

18670 JOHNSON DRIVE

18670 Johnson Drive, Shawnee, Kansas 66217



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18670 JOHNSON DRIVE

PROPERTY INFORMATION

\$1,000-\$1,500

PROPERTY ADDRESS

**18670 Johnson Drive, Shawnee, Kansas
66217**

YEAR BUILT

2023

RENTABLE AREA

196 Sq. Ft.

**18670 Johnson Drive
Shawnee, Kansas 66217**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Discover a premier officespace opportunity at 18670 Johnson Drive, Shawnee, Kansas.

These move-in-ready offices, ranging from 196 SF to 2464 SF, are ideal for investors seeking a strategic foothold in a rapidly expanding market. Located in the heart of Shawnee, this office space offers easy access to major highways, ensuring seamless connectivity to Kansas City and the surrounding areas. The property is nestled in a bustling commercial hub, surrounded by thriving businesses and amenities, making it a prime location for attracting a diverse clientele. With the growing demand for office spaces in Shawnee, this property promises excellent rental income potential and capital appreciation.



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18670 Johnson Drive, Shawnee, Kansas 66217



PROPERTY DETAILS

Discover a flexible and professional co-working opportunity in the heart of Shawnee, conveniently located just west of I-435 on Johnson Drive. This well-maintained office property at **18670 Johnson Drive** offers month-to-month private offices designed to adapt to how you actually work.

Available office sizes include **14' x 14'**, **16' x 14'**, and **27' x 14'**, making it easy to find the right fit whether you need a single private office or shared workspace. The space features thoughtful common-area amenities, including a welcoming reception area, break room, mail room, and a large conference room suitable for client meetings or team collaboration.

This setup is ideal for professionals looking for a second office, a satellite location, or a dedicated place to work outside the home without committing to a long-term lease.

Monthly rents range from **\$1,000–\$1,500**, and the value is hard to beat. Rent includes **utilities, high-speed WiFi, limited printing, conference room access, and 24/7 building access**, giving you a true plug-and-play office solution.

Flexible, professional, and well-located. This is an easy move for businesses that want convenience without complications.



