

16,000 SF AVAILABLE FOR LEASE

PEAK
Real Estate Partners

7250-7252 W FRONTAGE ROAD

MERRIAM, KS 66203



PROPERTY HIGHLIGHTS:

- **16,000 SF 2-story building facing I-35**
- **8,000 SF floor plates**
- Excellent visibility to over 150,000 vehicles per day on I-35
- Pylon signage available
- 15 minutes to Downtown KC and 19 minutes to South Johnson County
- Ideal for a growing business needing a central location with highway access and a good signage opportunity

KIMBERLY TRANBARGER | PARTNER

 (913) 406-8875

 KIMBERLY@PEAKREP.COM

MARKET AERIAL

7250-7252 W FRONTAGE ROAD | MERRIAM, KS 66203



POPULATION	
1-MILE	15,187
3-MILE	99,226
5-MILE	221,488



DAYTIME POPULATION	
1-MILE	8,627
3-MILE	75,718
5-MILE	208,247



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$85,849
3-MILE	\$106,273
5-MILE	\$116,508

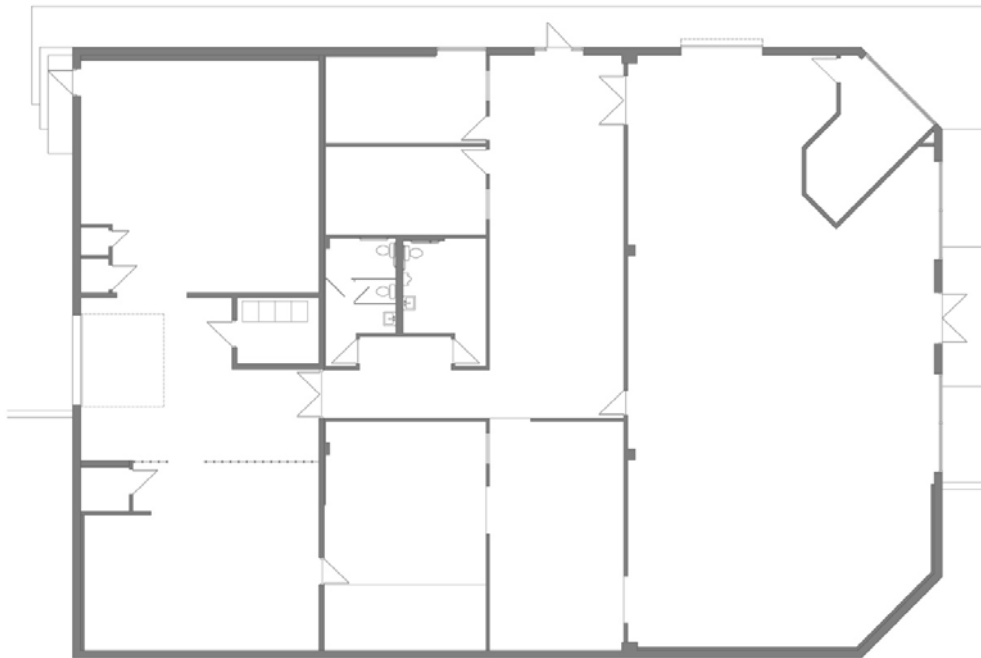
FLOOR PLAN

7250-7252 W FRONTAGE ROAD | MERRIAM, KS 66203

UPPER LEVEL:

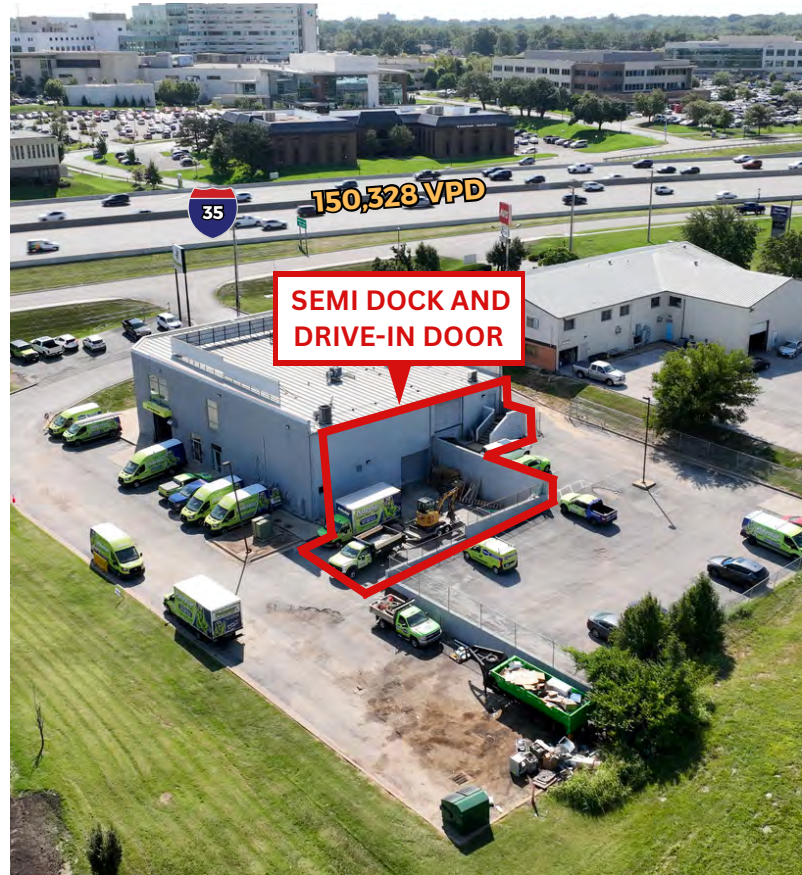


LOWER LEVEL:



EXTERIOR PHOTOS

7250-7252 W FRONTAGE ROAD | MERRIAM, KS 66203



8700 STATE LINE ROAD, SUITE 300
LEAWOOD, KS 66206



(913) 214-6445



WWW.PEAKREALESTATEPARTNERS.COM