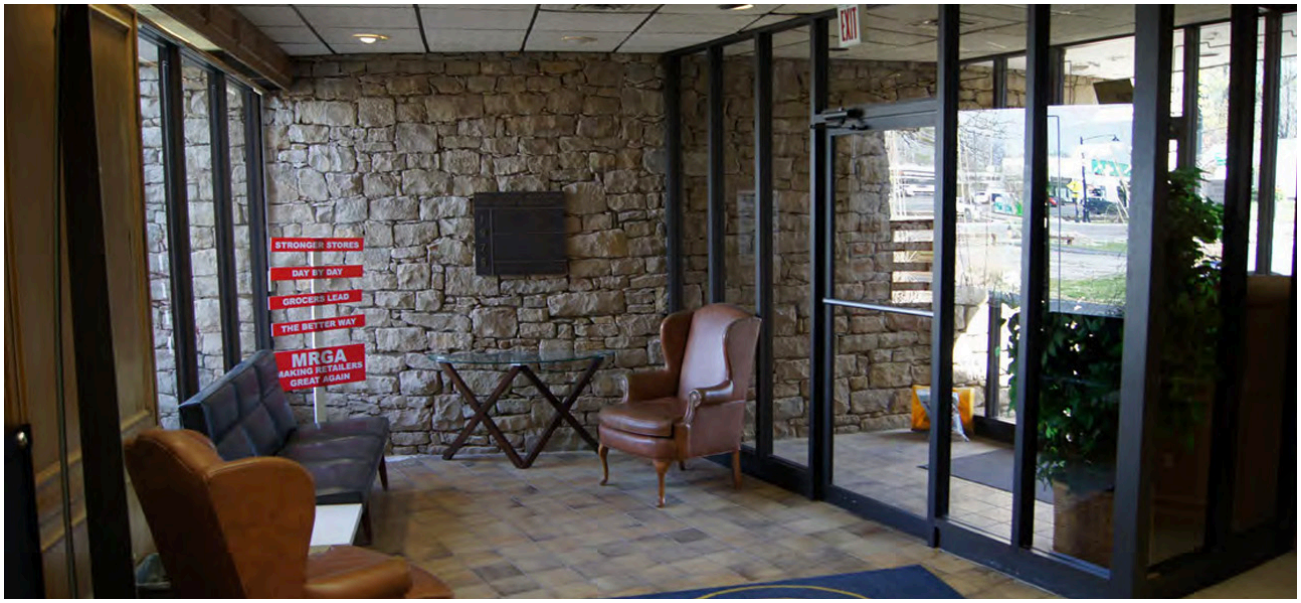
FOR LEASE

WESTWOOD RETAIL/OFFICE REDEVELOPMENT OPPORTUNITY

2809 W. 47th Street | Westwood, KS 66205





PROPERTY OVERVIEW

- 12,185 SF freestanding office building for lease
- On 1.74 acres in highly desirable Westwood area
- Prominent 47th Street frontage
- Adjacent to Walmart Neighborhood Market, generating over 89,000 monthly visits
- Approximately 0.80 acres of excess land offering potential for additional uses, subject to approval
- Surrounded by established residential neighborhoods, retail, dining, and amenities
- Less than two miles from Mission Hills Country Club, Kansas City Country Club, Carriage Club, and Woodside Health & Tennis Club
- Convenient access to Shawnee Mission Parkway and Interstate 35



