



7410 SWITZER

7410 Switzer Road, Shawnee, KS 66203

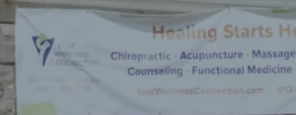


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ASSOCIATE

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PROPERTY HIGHLIGHTS

- Well-positioned property in Shawnee off 75th Street, minutes from Shawnee Mission Parkway with direct I-35 access.
- Adaptable spaces suited to a range of office and retail uses
- Ample on-site parking for employees and visitors
- Strong visibility along Switzer Road
- Flexible layout to accommodate various business needs
- Turnkey wellness-focused buildout with private offices and treatment rooms
- Large multi-purpose space with outdoor seating area

Offering Summary

Sale Price:	\$1,156,000
Lot Size:	0.67 Acres
Building Size:	8,158 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,973	43,545	101,020
Total Population	12,974	100,065	230,257
Average HH Income	\$72,009	\$99,691	\$114,061



PROPERTY DESCRIPTION

A well-located investment opportunity in one of Johnson County's established office and retail corridors. This 8,158 SF building sits on Switzer Road just south of Shawnee Mission Parkway, with convenient access to I-35 via the 75th Street exit, putting the property within easy reach of the greater Kansas City metro.

The site benefits from strong visibility along Switzer Road and sits within a corridor of long-standing retail, medical, and office users, providing a built-in daytime population and steady traffic counts. 46 surface parking spaces support tenant and customer access, a notable ratio for a building this size.

Shawnee's stable, higher-income residential base and established local economy continue to make the Switzer Road corridor an attractive hold for investors seeking a low-turnover asset with long-term upside.

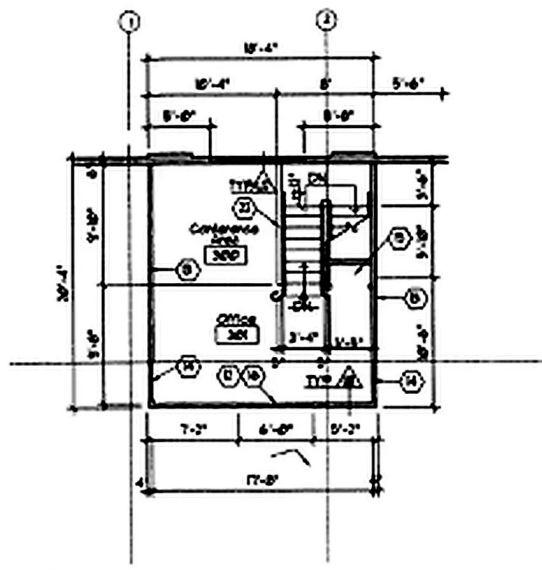


LOCATION DESCRIPTION

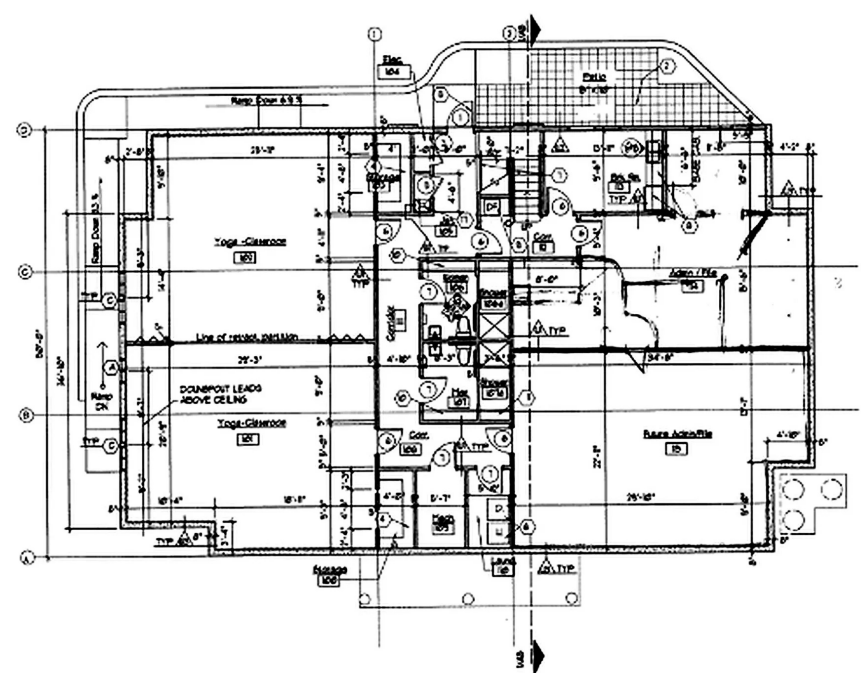
Located on Switzer Road just south of Shawnee Mission Parkway, this property sits in one of Johnson County's most established retail and office corridors. The site is close to I-35 via the 75th Street exit, putting tenants and customers a short drive from the broader Kansas City metro in any direction.

The surrounding area is a mix of long-standing retail, medical, and office users, giving the location a built-in daytime population and steady vehicle traffic along Switzer Road. Nearby amenities include a range of dining, banking, and personal services within walking distance, making the site convenient for both employees and visitors.

