



Nieman Road Automotive Property For Sale or Lease

6320 Nieman Road, Shawnee, Kansas



SALE PRICE: \$640,000 | LEASE RATE: \$15/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,931	85,443	207,950
Avg. Household Income	\$92,997	\$114,035	\$121,756

- 2,671 SF Automotive service facility prominently located at the corner of Nieman Road & Shawnee Mission Parkway
- Functional Automotive Layout featuring a reception area, private office, restroom, and dedicated service shop
- Four Drive-In Service Bays equipped with four lifts
- Strong Co-Tenancy with Crunch Fitness, Harbor Freight, and The Tile Shop, generating approximately 54,870 monthly visits
- Home to Cottman Transmission for 10+ Years
- Available For Sale or Lease



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

PHOTOS

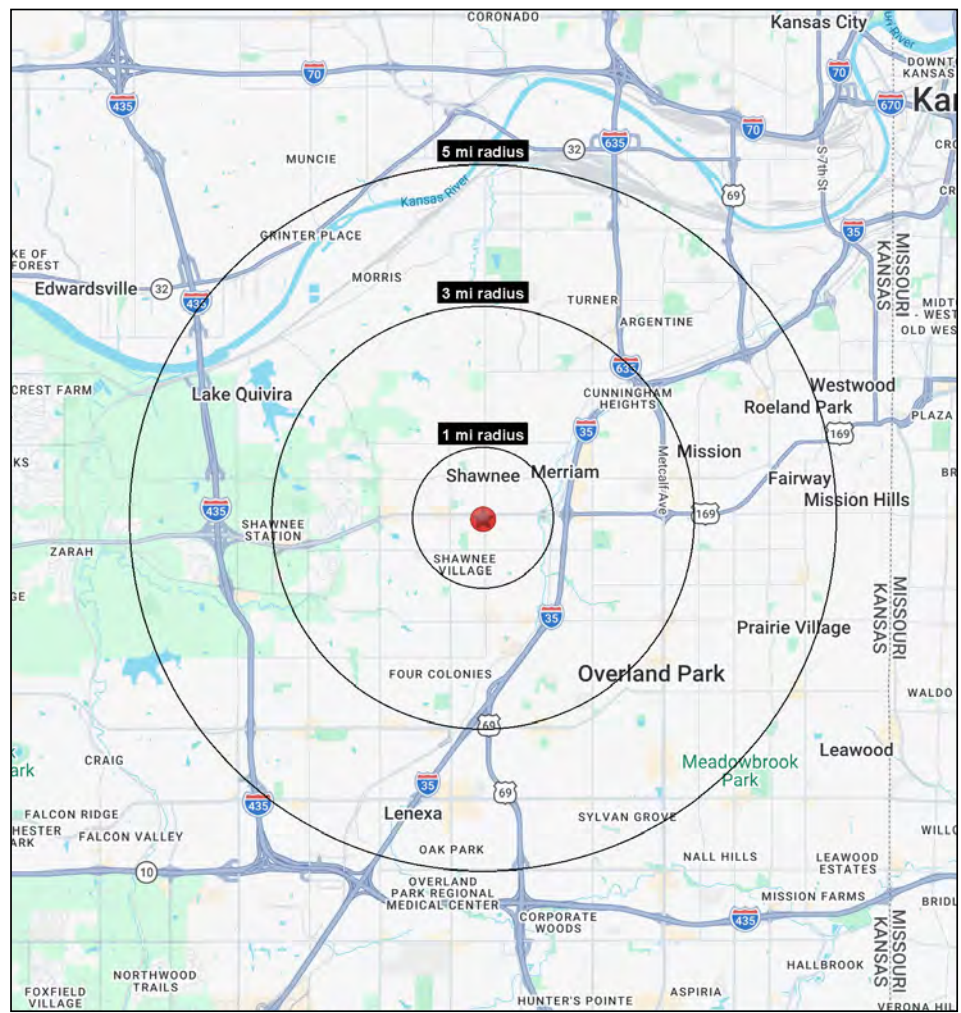
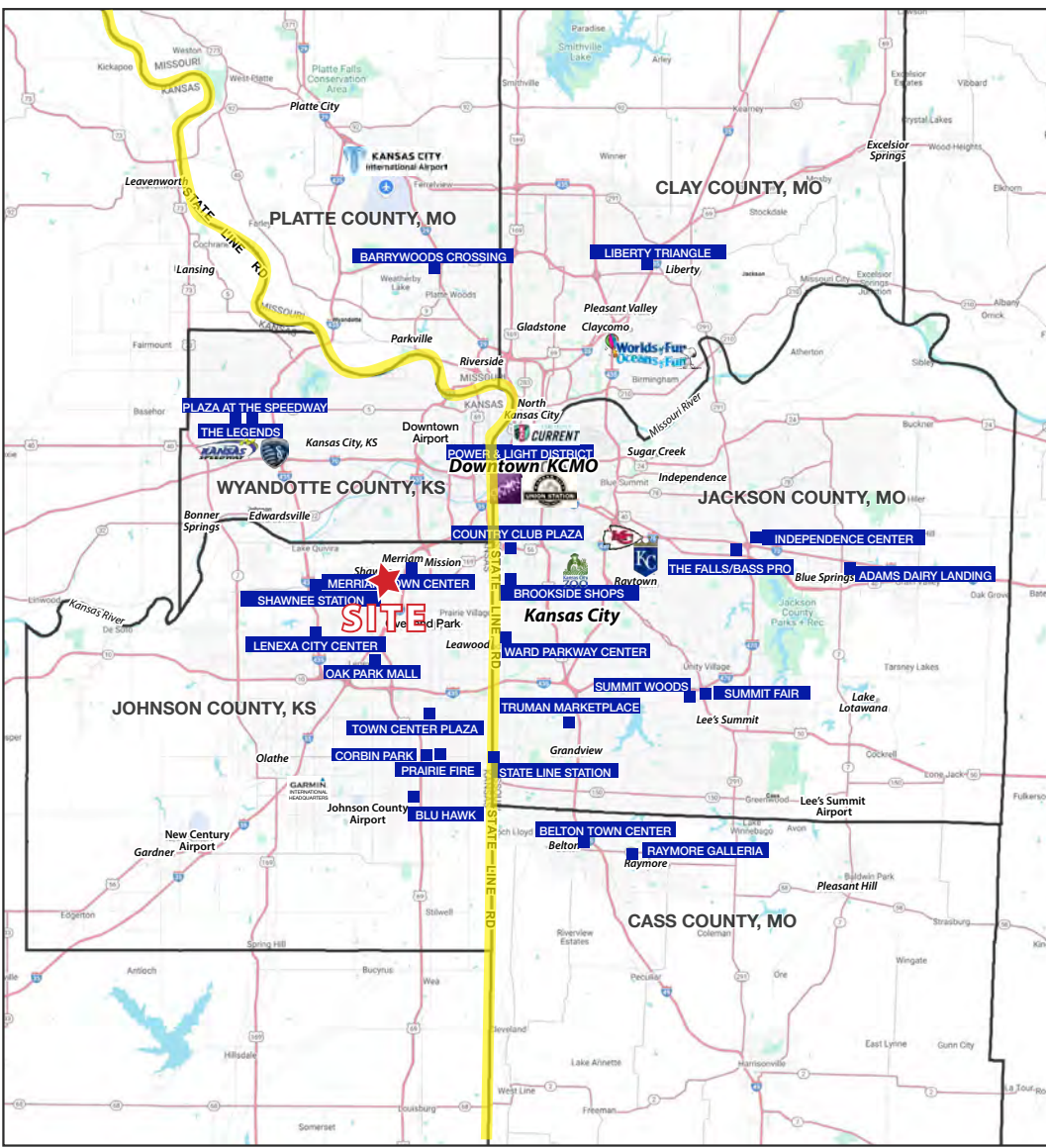


