

RETAIL/OFFICE BUILDING FOR SALE



SPACE HIGHLIGHTS

- **8,049 SF Freestanding building on 1.75 Acres**
- \$1,600,000
- Convenient access and visibility to 87th St, 69 HWY, and I-35
- Generous parking - 110 Stalls, 13.67 per 1,000 SF
- Great Opportunity for retail, office, fitness, daycare, religious facility, medical office, showroom & more
- Potential redevelopment site and/or room to expand building
- Recent property improvements include HVAC, extensive landscaping, interior paint, and restroom remodel

SALE CONTACTS

ERIN JOHNSTON
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LOCATION & DEMOS





DEMOGRAPHIC HIGHLIGHTS

	TOTAL POPULATION	DAYTIME POPULATION	MEDIAN HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
1 MILE	10,967	14,848	\$67,463	\$78,604
3 MILES	107,851	73,984	\$72,008	\$90,429
5 MILES	239,679	205,532	\$80,097	\$102,044

LISTING INFORMATION

Address	8693 Bluejacket Street Lenexa, Kansas 66214
Sale Price	\$1,600,00
Building SF	8,049 SF
Lot Size	1.75 Acres
Year Built	1979
Parking	110 Parking Stalls, 13.67 per 1,000 SF
Zoning	CP2 - Planned Community Commercial (Allows for a variety of uses)
Access & Visibility	Convenient access and visibility to 87th St, 69 HWY, and I-35
Renovations	<ul style="list-style-type: none"> ▶ Fresh interior paint ▶ Extensive landscaping ▶ Restroom renovations ▶ New bi-level ADA water fountain with bottle filler ▶ New HVAC unit
Notes	<ul style="list-style-type: none"> ▶ Roof is in good condition ▶ Great Opportunity for retail, office, fitness, daycare, religious facility, medical office, showroom & more ▶ Potential redevelopment site and/or room to expand building



PROPERTY IMAGES



RETAIL/OFFICE BUILDING FOR SALE



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