

Trailridge Shopping Center

1,500 sq. ft.-Office or Retail

Direct 75th Street Frontage

11226 W. 75th Street

Shawnee, Kansas

**AVAILABLE:**

1,500 SF

USES:

Office or Retail

LEASE RATE:

\$15/SF, Triple Net

TRIPLE NET CHARGES:

2026: \$3.72/SF (one of the lowest in Johnson County)

JOIN TENANTS:

Local Find Retail and Furniture, Dollar General, Shawnee Antique Mall, Marco's Pizza, Church's Fried Chicken, Mr. D's Donuts, Sakura Japanese Restaurant and more!!

LOCATION:

- * Ample Parking
- * Monument Signage along Nieman Road
- * Ample Parking
- * Just West of I-35/75th Street Interchange
- * 5-mile radius:
 - * Population—223,141
 - * Average HH Income: \$113,571
- * Google Fiber Available
- * Free Rent Available for Qualifying Tenants
- * EXCELLENT visibility from 75th Street

VARNUM

ARMSTRONG

DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

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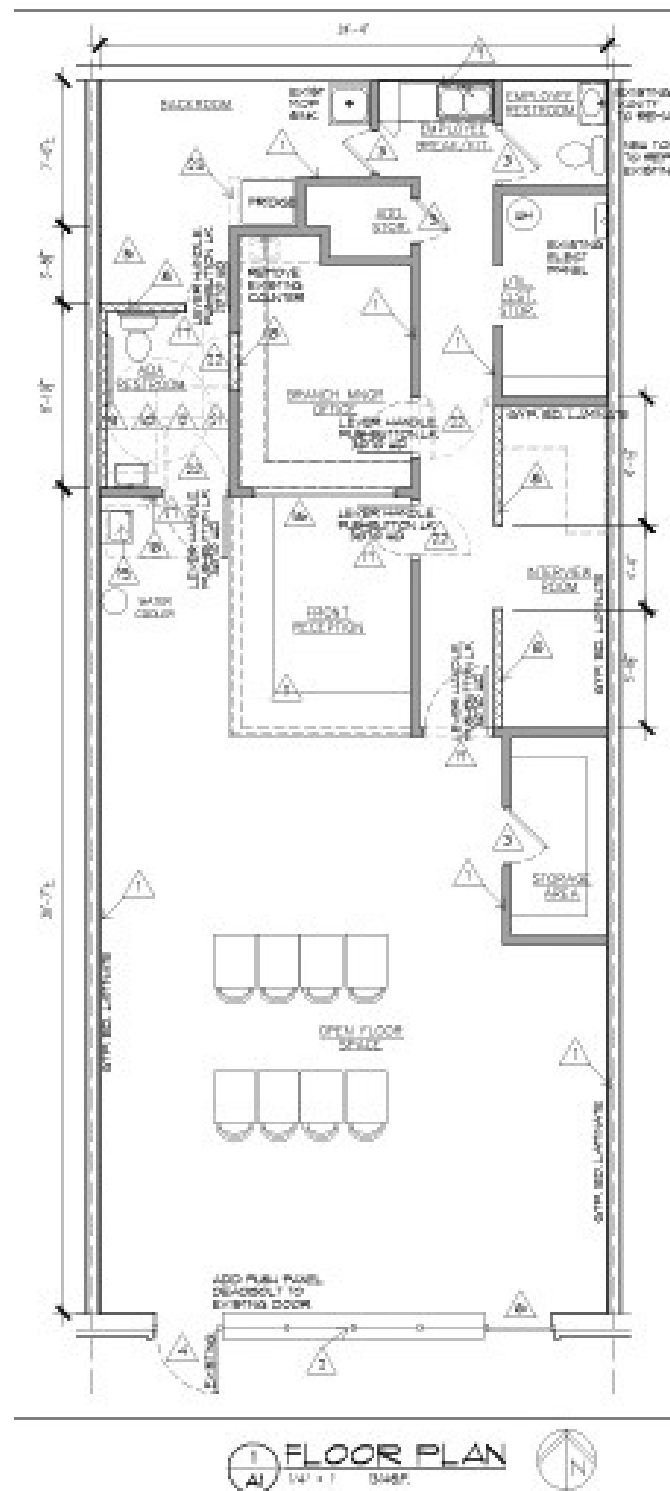
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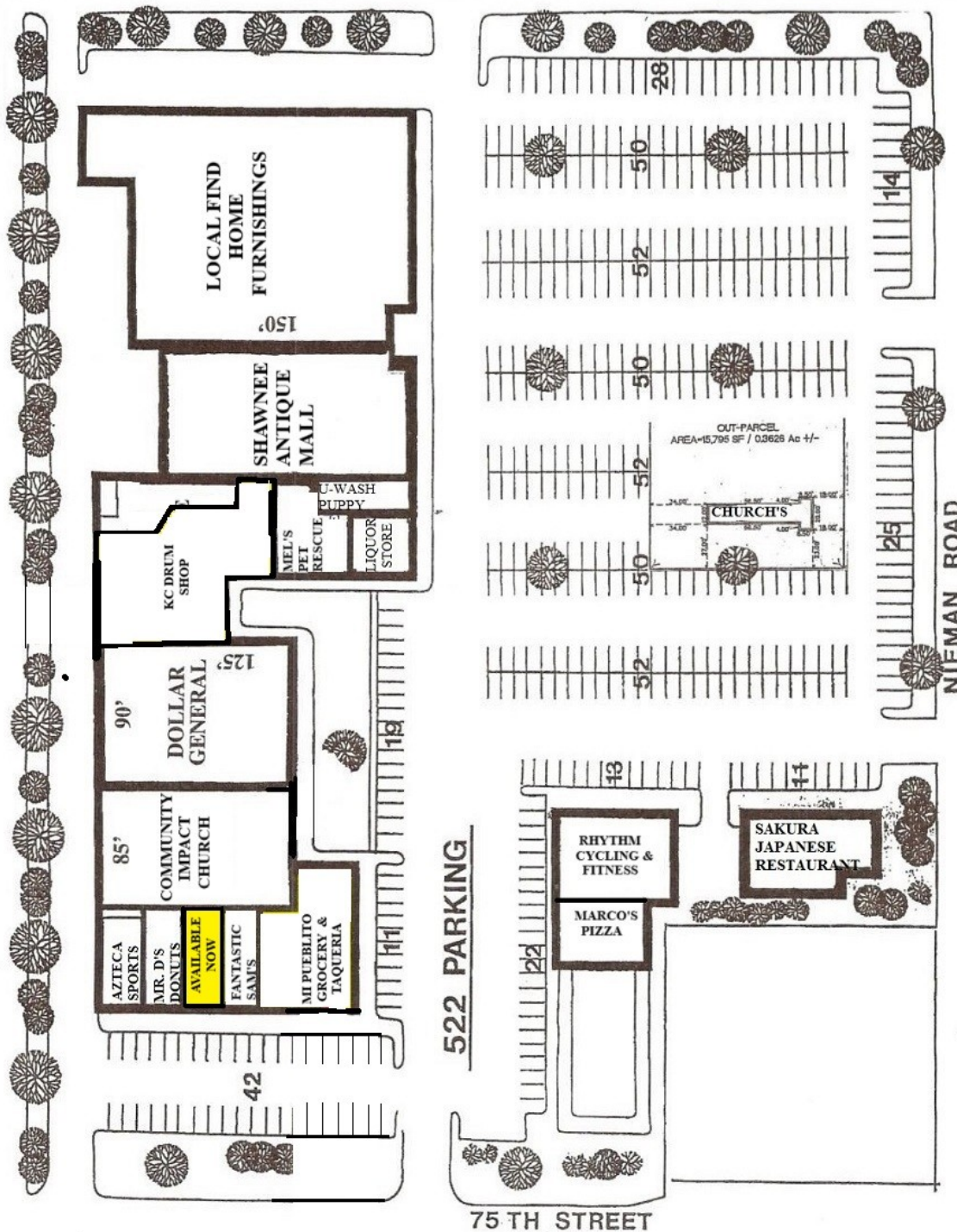
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Shawnee, Kansas



TRAILRIDGE SHOPPING CENTER
75th Street and Nieman Road – NWC
Shawnee, Kansas

CALL: KIRBY DEETER – 913.491-8900

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Trailridge Shopping Center Office Build Out

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