



A RETAIL INVESTMENT OPPORTUNITY

SWITZER COMMONS SHOPPING CENTER, SPACE F

13469 Switzer Road, Overland Park, KS

UP TO 1,400 SF OF RETAIL SPACE

13469 SWITZER ROAD, OVERLAND PARK, KS 66213

11,000 SF



PROPERTY OVERVIEW

Retail Space on 135th St.

PROPERTY HIGHLIGHTS

- Great Visibility from 135th Street
- Located in a high Demographic Area
- Next to #1 Food Chain—Papa Murphy's
- Zoned for Retail and/or Office Use
- Ideal for Insurance or Medical office

PROPERTY SUMMARY

Available SF:	1,400
Lease Rate:	Call for Pricing
Lot Size:	1.5 Acres
Building Size:	11,000 SF
Year Built:	2000
Zoning:	C-2 (Commercial)
Market:	KC MSA
Sub Market:	South Johnson County
Cross Streets:	135th Street & Switzer Road
Traffic Count:	40,000

CONFIDENTIAL OFFERING MEMORANDUM

PRESENTED BY:

JOHN SMITH
 Director Of Industrial Brokerage
 913.681.5888
 smith@lscr.com



Executive Summary

LS COMMERCIAL REAL ESTATE, INC.
BROKERAGE • DEVELOPMENT • MANAGEMENT

SWITZER COMMONS SHOPPING C

13469 SWITZER ROAD, OVERLAND PARK



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South Johnson County
135th Street & Switzer Road
40,000

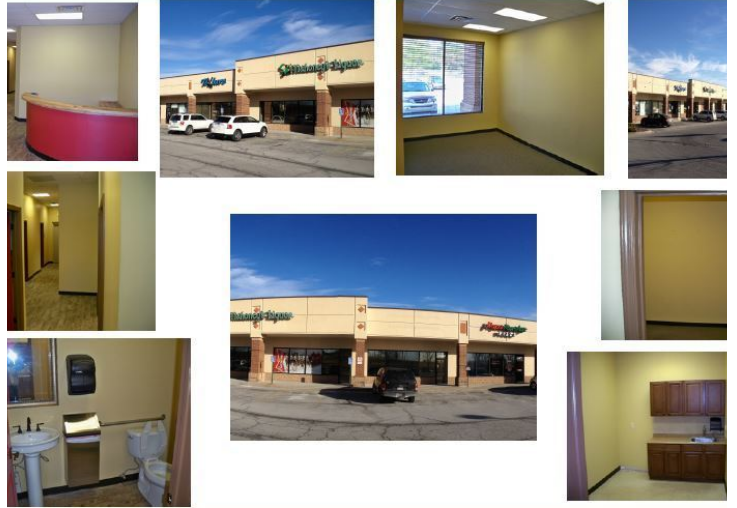
BRETT VANCE
913.681.5888
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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	11,000 SF
Available SF:	1,400 SF
Lot Size:	1.5 Acres
Number of Units:	1
Year Built:	2000
Zoning:	C-2
Market:	KC MSA
Submarket:	South Johnson County

PROPERTY OVERVIEW

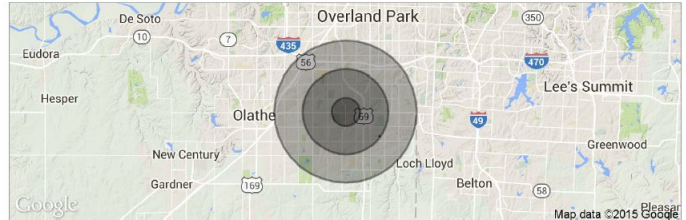
Switzer Commons Shopping Center, Space F

PROPERTY HIGHLIGHTS



Additional Photos

13469 SWITZER ROAD, OVERLAND PARK, KS 66213
11,000 SF

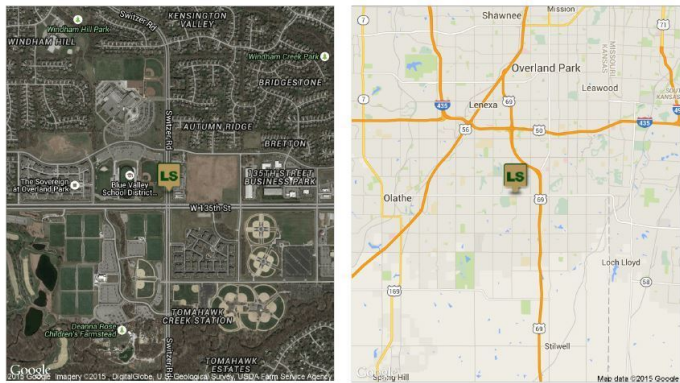


	1 Mile	3 Miles	5 Miles
Total Population	8,812	80,789	200,100
Population Density	2,805	2,857	2,348
Median Age	41.5	38.4	37.4
Median Age (Male)	40.7	36.2	36.5
Median Age (Female)	41.4	38.5	38.1
Total Households	2,994	30,353	78,601
# of Persons Per HH	2.9	2.7	2.5

