# Vacant Car Wash

**6401 Nieman Rd | Shawnee, KS 66203**

**Car Wash Investment Opportunity**

Offering Memorandum


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# Exclusively Listed By


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# Property Overview

**6401 Nieman Rd**
Shawnee, KS 66203

# Investment Highlights

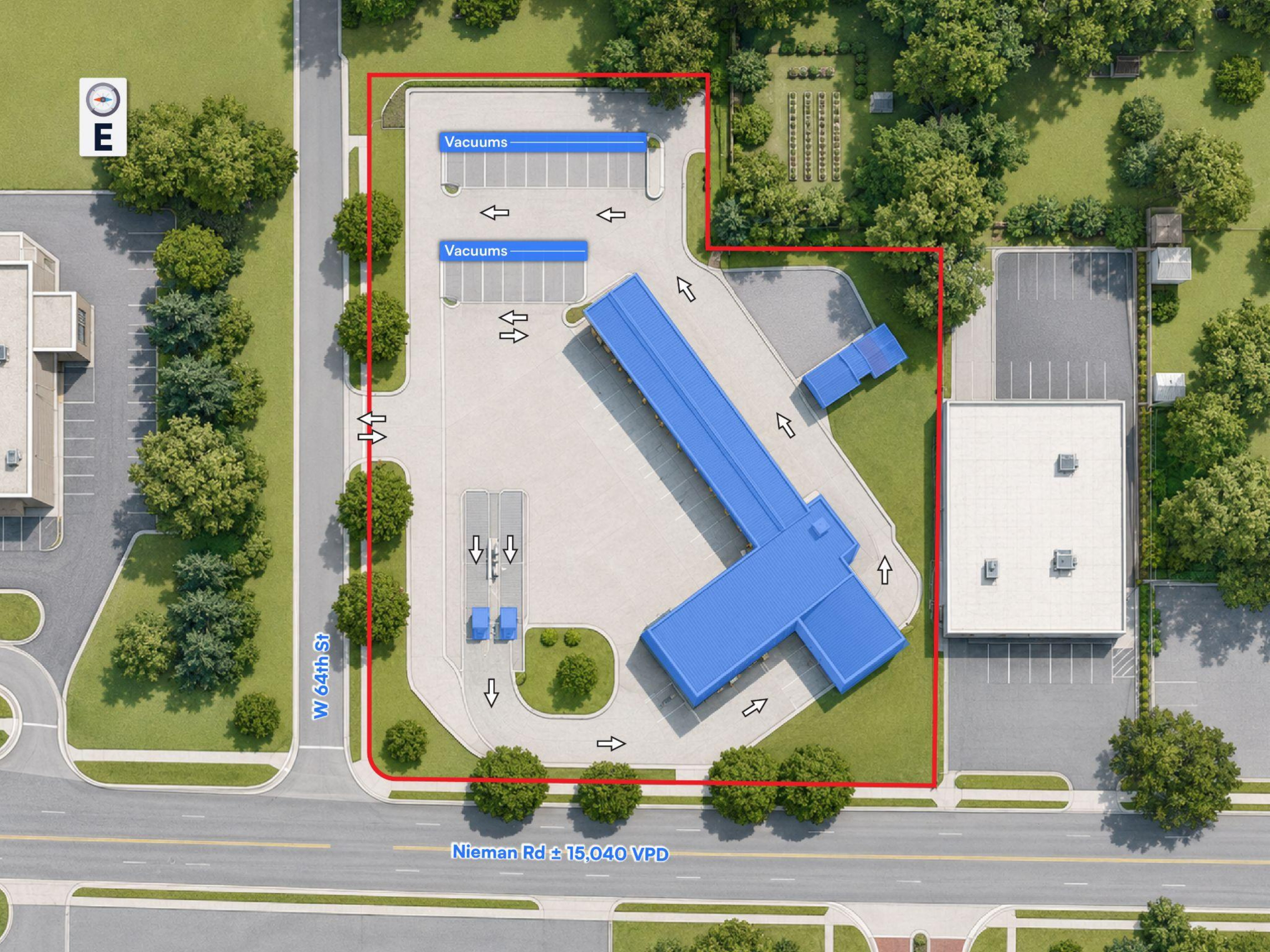
Vacant Investment Opportunity

| ±1.90 AC | 2007 | ±15,040 |
| --- | --- | --- |
| Lot Size | Year Built | VPD |

## Property Highlights

- **Vacant Owner-User Opportunity** - Vacant Car Wash offered with both real estate and business assets, creating a direct path for owner-operator launch or re-flagging
- **Hybrid Wash Infrastructure** - The 7,806 SF facility is host to three wash types bringing in more revenue. Options include a 90-ft express tunnel, 2 In-Bay Automatics, & 8 self-serve bays. The property uses 2 POS lanes, and 14 vacuum stalls as well to offer more efficiency and opportunity for customers
- Zips Car Wash former location with documented **historical revenue of ~$800K,** identified as a strong performer.
- **Rare 1.90-Acre Site** - The 1.90 AC parcel provides substantial vehicle stacking and circulation, with the marketing package also citing potential for pad site development or broader commercial expansion.
- **Shawnee Corridor Positioning** - Fronting Nieman Rd with ±15,040 VPD and located 0.2 mi from Shawnee Mission Pkwy with ±44,550 VPD, the property sits near Hy-Vee, Target, Lowe's, Home Depot, QuikTrip, Walgreens, McDonald's, Taco Bell, Wendy's, and Sonic.

