

FOR SALE



OAK VALLEY RETAIL SHOPPING CENTER

5600 Hedge Lane Terrace | Shawnee, KS 66226

OFFERING SUMMARY

This is a rare opportunity to acquire a high occupancy, well positioned retail center along the K 7 corridor in Shawnee, Kansas - one of Kansas City metro's most stable and desirable suburban submarkets.

With 92.4% occupancy, the property offers strong in place cash flow and immediate potential upside through lease-up of the remaining vacancy and continued rental growth in a tightening retail market. With construction costs at historic highs and limited new retail supply, this asset presents an opportunity to acquire existing square footage at a basis well below replacement cost.

Located directly off K-7 with seamless access to I 435 and K-10, the center captures daily commuter traffic while serving a dense and growing residential population. Just 30 minutes from Downtown Kansas City, Shawnee continues to benefit from strong household incomes, steady population growth, and sustained retail demand.



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Overland Park, KS 66204



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2025 PROFORMA

Oak Valley Shopping Center

Rent Income	\$	688,083.86
Expense Recovery	\$	196,925.46
Parking	\$	400.00
Other income	\$	271.33

Total Income **\$ 885,680.65**

Repair & Maintenance	\$	37,366.35
Contract Services	\$	35,485.71
Admin Expense	\$	699.00
Taxes	\$	235,704.42
Insurance	\$	61,895.49
Utilities	\$	78,175.02
Management Fee	\$	13,893.69

Total Expenses **\$ 463,219.68**

NOI **\$ 422,460.97**



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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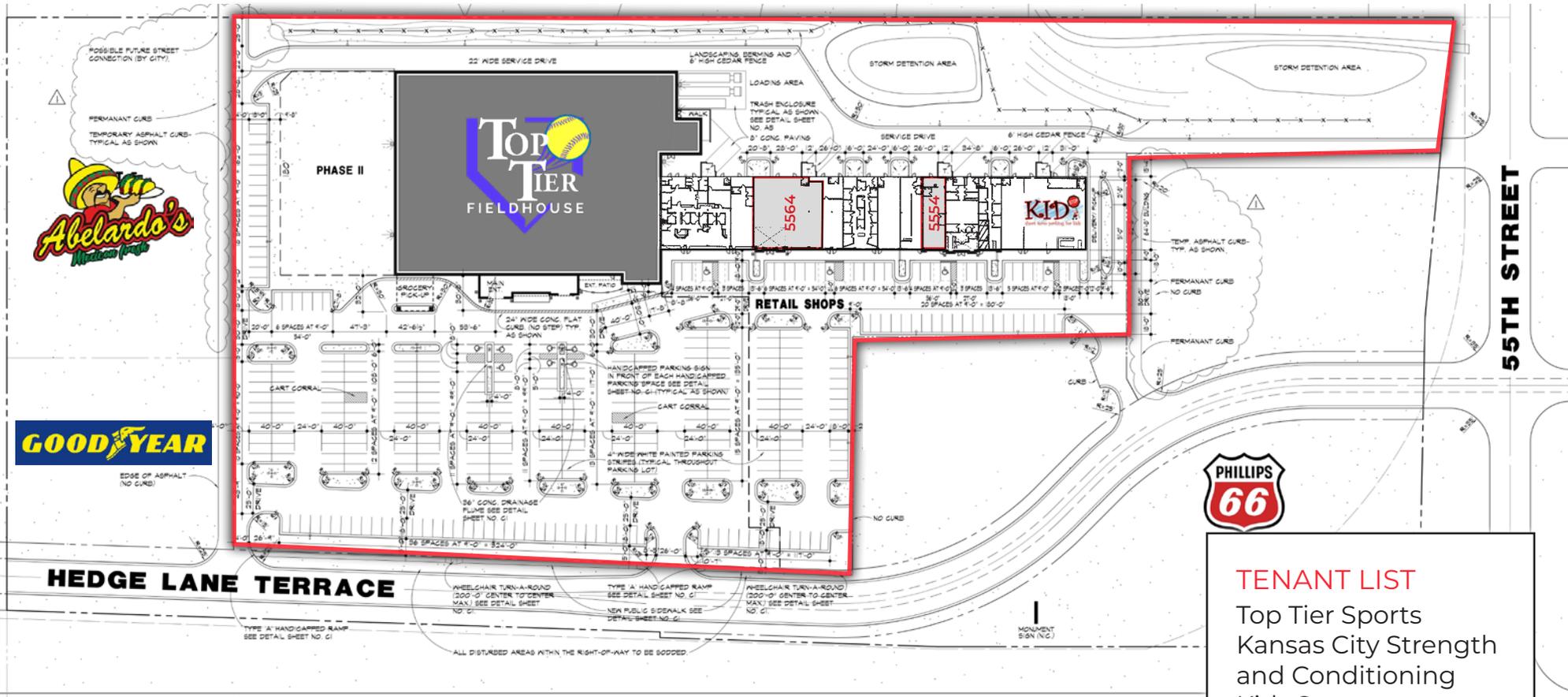
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HEDGE LANE TERRACE

55TH STREET



TENANT LIST

- Top Tier Sports
- Kansas City Strength and Conditioning
- Kids Stop
- China Blue
- P.S. Nail Lounge
- Sim Suite
- Safeway Insurance
- Animal Care Clinic

20,431 VPD

KANSAS HIGHWAY 7



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AREA DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Median HH Income	\$144,923	\$115,955	\$113,819
2024 Average HH Income	\$158,048	\$138,850	\$138,460
2024 Total Population	7,964	31,603	51,748
Total Households	2,521	10,411	17,486

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