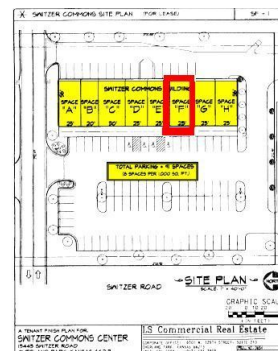
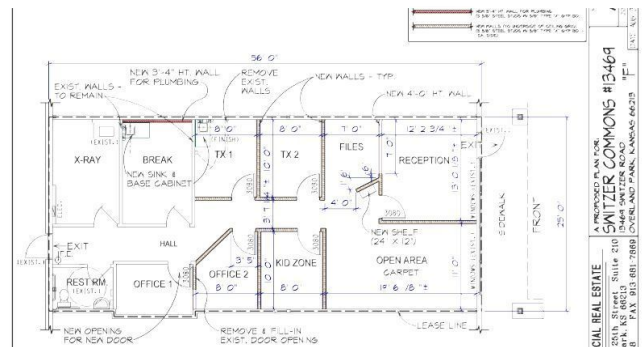
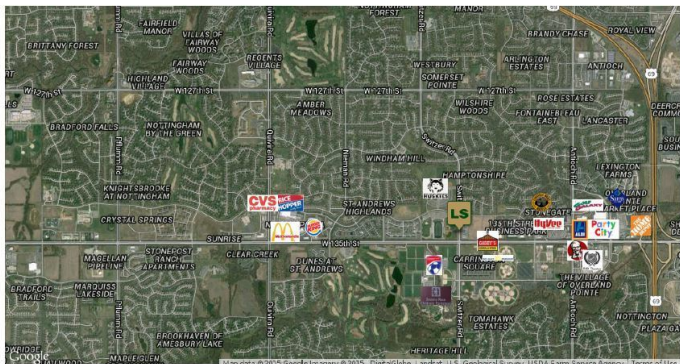
Lease Rate: \$21.50 SF/YR (NNN) Total Space: 1,400 SF
Lease Type: NNN Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
13469 Switzer Road	Strip Center	\$21.50 SF/YR	NNN	1,400 SF	Negotiable	Great space within an established shopping center.