PROPERTY PHOTOS

Reception



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PROPERTY PHOTOS



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PROPERTY PHOTOS



16x14



14x14

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PROPERTY PHOTOS



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PROPERTY PHOTOS

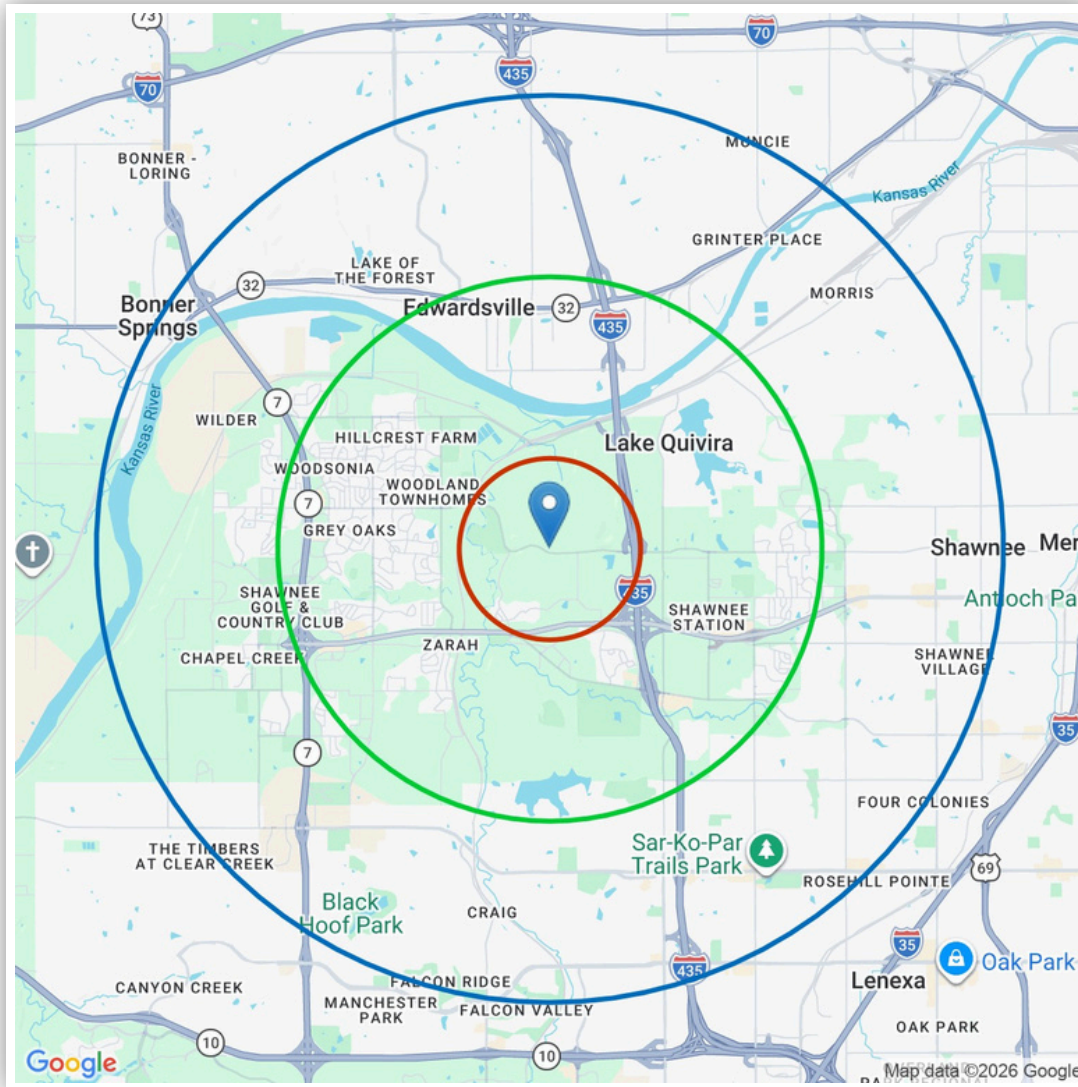


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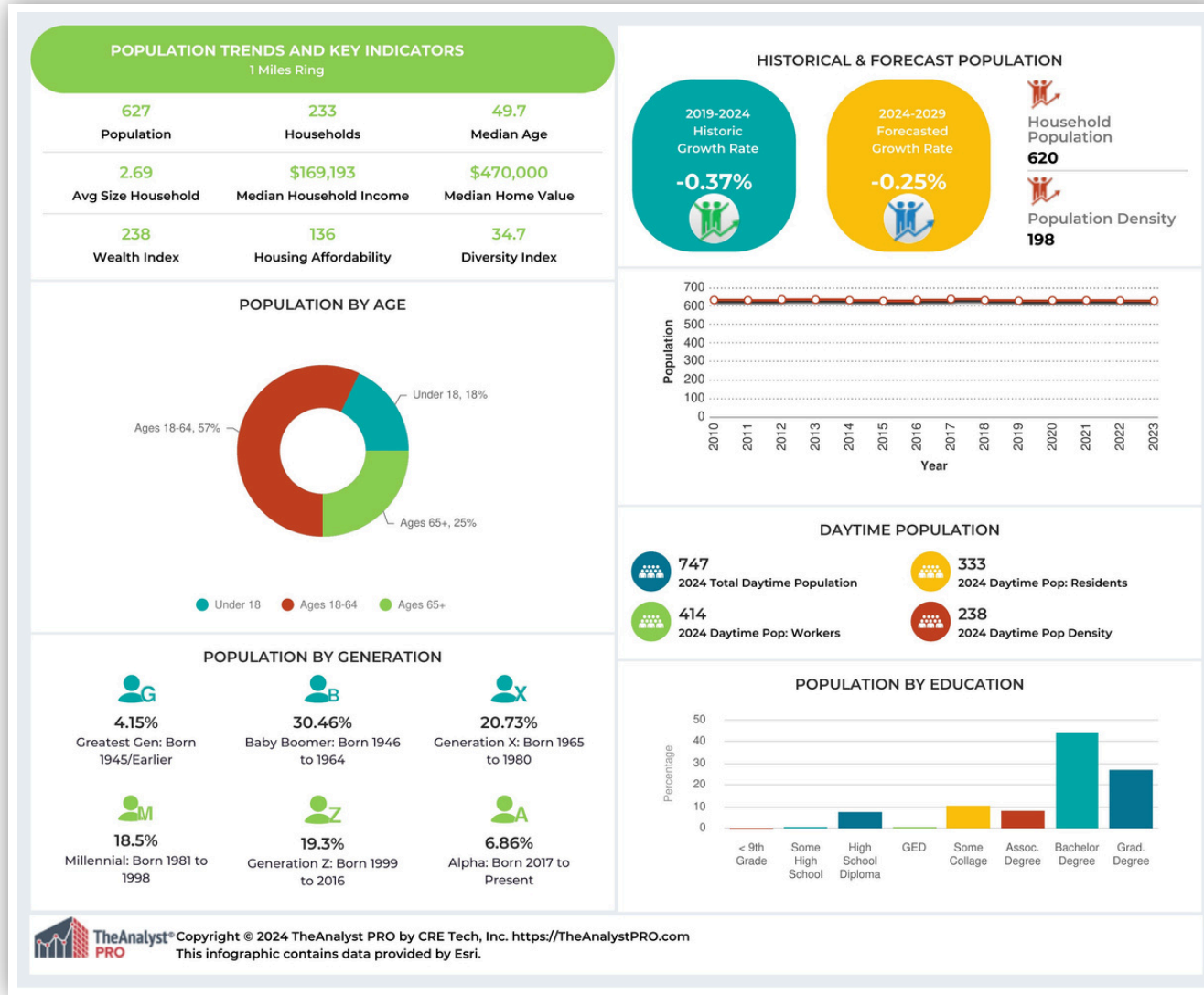
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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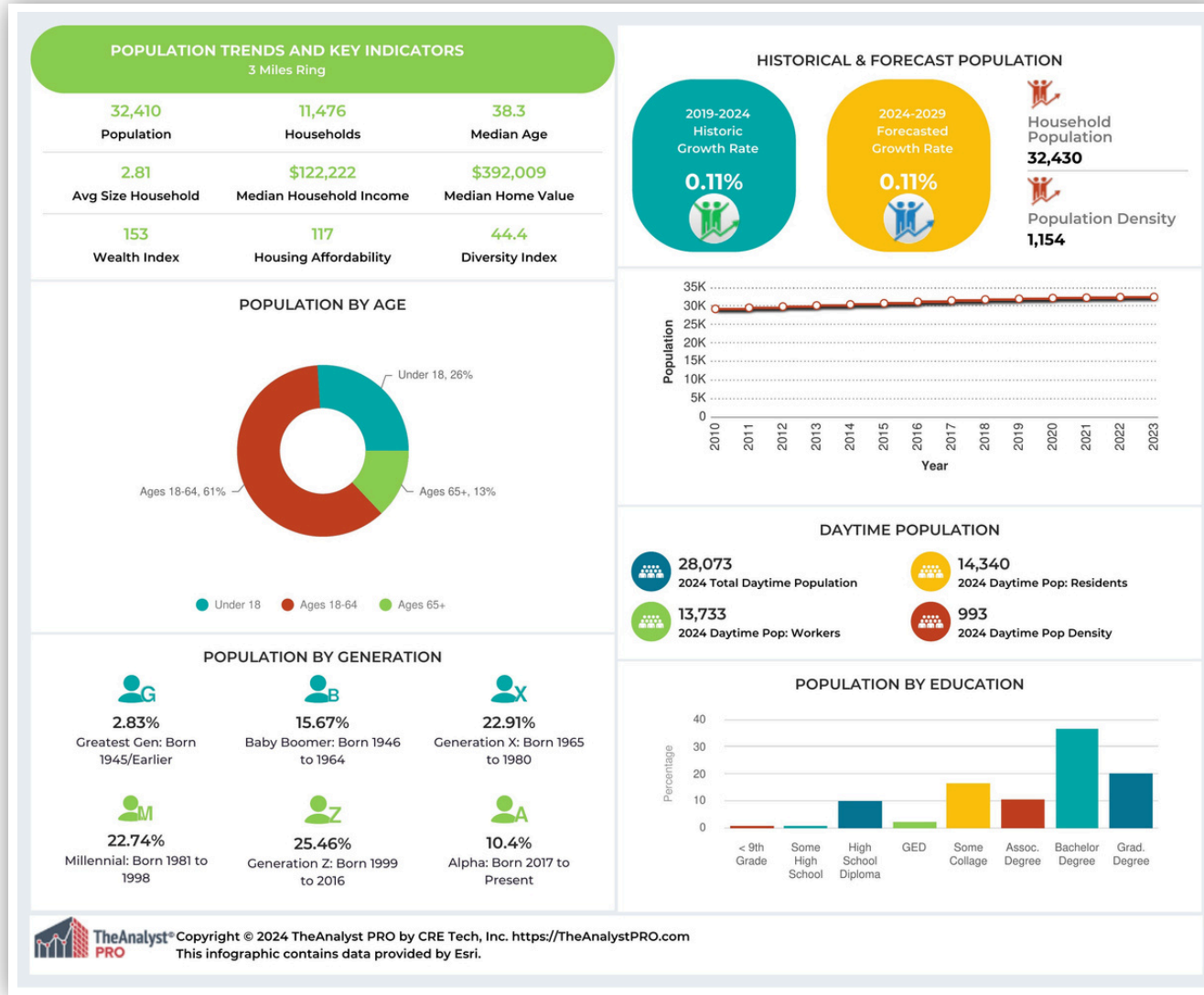
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

