



# FOR LEASE

**EXTREME MAKEOVER TIME !!  
Remodel to suit for qualified tenant**

**6000 Nieman Road  
Shawnee, KS**



Kevin Tubbesing  
Owner/Agent

7021 Johnson Drive  
Shawnee Mission, KS 66202  
913.562.5600

[KCEvergreen.com](http://KCEvergreen.com)

- **Huge parking lot; 20:1 ratio**
- **Building can be remodeled or scraped**
- **In revitalizing, Downtown Shawnee**
- **On major bus line; w/ stop at building**
- **Drive-thru capable**

## Location Aerial



Site Aerial



A little building on a big lot! Ownership will be redeveloping the property - to suit - in 2022. Preference toward restaurant use but will consider other commercial options. Either significant remodeling of the building or complete demo and start over.

The property is currently parked 21:1 and being in the downtown district street parking is allowed. With over \$100mil invested in Downtown Shawnee in just the last 5 years, come check it out if it has been awhile since you've been here.

Property is located on a major bus route for employees and patrons alike with a stop right in front of the building. Over 100 units of luxury multifamily have been built or are planned within 5 blocks.

EVERknowledgeable  
 EVERresponsive  
 EVERhonorable  
 EVERGREEN.

### Property Features

Building Size in SF	1,425
Building Dimensions	36x36 + 9x14
Total Acres	0.43
Year Built	1959
Construction Material	Block, brick, glass
Roof	TPO overlay
Floor	Varies
Clear Height in Feet	8
Column Spacing	
Drive-In Loading	1

### Building Systems

Sprinkler	No
Floor Drains	Yes
HVAC	Replaced in Spring 2018
Lighting	
Electrical	Dated

### Site

Parking	
Zoning	TSQ - Townsquare
Floodplain	No
Access	60th Street & Nieman

### Pricing

Lease_Type	NNN	Space Information:	Size (sf)	Rate
	and/or	Whole	1,425	\$20.00
Sale Price				
6000 Nieman Road Shawnee KS 66203				

County: Johnson

Taxes: \$5,128

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at  
 Evergreen for more information**

Kevin Tubbesing Kevin@KCEvergreen.com  
 Owner/Agent

**KCEvergreen.com**  
 913.562.5600  
 7021 Johnson Drive  
 Mission, KS 66202