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11,000 SF

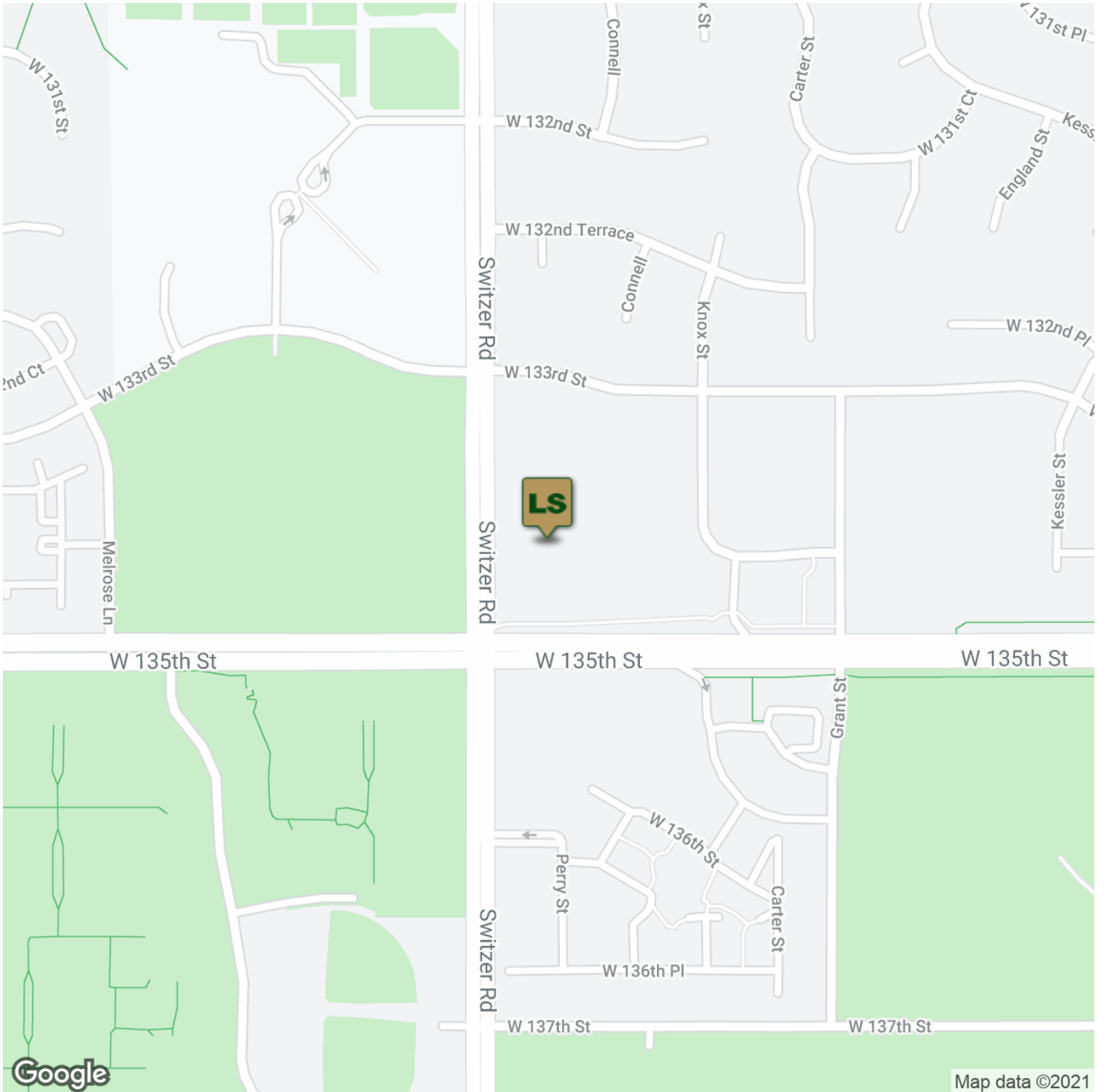


13469 SWITZER ROAD, OVERLAND PARK, KS 66213
11,000 SF



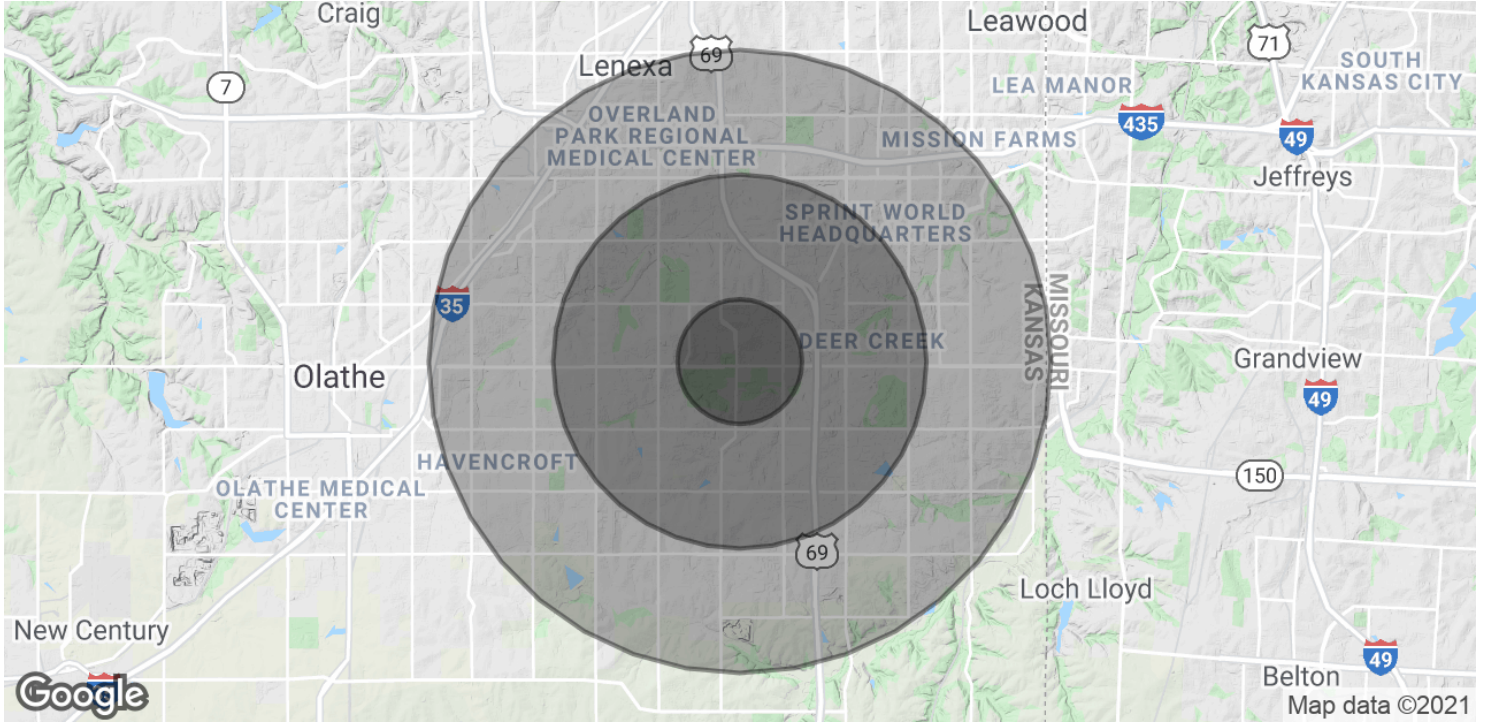


Location Map





Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,998	80,876	199,482
Average age	41.3	36.4	37.5
Average age (Male)	40.5	36.3	36.6
Average age (Female)	41.2	36.5	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,062	30,476	78,434
# of persons per HH	2.9	2.7	2.5
Average HH income	\$143,055	\$120,084	\$107,318
Average house value	\$328,514	\$290,853	\$265,951

* Demographic data derived from 2010 US Census