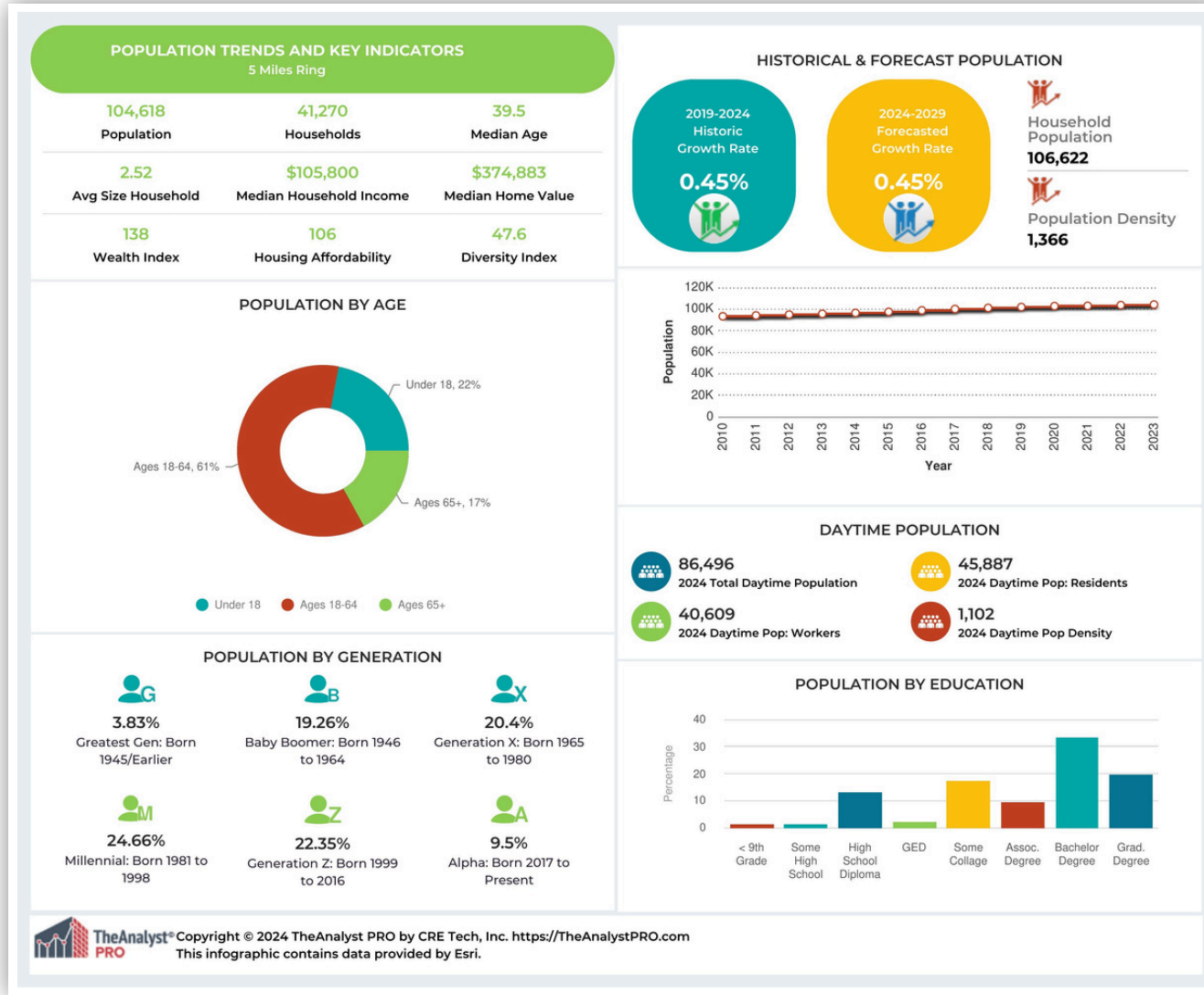


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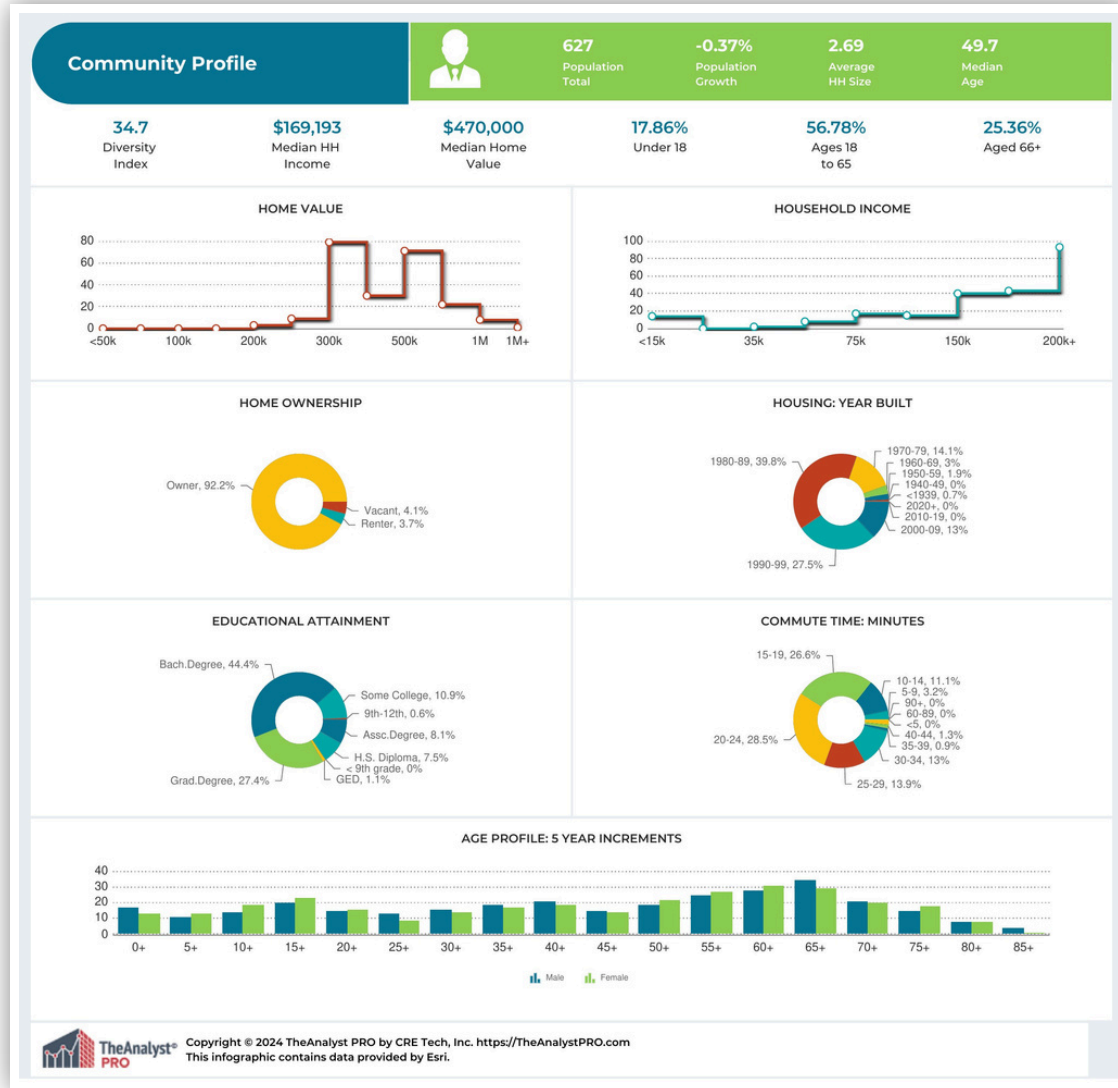
INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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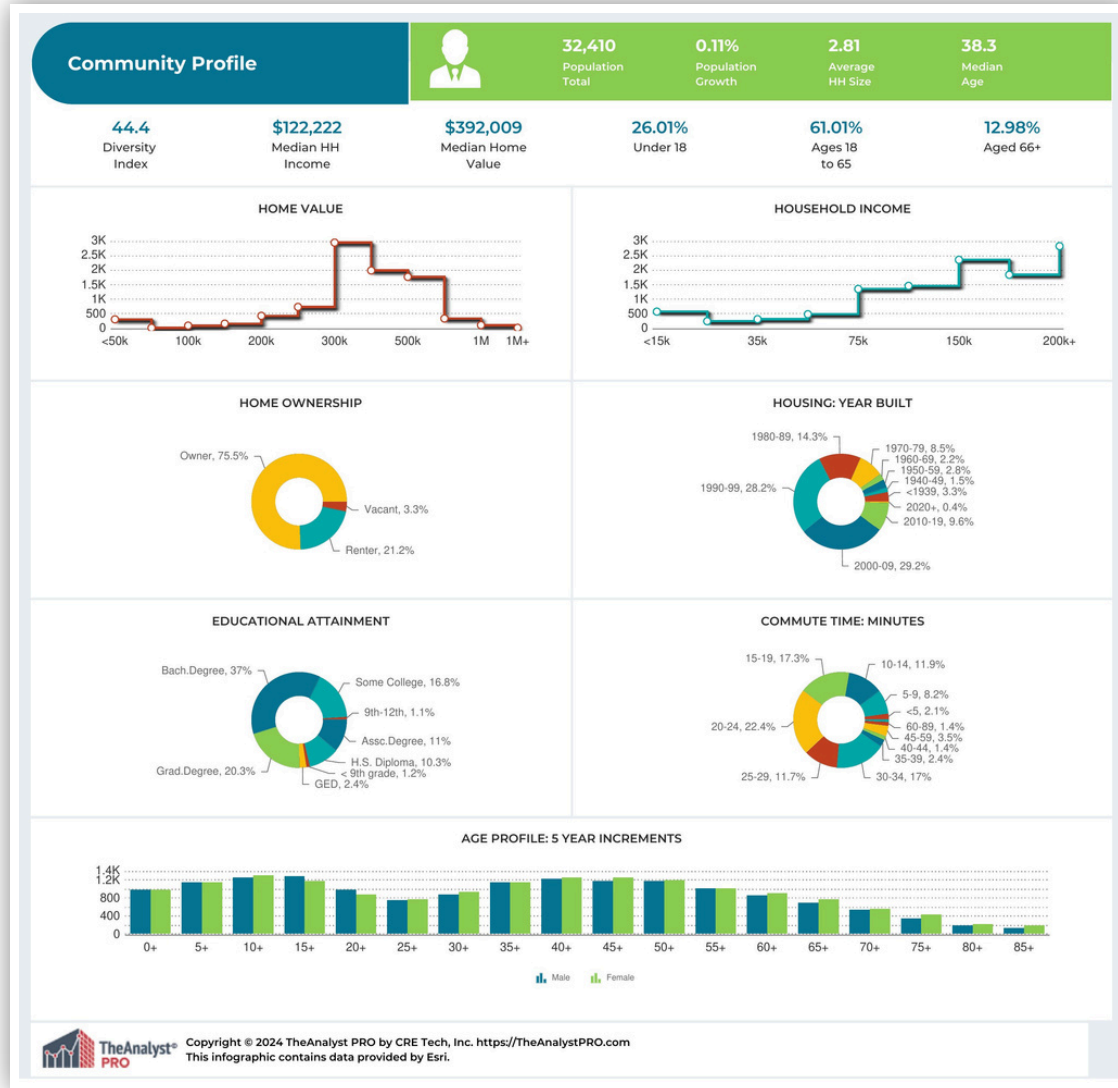
INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



