



# RETAIL - OFFICE - FLEX SPACE

12111-12121 Johnson Drive, Shawnee, Kansas



**LEASE RATE: \$12-\$18/SF | 95 SF TO 5,000 SF SPACES**

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,350	72,209	183,543
Avg. Household Income	\$111,595	\$108,979	\$107,024

- Ideal for service, showroom, or specialty retail users
- Strong visibility to Johnson Drive and easy access from Interstate 35 and Interstate 435
- Located minutes away from Downtown Shawnee
- Well-maintained common areas and shared facilities
- Competitive lease rates



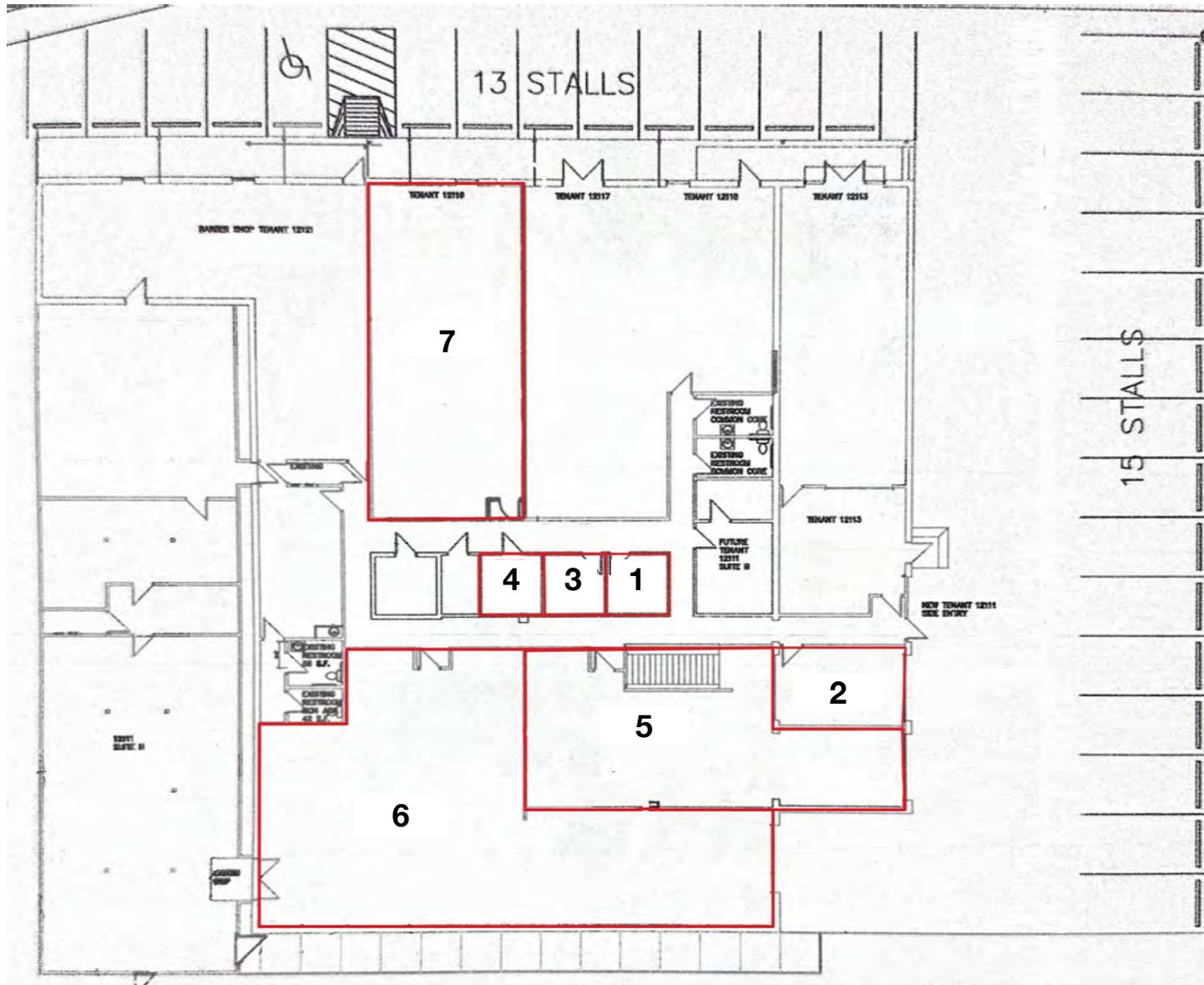
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For More Information Contact:  
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Exclusive Agent