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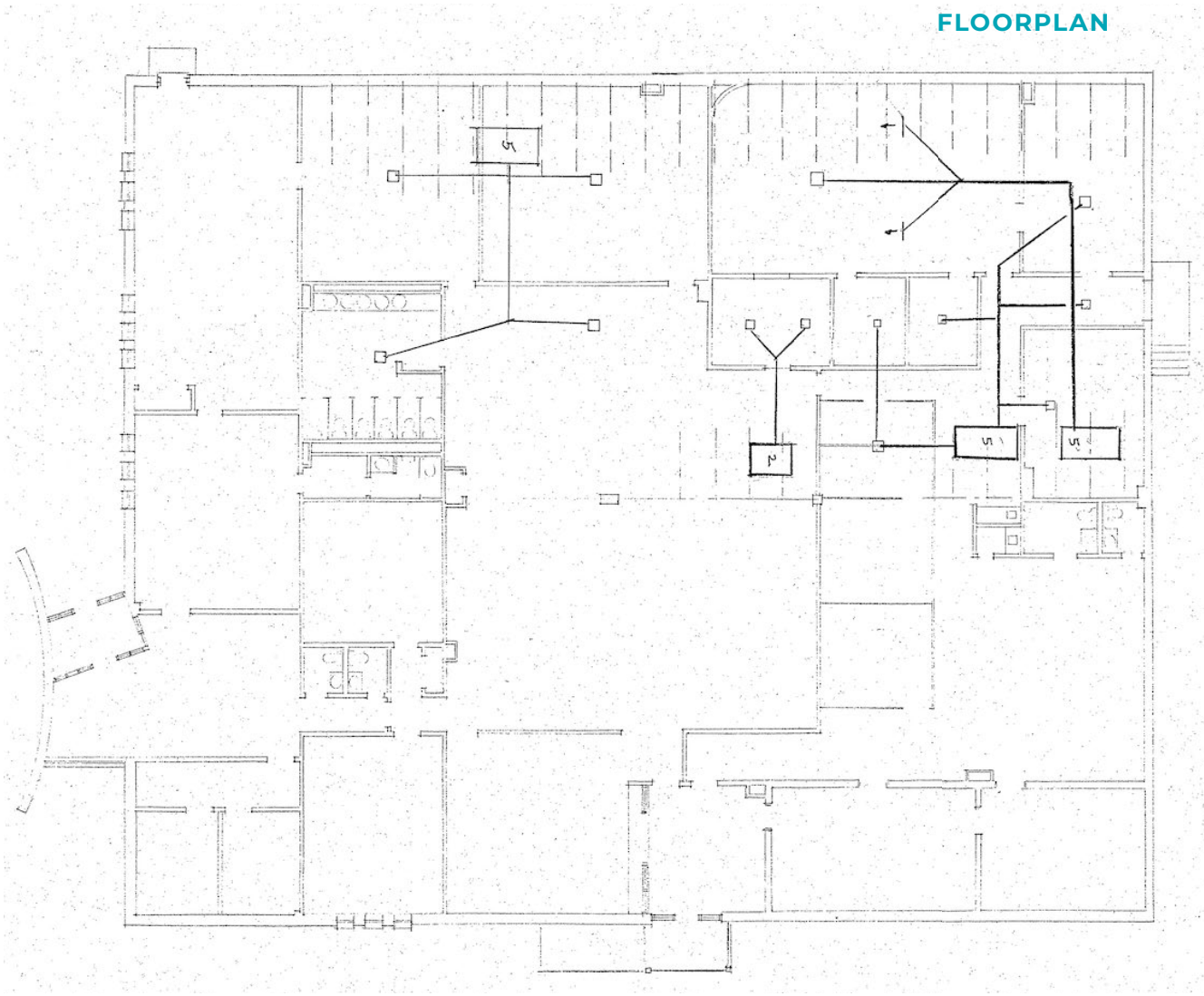
SITE AND ZONING

- The property is a 12,185 SF building on 1.74 acres, with about 0.80 acres of excess land and two curb cuts on 47th Street.Crexi
- It has convenient access to Shawnee Mission Parkway and I-35.Crexi
- C-1 Commercial and Mixed Use zoning allows these uses as-of-right: retail, restaurants without outdoor seating, general office up to 50,000 SF, multifamily, and assisted living.

CORRIDOR AND INFRASTRUCTURE MOMENTUM

- Westwood completed Complete Streets improvements on 47th Street in Spring 2024, adding traffic calming, pedestrian accommodations and bike lanes. T
- Westwood and Roeland Park are bringing Complete Streets upgrades to Mission Road from 47th to 53rd: crosswalks, separated bike lanes and modern street lighting.
- 47th Place improvements between Rainbow and State Line are planned for 2026, pending funding and partnership with Woodside.
- The city has issued an RFQ/RFP to redevelop the City Hall site near 47th & Rainbow, in collaboration with the Westwood Foundation and KU Health Systems. No decision has been made yet

FLOORPLAN



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. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