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6320 Nieman Road Shawnee, KS 66203	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	10,931	85,443	207,950
2031 Projected Population	11,149	84,877	205,187
2020 Census Population	10,885	84,597	207,311
2010 Census Population	10,789	82,586	200,100
Projected Annual Growth 2026 to 2031	0.4%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.2%	0.2%
2026 Median Age	38.6	37.7	37.7
Households			
2026 Estimated Households	5,039	37,823	92,832
2031 Projected Households	5,186	37,986	92,457
2020 Census Households	4,864	36,105	89,560
2010 Census Households	4,753	34,675	85,315
Projected Annual Growth 2026 to 2031	0.6%	-	-
Historical Annual Growth 2010 to 2026	0.4%	0.6%	0.6%
Race and Ethnicity			
2026 Estimated White	75.9%	74.2%	75.2%
2026 Estimated Black or African American	7.9%	8.1%	7.4%
2026 Estimated Asian or Pacific Islander	2.9%	3.7%	3.7%
2026 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2026 Estimated Other Races	12.9%	13.5%	13.3%
2026 Estimated Hispanic	13.6%	14.7%	14.8%
Income			
2026 Estimated Average Household Income	\$92,997	\$114,035	\$121,756
2026 Estimated Median Household Income	\$75,976	\$93,144	\$97,413
2026 Estimated Per Capita Income	\$43,198	\$50,584	\$54,439
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.0%	2.3%
2026 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.6%	2.8%
2026 Estimated High School Graduate	23.5%	19.9%	18.2%
2026 Estimated Some College	19.2%	19.6%	19.1%
2026 Estimated Associates Degree Only	13.1%	8.6%	8.3%
2026 Estimated Bachelors Degree Only	26.3%	29.5%	31.4%
2026 Estimated Graduate Degree	12.2%	16.8%	17.8%
Business			
2026 Estimated Total Businesses	497	3,330	7,964
2026 Estimated Total Employees	4,509	45,661	104,695
2026 Estimated Employee Population per Business	9.1	13.7	13.1
2026 Estimated Residential Population per Business	22.0	25.7	26.1

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