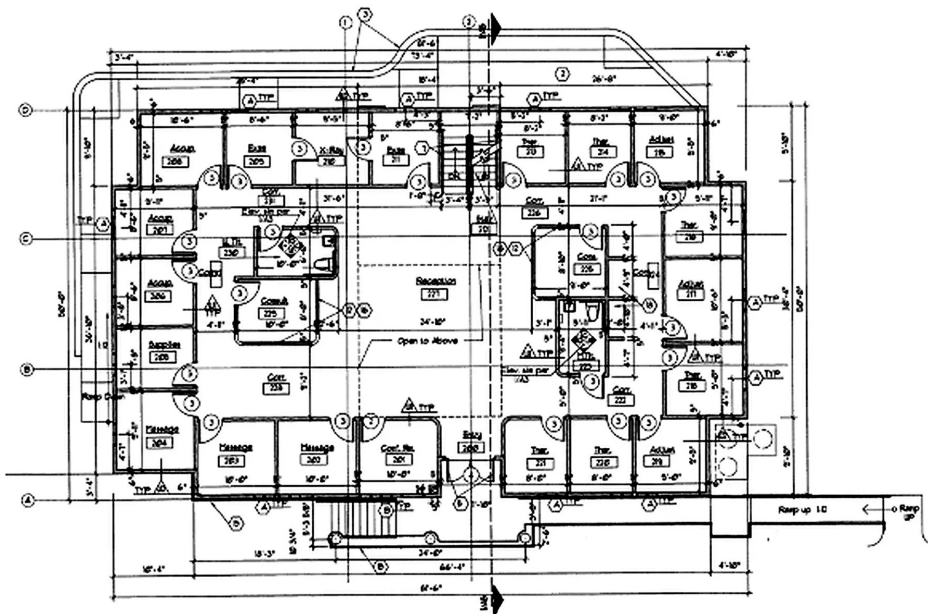
Shawnee's residential base skews toward established, higher-income households, supported by strong local schools and a stable population, which continues to make the Switzer Road corridor a reliable location for retail and office users looking for long-term stability in a low-turnover submarket.



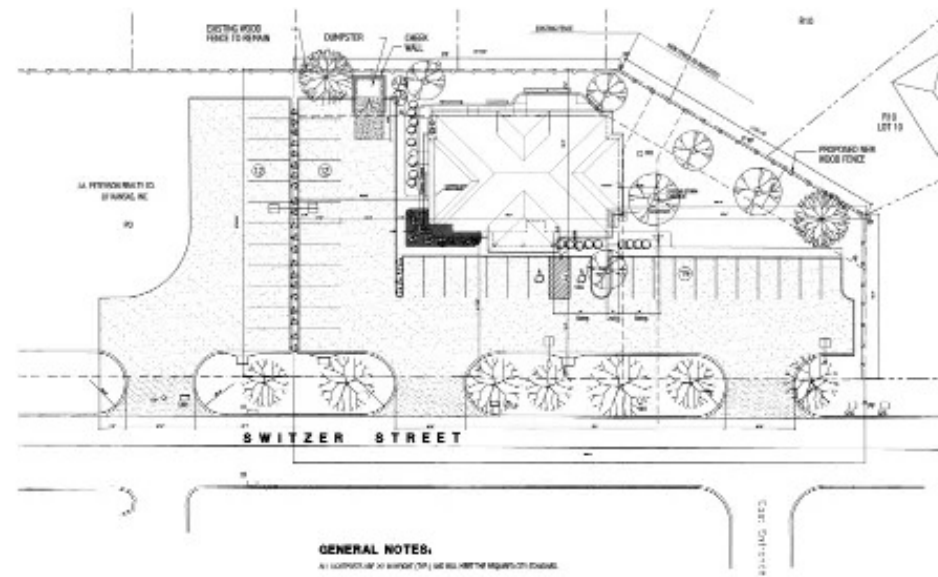
3 MEZZ FLOOR PLAN
A2 1/4" = 1' - 0"
 → NORTH



2 LOWER LEVEL FLOOR PLAN
A2 1/8" = 1' - 0"
 → NORTH

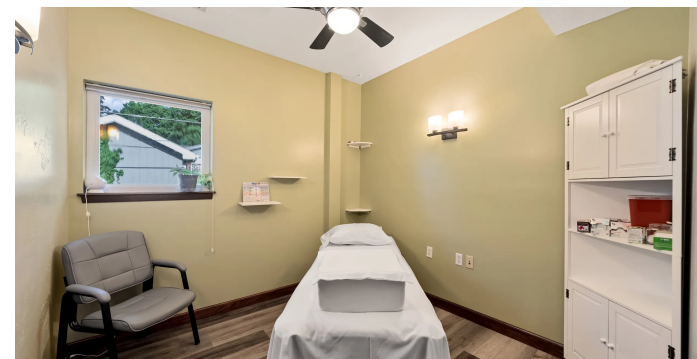


1 FIRST FLOOR PLAN
A2 1/8" = 1' - 0"
 → NORTH



GENERAL NOTES:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

4 SITE PLAN
 1" = 20' - 0"
 → NORTH





Advent
Health

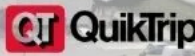
37,393 CPD W 75th ST



ANTIOCH 75 SHOPPING
CENTER

75th Street

KINGS COVE OFFICES



QT QuikTrip

Switzer

SITE



Population

	1 Mile	3 Miles	5 Miles
Total Population	12,974	100,065	230,257
Average Age	33.3	38.2	39.4
Average Age (Male)	33.8	37.1	38.5
Average Age (Female)	34.1	40.2	40.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,973	43,545	101,020
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$72,009	\$99,691	\$114,061
Average House Value	\$236,067	\$279,108	\$345,363

2023 American Community Survey (ACS)