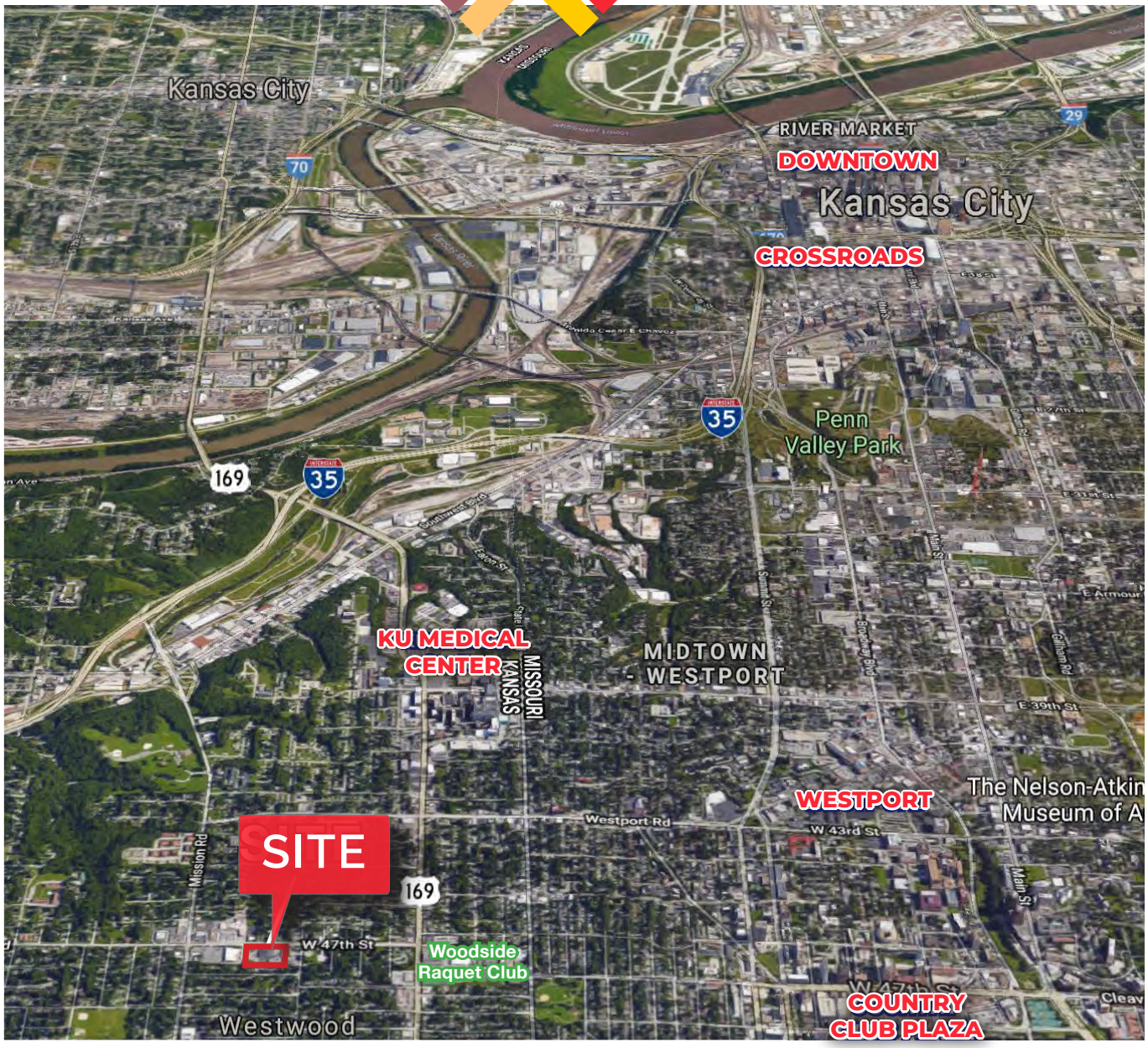
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LOCATION & TRADE AREA

The neighborhood story centers on public investment along the 47th Street corridor, an affluent, highly educated trade area, and flexible C-1 zoning that supports redevelopment.

- The 3-mile ring has 108,478 residents with a $129,822 average household income.Crexi
- The 5-mile ring has 284,624 residents.Crexi
- Within 1 mile, 52.7% of adults hold a bachelor's or graduate degree.Crexi
- The 1-mile ring has 579 businesses employing 6,141 people.Crexi
- Mission Hills CC, Kansas City CC, Carriage Club and Woodside Health & Tennis Club are all within 2 miles

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