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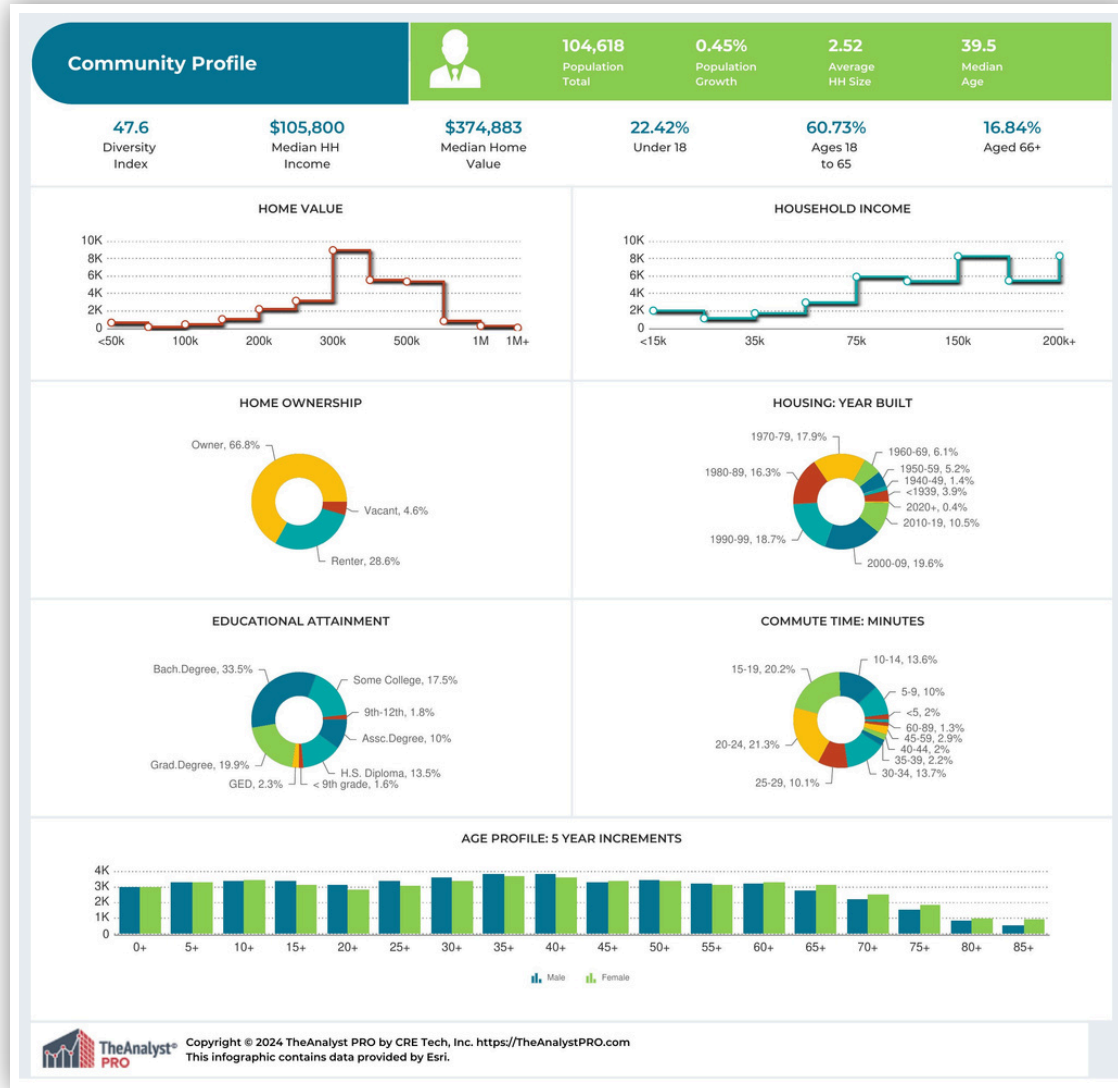
INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	639		637		621		623	
Households	229		232		234		237	
Families	195		193		192		194	
Average Household Size	2.79		2.75		2.65		2.63	
Owner Occupied Housing Units	221		222		224		228	
Renter Occupied Housing Units	7		10		10		10	
Median Age	47.3		49.2		50.1		50.7	
Trends: 2025-2030 Annual Rate	Area		State		State		National	
Population	0.06%		0.08%		0.08%		0.42%	
Households	0.26%		0.24%		0.24%		0.64%	
Families	0.21%		0.10%		0.10%		0.54%	
Owner HHs	0.35%		0.34%		0.34%		0.91%	
Median Household Income	1.29%		1.98%		1.98%		2.53%	
Households by Income			2025		2025		2030	
			Number		Percent		Number	
							Percent	
<\$15,000			14		6.0%		11	
\$15,000 - \$24,999			1		0.4%		0	
\$25,000 - \$34,999			2		0.9%		2	
\$35,000 - \$49,999			9		3.8%		7	
\$50,000 - \$74,999			20		8.5%		16	
\$75,000 - \$99,999			13		5.6%		11	
\$100,000 - \$149,999			41		17.5%		38	
\$150,000 - \$199,999			55		23.5%		60	
\$200,000+			80		34.2%		93	
Median Household Income			\$162,661				\$173,445	
Average Household Income			\$203,938				\$223,782	
Per Capita Income			\$78,720				\$87,206	
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	28	4.4%	30	4.7%	28	4.5%	28	4.5%
5 - 9	43	6.7%	24	3.8%	22	3.5%	21	3.4%
10 - 14	49	7.7%	37	5.8%	33	5.3%	31	5.0%
15 - 19	39	6.1%	45	7.1%	42	6.8%	39	6.3%
20 - 24	19	3.0%	31	4.9%	29	4.7%	28	4.5%
25 - 34	40	6.3%	54	8.5%	52	8.4%	51	8.2%
35 - 44	75	11.7%	72	11.3%	74	11.9%	76	12.2%
45 - 54	126	19.7%	74	11.6%	69	11.1%	70	11.2%
55 - 64	128	20.0%	120	18.8%	108	17.4%	101	16.2%
65 - 74	66	10.3%	103	16.2%	107	17.3%	110	17.7%
75 - 84	20	3.1%	43	6.8%	51	8.2%	61	9.8%
85+	6	0.9%	5	0.8%	5	0.8%	7	1.1%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	592	92.6%	555	87.1%	535	86.2%	529	85.0%
Black Alone	8	1.3%	14	2.2%	15	2.4%	15	2.4%
American Indian Alone	3	0.5%	2	0.3%	3	0.5%	3	0.5%
Asian Alone	13	2.0%	10	1.6%	10	1.6%	11	1.8%
Pacific Islander Alone	1	0.2%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	3	0.5%	15	2.4%	16	2.6%	18	2.9%
Two or More Races	19	3.0%	40	6.3%	42	6.8%	46	7.4%
Hispanic Origin (Any Race)	28	4.4%	40	6.3%	42	6.8%	49	7.9%

