



SHAWNEE PARKWAY PLAZA

13131-13233 Shawnee Mission Parkway, Shawnee, Kansas



LEASE RATE: \$16-\$18/SF NNN | 1,633 SF & 1,743 SF

- Spaces Available: 1,633 SF and 1,743 SF (Inline)
- Situated in one of Shawnee's popular retail corridors
- Located in a vibrant power center anchored by Zara Furniture and Savers.
- Excellent visibility and access from Shawnee Mission Parkway, with over 33,000 CPD (cars per day).
- Prominent monument signage directly facing Shawnee Mission Parkway for maximum visibility.
- Ample parking available on-site for tenants and visitors.
- Ideal for retail, service, and other businesses. Great exposure and high foot traffic.
- Strong co-tenancy with established retailers, including: Zara Furniture, Johnny's Tavern, 9Round Fitness, Bella Dea Salon & Boutique, H&R Block, Stanley Station Wine & Spirits, Fat Bee Cafe, and Aoyama Ramen



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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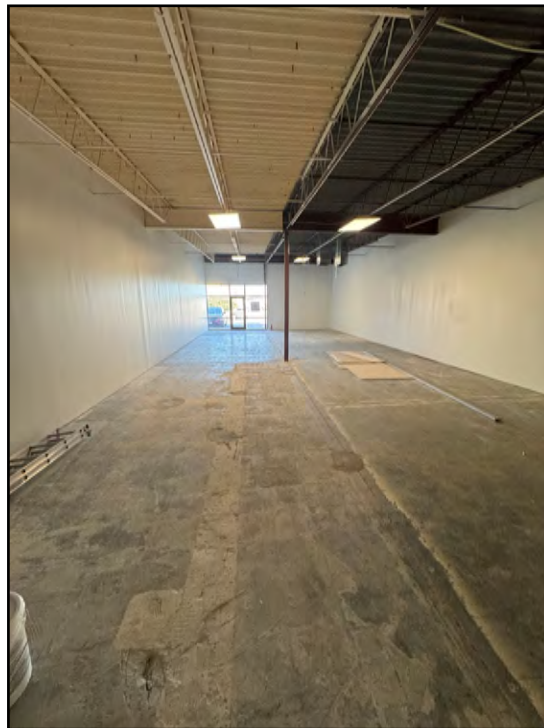
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

