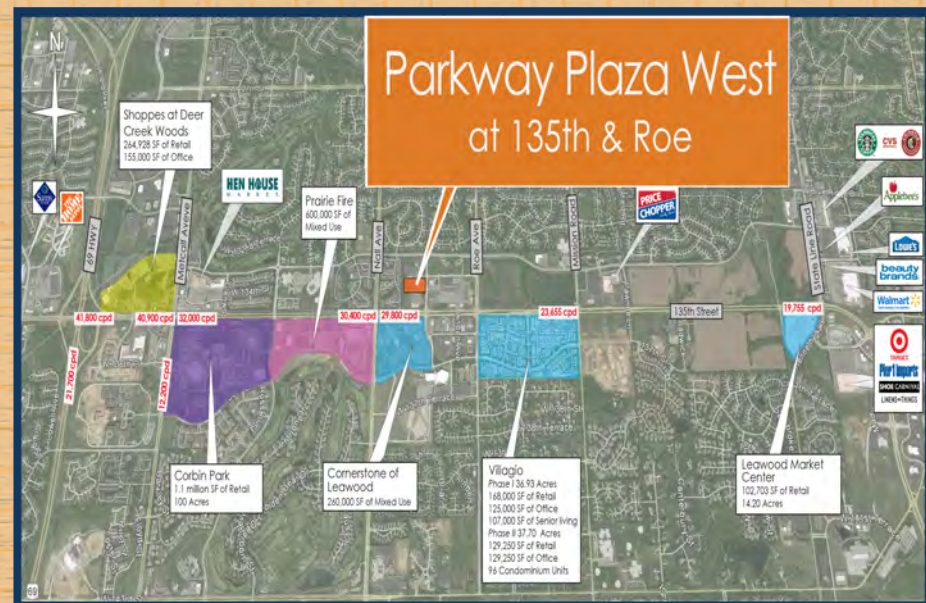
### Building 8 Tenants

Smiley Dental	2,936 square feet
Truck Center	1,912 square feet
Vacant	1,552 square feet (Lease Pending)

Sale Price: \$1,600,000  
NOI: 104,704

Lease/Rental Term: Provided upon execution of confidentiality agreement

Building Size: 6,400 square feet  
- Full Service Leases  
- Parking per code



## Frank Newman

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