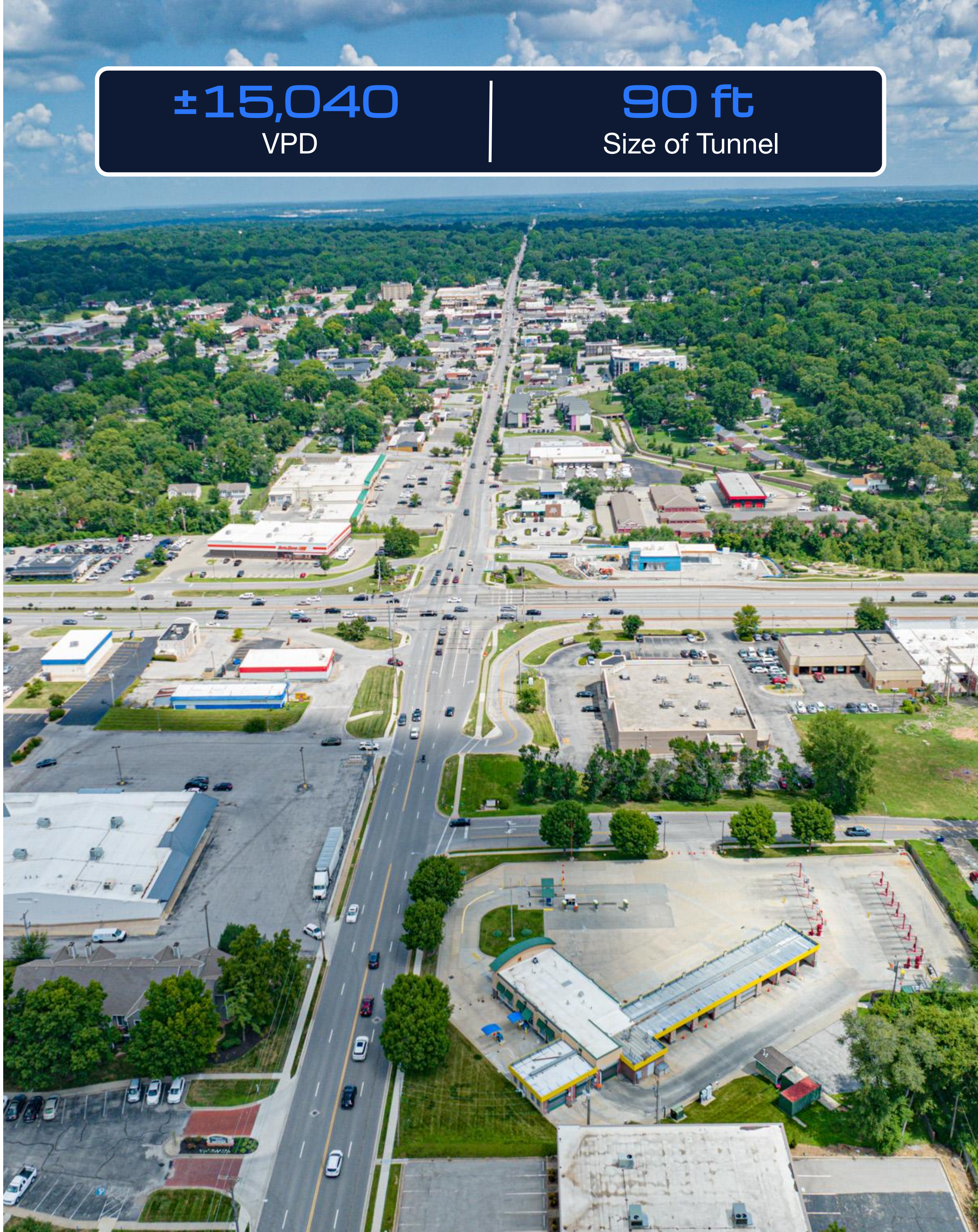
Downtown Kansas City ±11.1 Miles Away
IKEA
HOBBY LOBBY
BMW
MINI
CAVA
SHAKE SHACK
Krispy Kreme DOUGHNUTS
Freddy's STEAKBURGERS
Automotive Park
Audi Shawnee Mission
CARMAX
COUNTRY HILL
E
35
± 143,000 VPD
Merriam Town Center
THE HOME DEPOT
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
Marshalls
OLD NAVY
CINEMARK
OfficeMax
five BELOW
PETSMART
ALL STAR AUTO LLC.
RW MOTORS
Automotive Body & Repair
KANSAS CITY AutoSport
Automotive Park
ARISTOCRAT MOTORS
Hendrick TOYOTA MERRIAM
MASERATI
NISSAN
REED
Jeep DODGE RAM
Raising Cane's CHICKEN FINGERS
Panera BREAD
Kiene DENTAL GROUP
Shawnee Mission Pkwy ± 44,550 VPD
QT QuikTrip
ACTION TIRE & SERVICE INC.
Firestone
Walgreens
Subject Property
Novadiol
Corporate office
W 64th St
Nieman Rd ± 15,040 VPD


