



 **JLL** SEE A BRIGHTER WAY

For lease

13043 Kansas Ave & 638 S 130th St
Bonner Springs, KS 66012

Small Shops Available
for Lease

Property Details:

- Located in the fast growing Bonner Springs, KS market
- Visibility to K-7 Highway
- High traffic counts at the intersection
- National Tenants nearby include: Walmart, Price Chopper, Walgreens, Westlake Hardware, Starbucks, McDonald's, Taco Johns
- New local ownership

Contact broker for
additional information

Jayme Miller
Vice President
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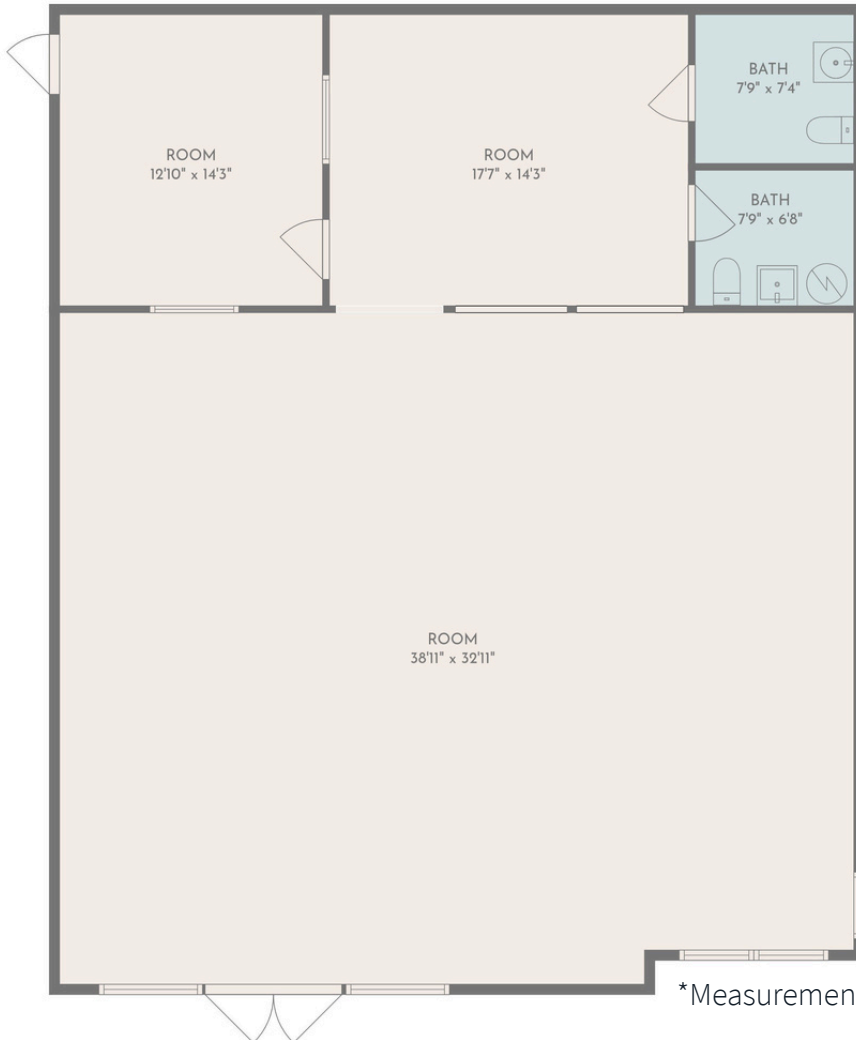
jll.com/kansas-city

Jones Lang LaSalle Brokerage, Inc.

Available Space Overview

2,000 SF Available

- \$3,969/Month which includes:
 - \$3,000 Rent
 - \$969 NNN's
- Former Play Café

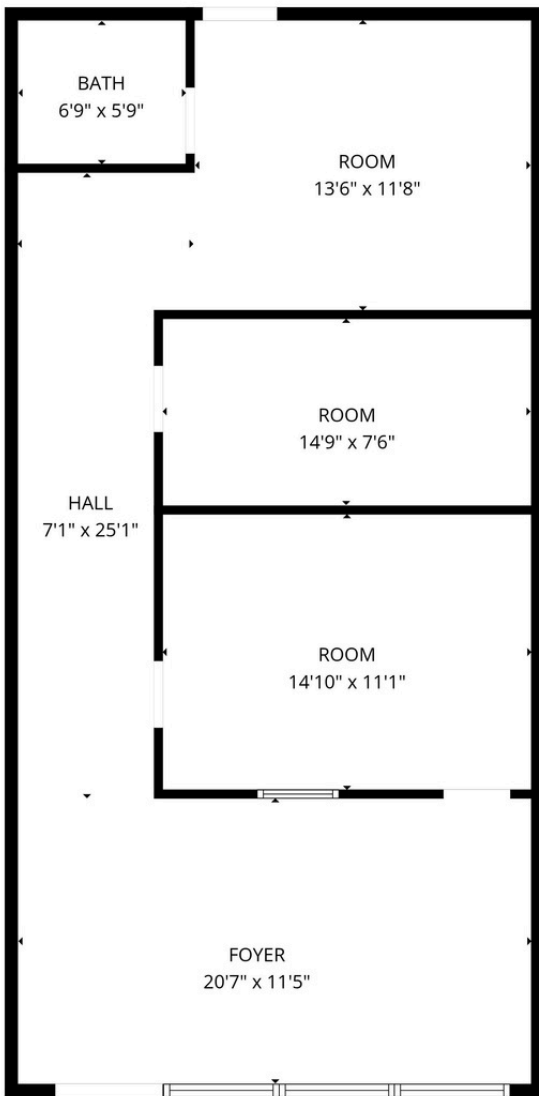


*Measurements should be verified

Available Space Overview

1,000 SF Available

- \$1,817/Month which includes:
 - \$1,333 Rent
 - \$484 NNN's
- Former insurance office



*Measurements should be verified





Estimated Population



1 Mile	3 Mile	5 Mile
1,773	10,973	44,092

Total Households



1 Mile	3 Mile	5 Mile
668	4,454	15,661

Median HH Income



1 Mile	3 Mile	5 Mile
\$117,668	\$88,064	\$108,911

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