Data Note: Income is expressed in current dollars.

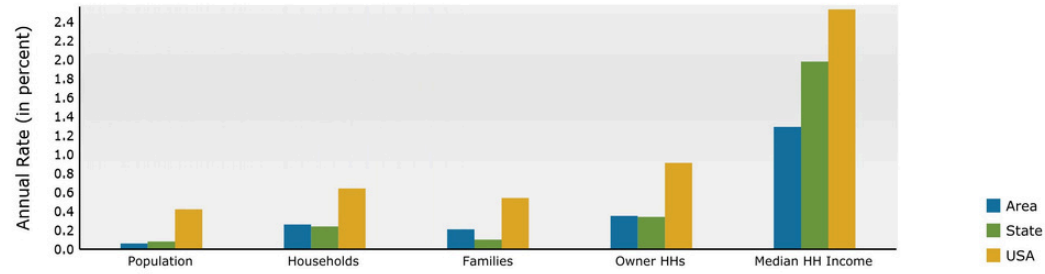
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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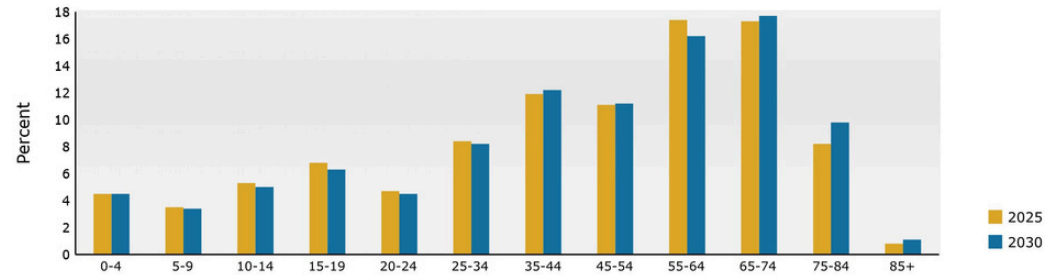


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

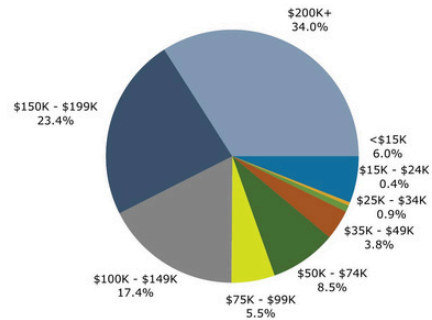
Trends 2025-2030



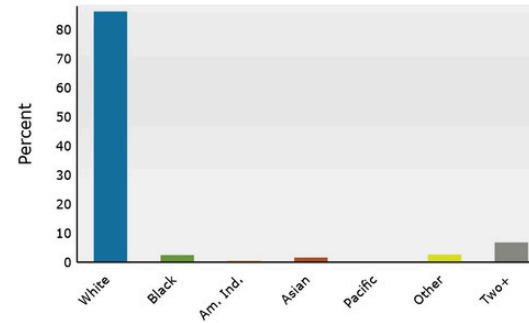
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 6.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	29,260		32,264		32,504		32,944	
Households	10,207		11,357		11,642		11,920	
Families	7,965		8,899		8,977		9,157	
Average Household Size	2.85		2.83		2.78		2.75	
Owner Occupied Housing Units	7,991		8,704		8,940		9,219	
Renter Occupied Housing Units	2,215		2,653		2,702		2,701	
Median Age	35.0		37.6		38.7		39.0	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.27%		0.08%		0.42%			
Households	0.47%		0.24%		0.64%			
Families	0.40%		0.10%		0.54%			
Owner HHs	0.62%		0.34%		0.91%			
Median Household Income	2.91%		1.98%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			455	3.9%	391	3.3%		
\$15,000 - \$24,999			262	2.3%	213	1.8%		
\$25,000 - \$34,999			282	2.4%	239	2.0%		
\$35,000 - \$49,999			670	5.8%	597	5.0%		
\$50,000 - \$74,999			1,145	9.8%	1,079	9.1%		
\$75,000 - \$99,999			1,400	12.0%	1,264	10.6%		
\$100,000 - \$149,999			2,383	20.5%	2,334	19.6%		
\$150,000 - \$199,999			2,124	18.2%	2,310	19.4%		
\$200,000+			2,919	25.1%	3,492	29.3%		
Median Household Income			\$125,508		\$144,836			
Average Household Income			\$159,958		\$171,715			
Per Capita Income			\$57,212		\$62,038			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,476	8.5%	2,031	6.3%	1,966	6.0%	1,995	6.1%
5 - 9	2,869	9.8%	2,503	7.8%	2,237	6.9%	2,095	6.4%
10 - 14	2,618	8.9%	2,792	8.7%	2,503	7.7%	2,302	7.0%
15 - 19	1,887	6.4%	2,570	8.0%	2,368	7.3%	2,129	6.5%
20 - 24	1,121	3.8%	1,623	5.0%	2,062	6.3%	1,912	5.8%
25 - 34	3,651	12.5%	3,408	10.6%	3,584	11.0%	4,564	13.9%
35 - 44	5,118	17.5%	4,815	14.9%	4,500	13.8%	4,028	12.2%
45 - 54	4,434	15.2%	4,848	15.0%	4,687	14.4%	4,496	13.6%
55 - 64	2,902	9.9%	3,894	12.1%	4,168	12.8%	4,269	13.0%
65 - 74	1,365	4.7%	2,438	7.6%	2,728	8.4%	3,055	9.3%
75 - 84	606	2.1%	1,031	3.2%	1,344	4.1%	1,633	5.0%
85+	212	0.7%	309	1.0%	357	1.1%	465	1.4%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	25,656	87.7%	25,937	80.4%	25,738	79.2%	25,616	77.8%
Black Alone	1,552	5.3%	1,874	5.8%	2,006	6.2%	2,109	6.4%
American Indian Alone	119	0.4%	160	0.5%	164	0.5%	171	0.5%
Asian Alone	868	3.0%	1,026	3.2%	1,054	3.2%	1,155	3.5%
Pacific Islander Alone	23	0.1%	10	0.0%	10	0.0%	10	0.0%
Some Other Race Alone	354	1.2%	565	1.8%	625	1.9%	694	2.1%
Two or More Races	689	2.4%	2,693	8.3%	2,908	8.9%	3,189	9.7%
Hispanic Origin (Any Race)	1,430	4.9%	2,142	6.6%	2,348	7.2%	2,611	7.9%

Data Note: Income is expressed in current dollars.