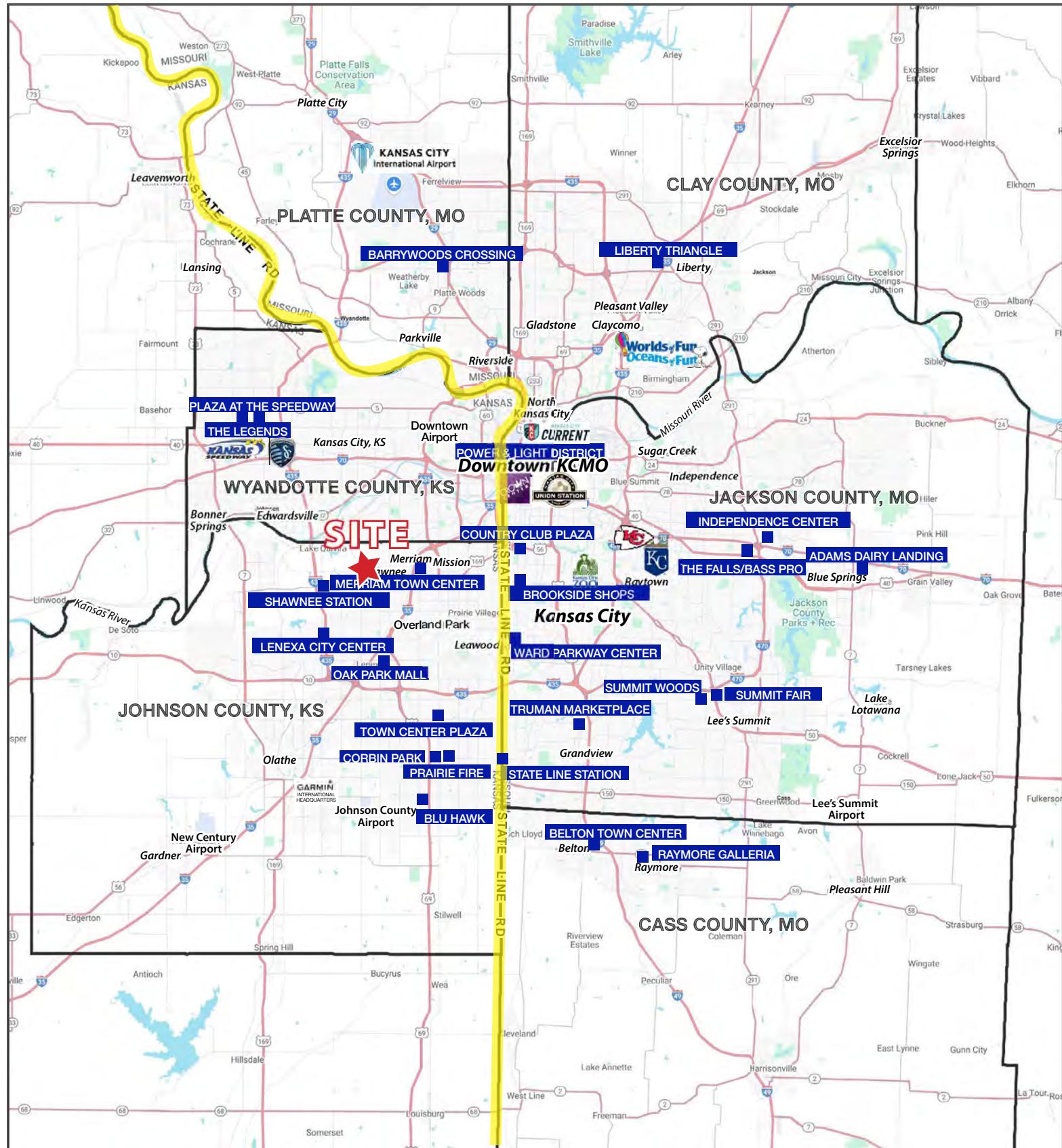
## SITE PLAN

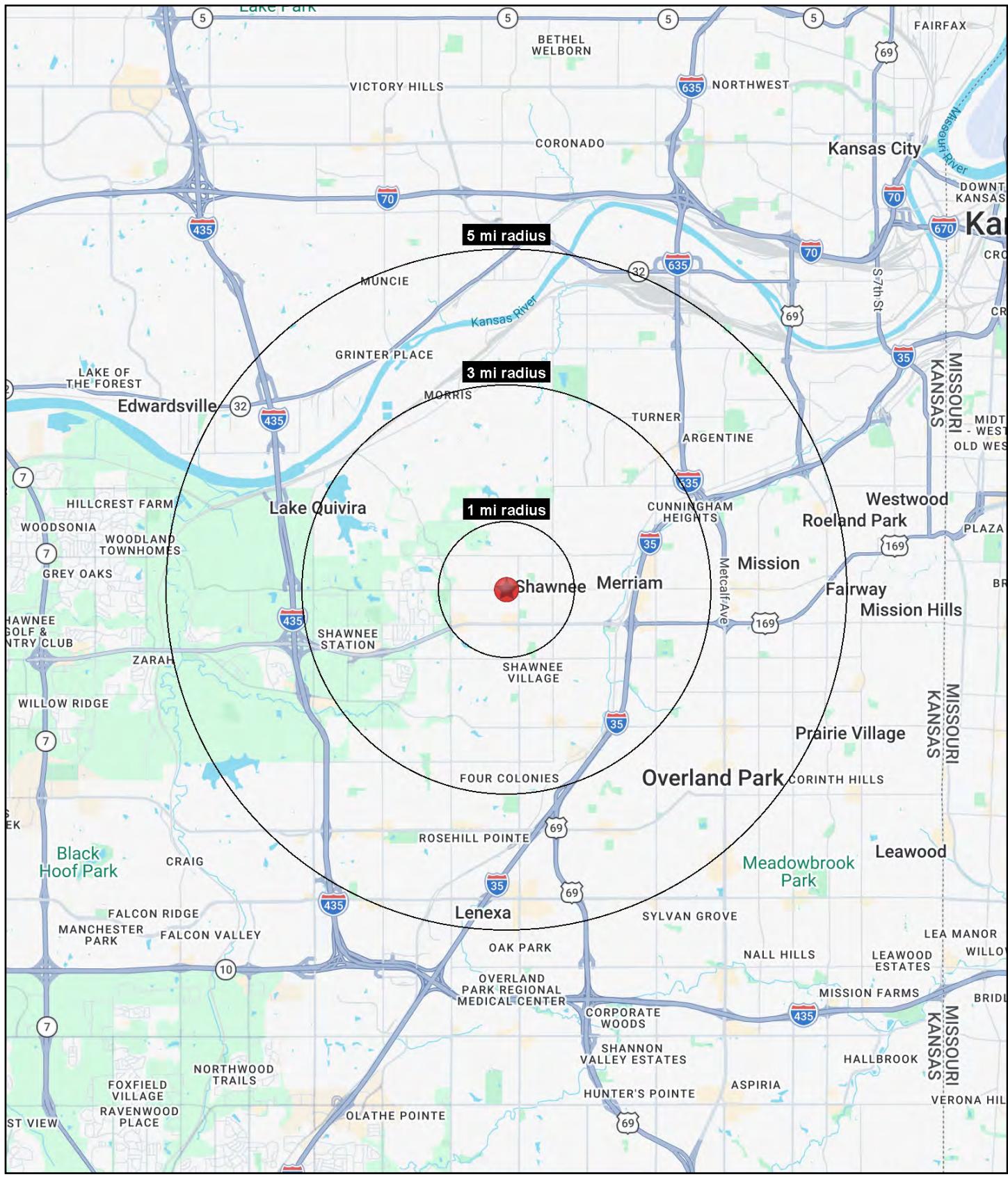
Johnson Drive 11,610 cars per day



#	Address	SF	Lease Rate
1	12111 Johnson Dr - Suite A	95 SF	\$450 Flat Monthly
2	12111 Johnson Dr - Suite C	285-7,685 SF	\$12/SF NNN
3	12111 Johnson Dr - Suite D	95 SF	\$450 Flat Monthly
4	12111 Johnson Dr - Suite E	95 SF	\$450 Flat Monthly
5	12111 Johnson Dr - Suite F	1,700-7,685 SF	\$12/SF NNN
6	12111 Johnson Dr - Suite G	2,700-7,685 SF	\$12/SF NNN
7	12119 Johnson Dr - Retail Space	1,524 SF	\$14/SF NNN

**AERIAL**







# RETAIL - OFFICE - FLEX SPACE

## 12111-12121 Johnson Drive, Shawnee, Kansas

12111-12121 Johnson Drive Shawnee, KS 66216	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,350	72,209	183,543
2030 Projected Population	9,318	71,415	180,747
2020 Census Population	9,239	71,492	181,710
2010 Census Population	8,965	69,548	174,957
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.3%
2025 Median Age	41.5	38.3	37.4
<b>Households</b>			
2025 Estimated Households	3,934	31,044	81,254
2030 Projected Households	4,021	31,403	81,751
2020 Census Households	3,875	29,886	78,554
2010 Census Households	3,758	28,616	74,384
