

FOR LEASE



# FOUR WINDS SHOPPING CENTER RETAIL SPACE & PAD SITE

7931 Frontage Road | Overland Park, KS 66204

## PROPERTY OVERVIEW

- 1,200-2,400 SF inline space available
- Located in Four Winds Shopping Center, in the heart of Johnson County with excellent highway access & visibility to 162K+ cars-per day on I-35
- Open floor plans with private restrooms, storage space and great natural light
- Two shipping docks behind building
- 0.60 Acre pad site ground lease available, call for ground lease inquiry
- Lease Rate: \$16.50 psf NNN



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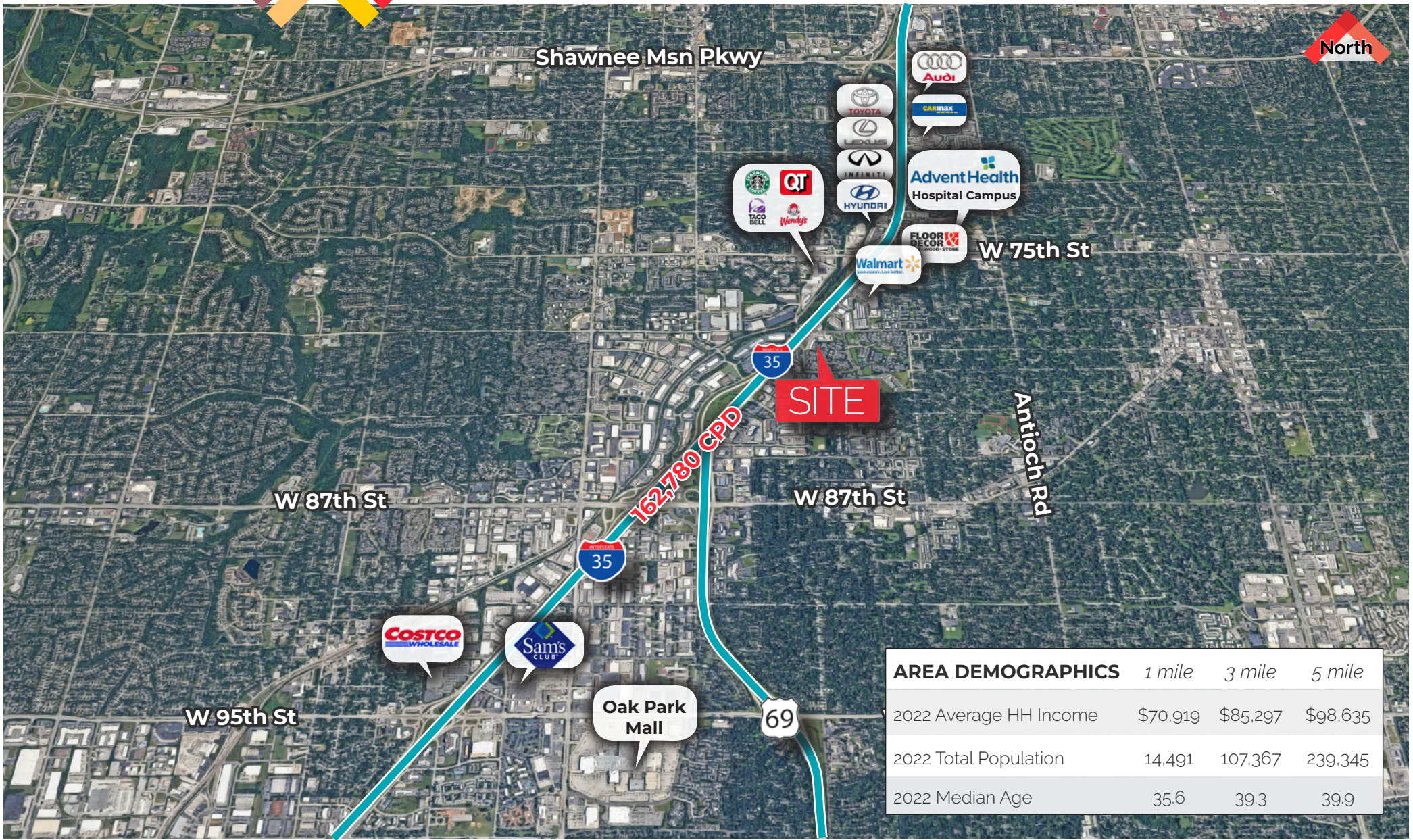
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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Average HH Income	\$70,919	\$85,297	\$98,635
2022 Total Population	14,491	107,367	239,345
2022 Median Age	35.6	39.3	39.9

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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