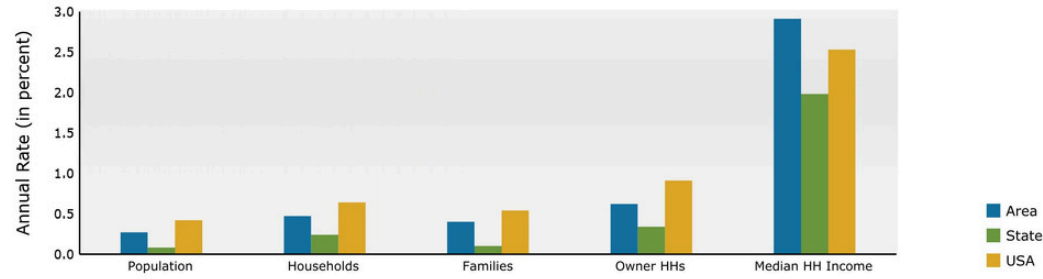
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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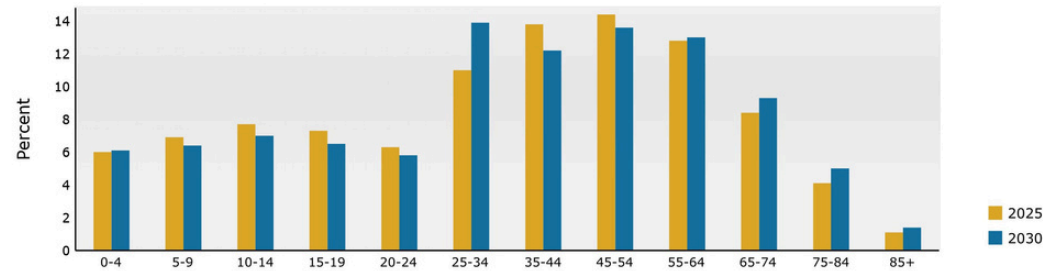


DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

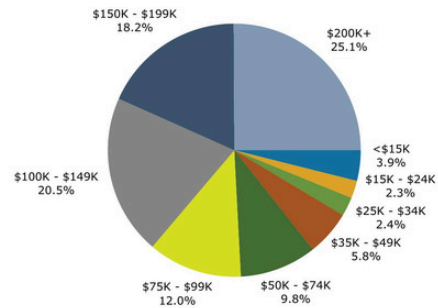
Trends 2025-2030



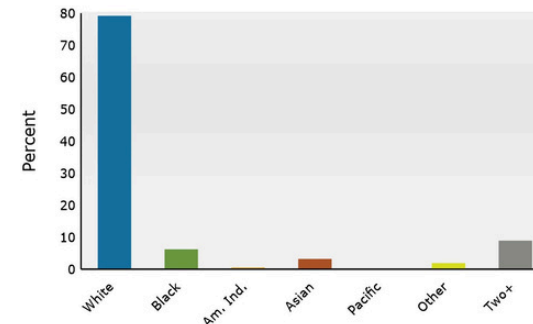
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 7.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	93,011		102,640		105,295		107,725	
Households	35,406		39,932		41,994		43,456	
Families	25,597		27,944		28,615		29,375	
Average Household Size	2.61		2.55		2.49		2.46	
Owner Occupied Housing Units	26,178		27,853		29,003		29,960	
Renter Occupied Housing Units	9,228		12,079		12,991		13,496	
Median Age	37.1		39.0		39.9		40.7	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.46%		0.08%		0.42%			
Households	0.69%		0.24%		0.64%			
Families	0.53%		0.10%		0.54%			
Owner HHs	0.65%		0.34%		0.91%			
Median Household Income	2.20%		1.98%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			1,719	4.1%	1,474	3.4%		
\$15,000 - \$24,999			1,167	2.8%	923	2.1%		
\$25,000 - \$34,999			1,674	4.0%	1,411	3.2%		
\$35,000 - \$49,999			3,677	8.8%	3,349	7.7%		
\$50,000 - \$74,999			5,762	13.7%	5,517	12.7%		
\$75,000 - \$99,999			5,025	12.0%	4,821	11.1%		
\$100,000 - \$149,999			8,410	20.0%	8,739	20.1%		
\$150,000 - \$199,999			6,204	14.8%	6,954	16.0%		
\$200,000+			8,346	19.9%	10,260	23.6%		
Median Household Income			\$108,484		\$120,941			
Average Household Income			\$141,771		\$153,598			
Per Capita Income			\$56,495		\$61,910			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,700	7.2%	5,973	5.8%	5,910	5.6%	5,985	5.6%
5 - 9	7,152	7.7%	6,735	6.6%	6,476	6.2%	6,147	5.7%
10 - 14	7,145	7.7%	7,163	7.0%	6,820	6.5%	6,631	6.2%
15 - 19	6,019	6.5%	6,774	6.6%	6,431	6.1%	6,151	5.7%
20 - 24	4,601	4.9%	5,743	5.6%	6,193	5.9%	6,036	5.6%
25 - 34	12,015	12.9%	13,172	12.8%	13,693	13.0%	14,753	13.7%
35 - 44	13,561	14.6%	13,966	13.6%	14,684	13.9%	14,516	13.5%
45 - 54	14,884	16.0%	13,471	13.1%	13,300	12.6%	13,741	12.8%
55 - 64	11,762	12.6%	13,711	13.4%	13,249	12.6%	12,857	11.9%
65 - 74	5,338	5.7%	10,224	10.0%	11,123	10.6%	11,571	10.7%
75 - 84	2,727	2.9%	4,248	4.1%	5,820	5.5%	7,245	6.7%
85+	1,107	1.2%	1,460	1.4%	1,596	1.5%	2,091	1.9%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	80,757	86.8%	81,443	79.3%	82,136	78.0%	82,434	76.5%
Black Alone	4,686	5.0%	5,634	5.5%	6,119	5.8%	6,457	6.0%
American Indian Alone	393	0.4%	501	0.5%	508	0.5%	529	0.5%
Asian Alone	2,903	3.1%	3,438	3.3%	3,612	3.4%	4,019	3.7%
Pacific Islander Alone	65	0.1%	53	0.1%	60	0.1%	65	0.1%
Some Other Race Alone	1,917	2.1%	2,631	2.6%	2,997	2.8%	3,331	3.1%
Two or More Races	2,290	2.5%	8,940	8.7%	9,863	9.4%	10,889	10.1%
Hispanic Origin (Any Race)	5,875	6.3%	8,328	8.1%	9,350	8.9%	10,418	9.7%

Data Note: Income is expressed in current dollars.