Projected Annual Growth 2025 to 2030	0.4%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	81.2%	74.2%	73.7%
2025 Estimated Black or African American	4.9%	7.9%	8.0%
2025 Estimated Asian or Pacific Islander	3.1%	3.8%	3.7%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Estimated Other Races	10.4%	13.7%	14.1%
2025 Estimated Hispanic	11.1%	14.9%	15.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$111,595	\$108,979	\$107,024
2025 Estimated Median Household Income	\$91,587	\$90,684	\$89,340
2025 Estimated Per Capita Income	\$47,409	\$46,970	\$47,475
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.9%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	3.5%	3.6%
2025 Estimated High School Graduate	25.8%	20.1%	19.5%
2025 Estimated Some College	21.3%	19.6%	19.9%
2025 Estimated Associates Degree Only	8.4%	9.1%	8.6%
2025 Estimated Bachelors Degree Only	26.6%	29.2%	29.6%
2025 Estimated Graduate Degree	12.3%	15.6%	16.0%
<b>Business</b>			
2025 Estimated Total Businesses	502	2,438	7,076
2025 Estimated Total Employees	4,702	27,320	88,732
2025 Estimated Employee Population per Business	9.4	11.2	12.5
2025 Estimated Residential Population per Business	18.6	29.6	25.9

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