Exclusive Agents

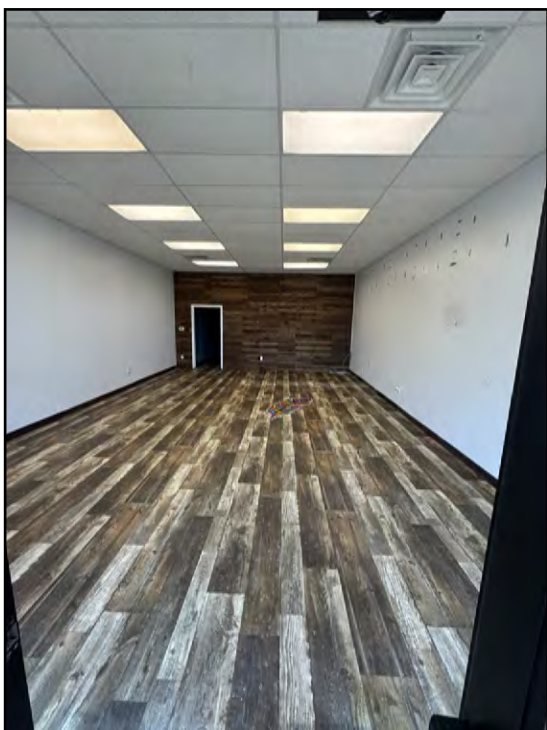
DRONE PHOTOS



SUITE #13135 - 1,743 SF



SUITE #13213 - 1,633 SF



SITE PLAN





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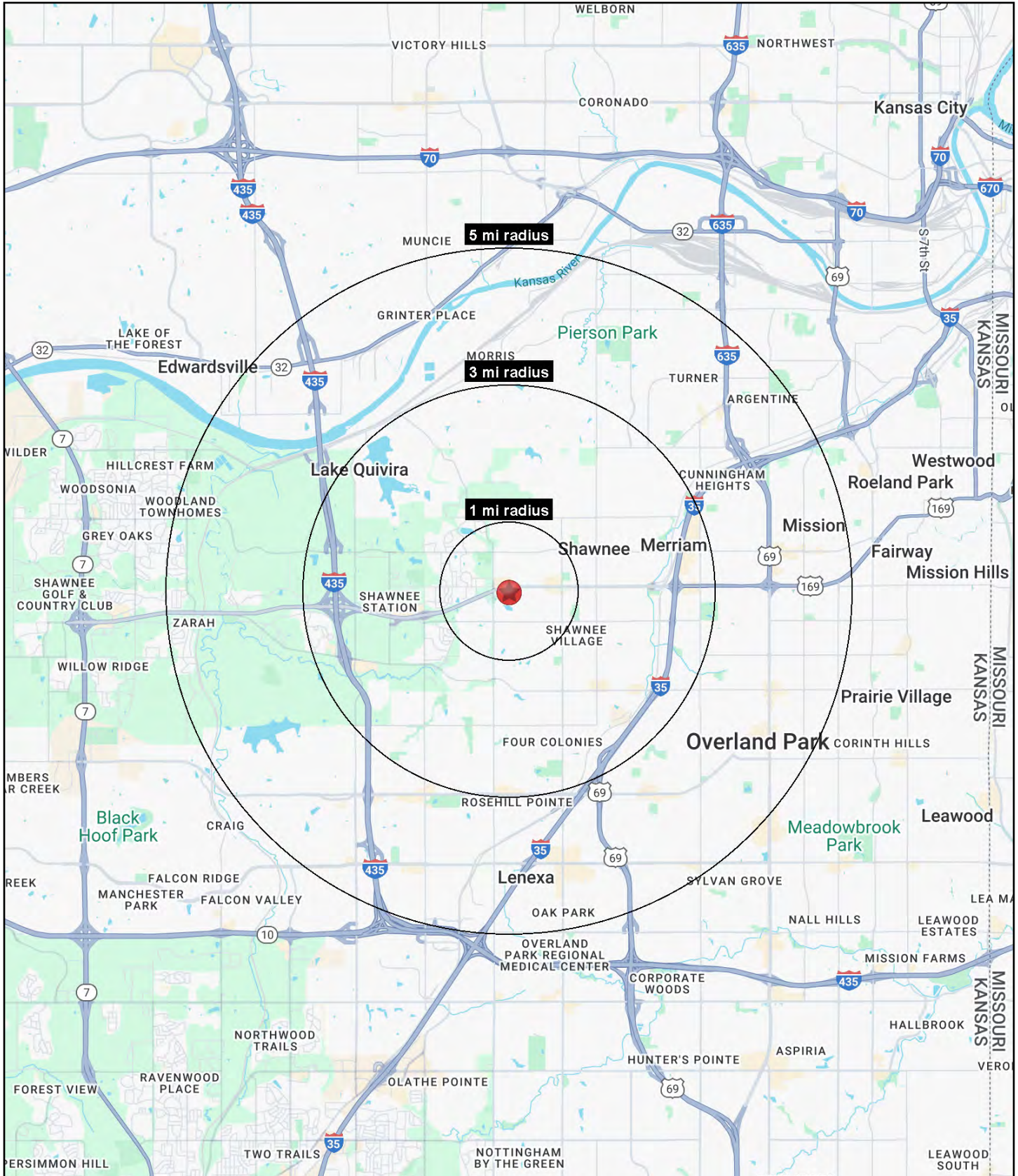
13131-13233 Shawnee Mission Parkway, Shawnee, Kansas

AERIAL



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13131-13233 Shawnee Mission Parkway Overland Park, KS 66221	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,117	72,161	174,612
2030 Projected Population	10,114	71,670	172,697
2020 Census Population	10,342	71,268	172,142
2010 Census Population	10,046	69,211	165,015
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.4%
2025 Median Age	40.6	39.4	37.8
Households			
2025 Estimated Households	4,019	31,053	77,056
2030 Projected Households	4,107	31,459	77,712
2020 Census Households	4,092	30,003	74,466
2010 Census Households	4,010	28,644	70,111
Projected Annual Growth 2025 to 2030	0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	-	0.6%	0.7%
Race and Ethnicity			
2025 Estimated White	78.7%	77.3%	76.0%
2025 Estimated Black or African American	7.3%	7.4%	7.5%
2025 Estimated Asian or Pacific Islander	3.9%	3.5%	3.5%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	9.7%	11.3%	12.5%
2025 Estimated Hispanic	9.9%	12.0%	13.7%
Income			
2025 Estimated Average Household Income	\$125,957	\$114,608	\$109,651
2025 Estimated Median Household Income	\$101,865	\$94,301	\$90,313
2025 Estimated Per Capita Income	\$50,395	\$49,446	\$48,492
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.3%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.1%	3.3%
2025 Estimated High School Graduate	18.0%	18.3%	18.6%
2025 Estimated Some College	18.4%	19.3%	20.0%
2025 Estimated Associates Degree Only	10.0%	8.9%	9.0%
2025 Estimated Bachelors Degree Only	31.6%	31.2%	30.4%
2025 Estimated Graduate Degree	16.9%	16.9%	16.5%
Business			
2025 Estimated Total Businesses	376	2,609	7,162
2025 Estimated Total Employees	3,789	29,859	97,979
2025 Estimated Employee Population per Business	10.1	11.4	13.7
2025 Estimated Residential Population per Business	26.9	27.7	24.4

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