



FOR LEASE

Monticello Village Small Shops

22046 – 22350 W 66th Street, Shawnee, KS



PROPERTY DESCRIPTION:

- Retail spaces available in Price Chopper-anchored center:
 - 22046 W 66th – 2,000 +/- SF (EAST ENDCAP)
 - 22064 W 66th – 1,078 +/- SF
- Surrounded by extremely affluent demographics - \$124,722 median household income within a 1-mile radius
- Convenient access to Shawnee Mission Parkway, K-7, K-10, and I-435
- Located in a quickly-developing corridor of Shawnee
- Exposure to over 30,000 VPD on Shawnee Mission Parkway
- Shopping Center is 99% leased with strong historical occupancy since its construction in 2002/2005

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2025 Demographics	1 mile	3 miles	5 miles
Population	6,825	30,712	76,100
Households	2,379	10,261	28,779
Average HH Income	\$198,819	4208,297	4187,103
Average Home Value	\$451,642	\$469,430	\$455,041

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