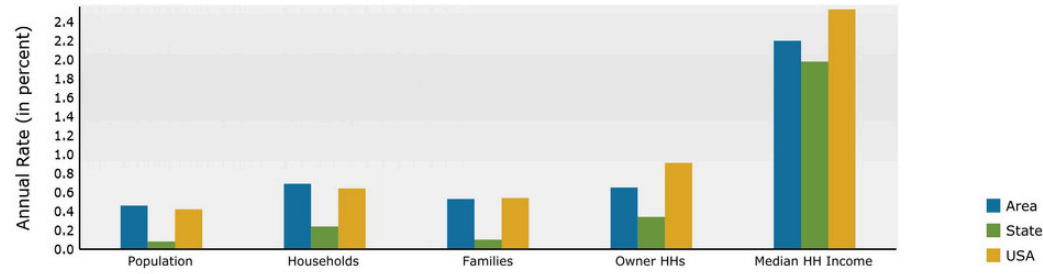
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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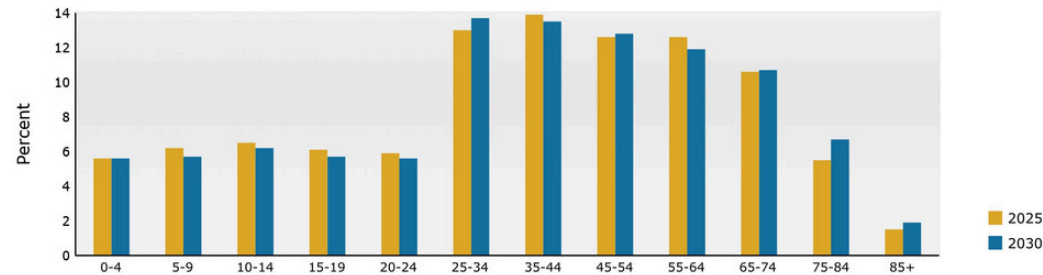


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

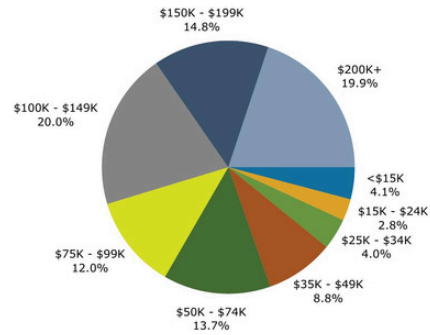
Trends 2025-2030



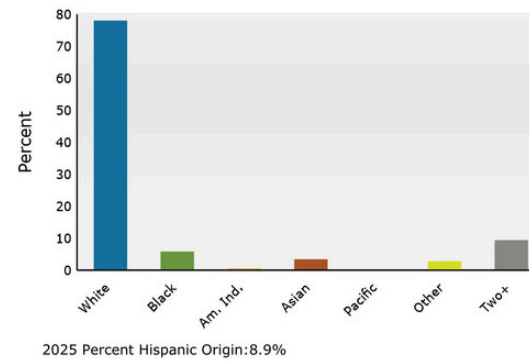
Population by Age



2025 Household Income



2025 Population by Race



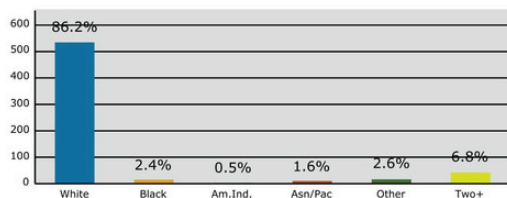
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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18670 Johnson Drive, Shawnee, Kansas, 66217



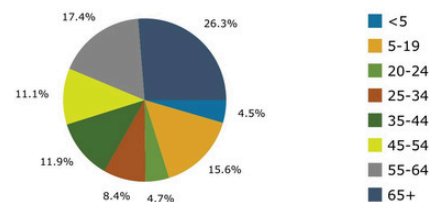
GRAPHIC PROFILE (RING: 1 MILE RADIUS)

2025 Population by Race

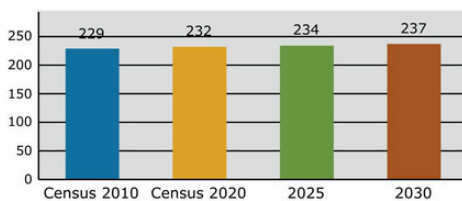


2025 Percent Hispanic Origin: 7.1%

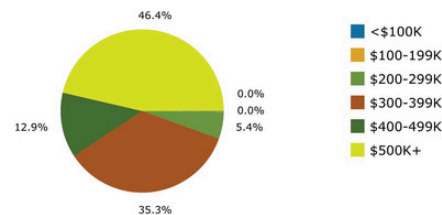
2025 Population by Age



Households



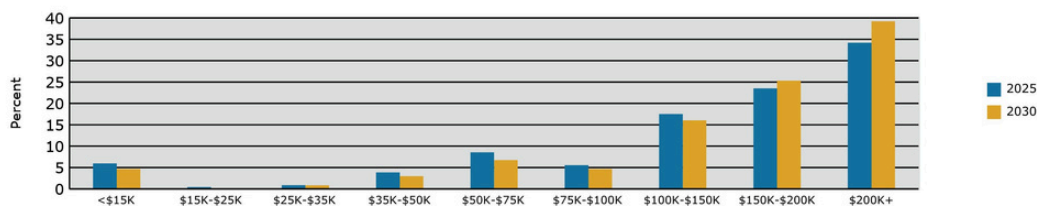
2025 Home Value



2025-2030 Annual Growth Rate



Household Income



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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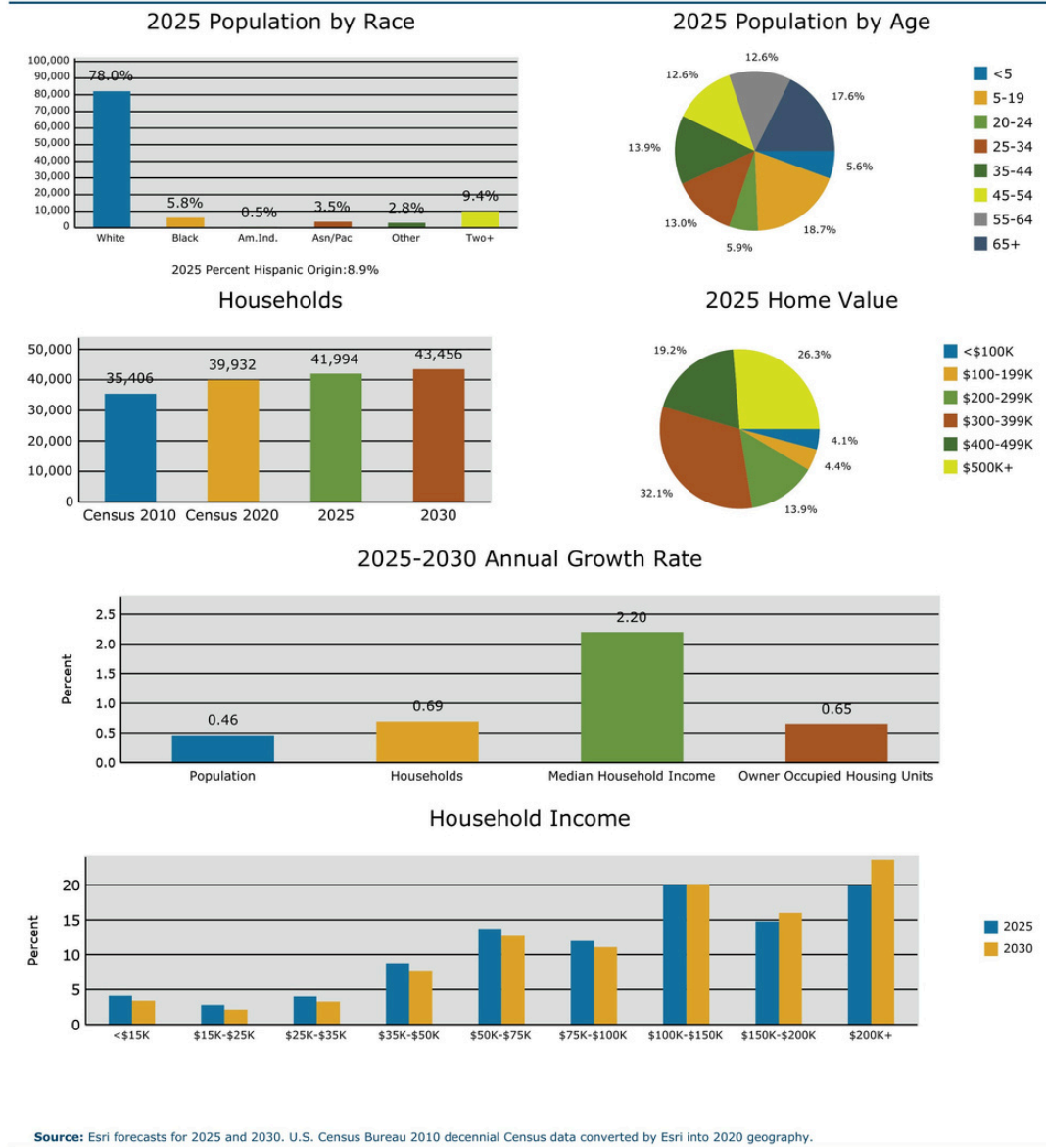
GRAPHIC PROFILE (RING: 3 MILE RADIUS)



