



ANTIOCH ROAD
20,000 VPD



SHAWNEE MISSION PARKWAY
40,000+ VPD

1.53 ACRES PRIME RETAIL LOCATION IN MERRIAM KANSAS FOR SALE

ANTIOCH & SHAWNEE MISSION PARKWAY SITE

NORTH OF THE NE CORNER OF SHAWNEE MISSION PARKWAY
AND 6206 TERRYDALE STREET, MERRIAM, KS 66202



CUSHMAN &
WAKEFIELD

ANTIOCH & SHAWNEE MISSION PARKWAY SITE

NORTH OF THE NE CORNER OF SHAWNEE MISSION PARKWAY
AND 6206 TERRYDALE STREET, MERRIAM, KS 66202

Prime Retail Location in Merriam Kansas



1.53 acres Positioned just **North of the NE corner of Shawnee Mission Parkway & Antioch Road** - One of Merriam's highest-traffic corridors.



Steps from the new Trader Joe's, a proven regional draw that drives steady daily traffic.



Parcel 1 ±0.98 acre fronting Antioch, zoned PUD-G, allowing for a wide range of commercial & retail uses.



Parcel 2 ±.55 acres with existing home - ideal for rezoning to expand the development footprint.



This site offers direct exposure to Antioch with excellent access from both I-35, Shawnee Mission Parkway & Johnson Drive.



Opportunity to create a high-visibility in a tightly held retail corridor.



Close proximity to other national retailers including IKEA, Home Depot, Hobby Lobby in a location surrounded by dense residential neighborhoods.



Site is close to the highly successful Merriam Grand Station.

Parcel 1 - \$1,050,000.00

Parcel 1 & 2 - \$1,535,000.00

***Parcel 2 is not available separately**



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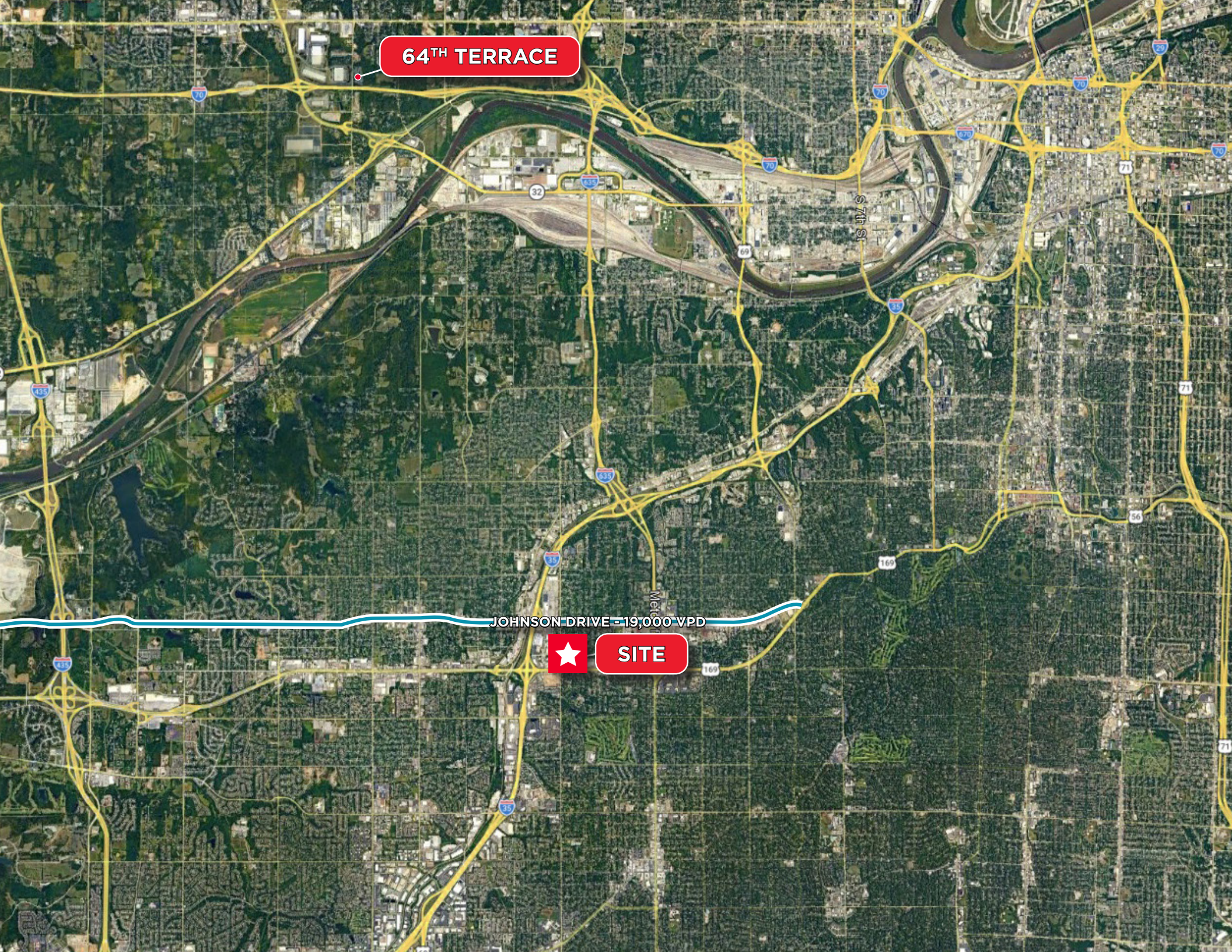


64TH TERRACE

JOHNSON DRIVE - 19,000 VPD



SITE





ANTIOCH ROAD
20,000 VPD



FOR MORE INFORMATION, CONTACT:

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