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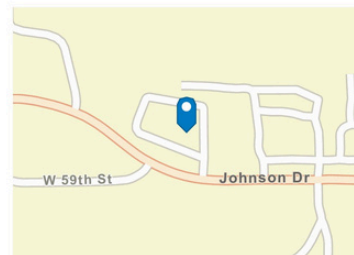
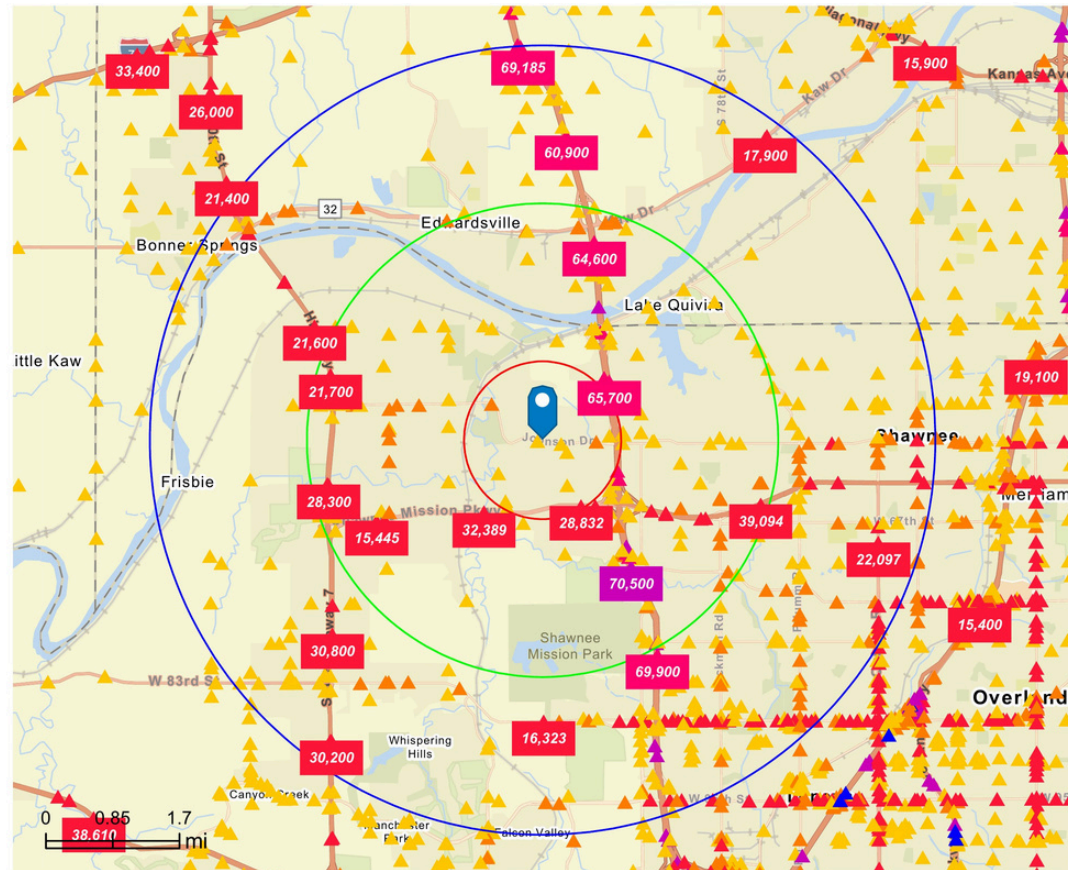
GRAPHIC PROFILE (RING: 5 MILE RADIUS)



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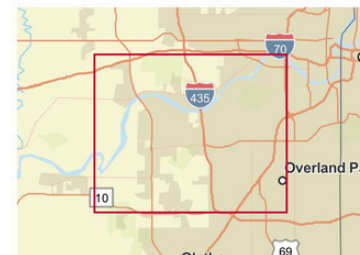


TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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 18670 Johnson Drive, Shawnee, Kansas, 66217

MEET MICHAEL MEIER



Michael Meier
Principal/Realtor®



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Michael Meier is the Principal and Co-Founder of Aristocrat Realty & Development. He studied Business Management at Johnson County Community College and Pittsburg State University. With over two decades of entrepreneurial success, Michael transitioned from a local retail owner into real estate, driven by a passion for delivering exceptional customer service.

Under his leadership, Aristocrat Realty has grown to a team of 34 agents. Michael was recognized by the Kansas City Business Journal as the #1 top broker in the Kansas City area for retail sales in both 2023 and 2024. Specializing in off-market transactions and commercial developments, he brings strategic insight and a tireless work ethic to every project.

Outside of work, Michael enjoys tailgating and supporting the Chiefs and Royals, and spending quality time with his daughters, Julia and Wrenley, and his wife, Kailey. He proudly represents the PCR3 school district and serves on the Capital Campaign Committee for the Northland Career Center.

Michael also serves as a Parks Board Commissioner for Kansas City, Missouri, and sits on the Board of Zoning Adjustment (BZA) for KCMO. He is a board member of the Platte County Economic Development Council (PCEDC), the Northland Chamber of Commerce, and Starlight Theatre. Additionally, he serves on the boards of Platte County Senior Services and the Northland Workforce Development Centers 501(c)(3). He is a dedicated supporter of Children's Mercy Hospital, Ronald McDonald House Charities, the Alzheimer's Foundation, and the Multiple Sclerosis Association.



Ranked #1 in Retail in 2022, 2023 and 2024!

MEET SAM BLACKSHER



Sam Blacksher
Realtor®



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Sam Blacksher is a commercial real estate advisor with Aristocrat Realty and a lifelong Kansas City resident. He brings a valuable mix of local market knowledge, sharp marketing skills, and an investor's mindset to every deal he takes on.

Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or a property in transition, Sam understands how to position it for maximum value and long-term success.

To ensure his listings reach the right audience, Sam utilizes platforms like LoopNet, CREXi, and CoStar, supported by targeted digital marketing campaigns. His approach blends traditional market insight with modern strategies, helping his clients achieve results efficiently.

Known for his direct communication style, strategic thinking, and ability to manage transactions from contract to close, Sam earns the trust of clients through clarity, speed, and results. He maintains strong connections with local lenders, contractors, and title professionals, streamlining every phase of the process.

Deeply rooted in the community, Sam offers more than just market stats — he provides a lived-in understanding of Kansas City's neighborhoods, trends, and growth patterns. Whether you're a first-time investor or a seasoned developer, Sam is a reliable, forward-thinking advisor who's committed to helping you make smart, profitable real estate decisions.