E
Vacuums
Vacuums
W 64th St
Nieman Rd ± 15,040 VPD

**6401 Nieman Rd**
Shawnee, KS 66203

# $3,000,000
List Price

| | |
|---|---|
| **Type of Sale** | Business and Real Estate |
| **Car Wash Type** | Flex |
| **Lot Size** | ±1.90 AC |
| **GLA** | ±7,806 SF |
| **Year Built** | 2007 |
| **# of Vacuums** | 14 |
| **POS Stations** | 2 |



# Property Photos




# Market Overview

**6401 Nieman Rd**
Shawnee, KS 66203

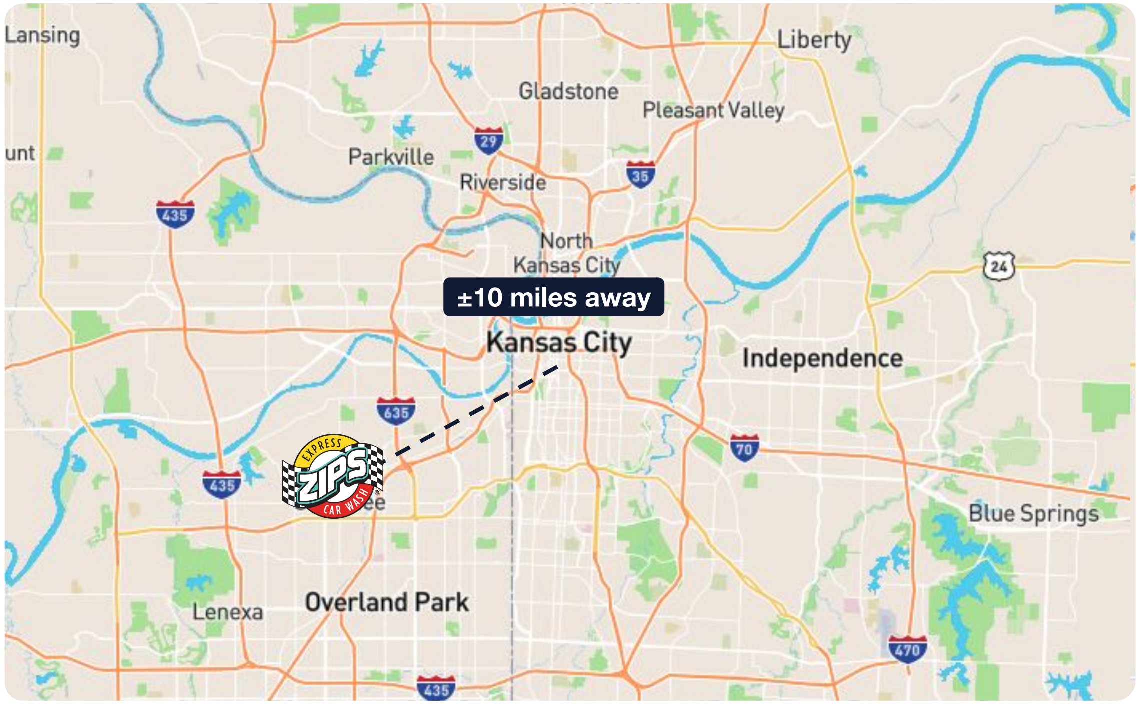
*Kansas City, KS MSA*

# Shawnee, KS

**Local Market Overview**

Shawnee, Kansas is one of the premier suburban communities within the Kansas City metropolitan area, offering direct access to one of the Midwest's largest and most diverse economies. Located in Johnson County, the city benefits from exceptional connectivity via **Interstate 435, Interstate 35, K-7 Highway**, and Shawnee Mission Parkway, providing convenient access to downtown Kansas City and major employment centers throughout the region. As one of the fastest-growing communities in Kansas, Shawnee has attracted continued residential and commercial investment while maintaining a strong balance between established neighborhoods and new mixed-use development.

The local economy is supported by a diverse mix of healthcare, professional services, advanced manufacturing, logistics, technology, and retail employers. Johnson County is home to major corporations and institutions including Black & Veatch, Amazon, UPS, Farmers Insurance, AdventHealth Shawnee Mission, and Johnson County Community College, creating a deep employment base and a highly educated workforce. Within Shawnee itself, employers such as Bayer HealthCare, FedEx Ground, Hy-Vee, Target, and Nazdar Industries contribute to the city's stable economic foundation. The area's high household incomes, strong labor force participation, and business-friendly environment continue to attract both national retailers and regional businesses seeking long-term growth opportunities.




**Property Demographics**

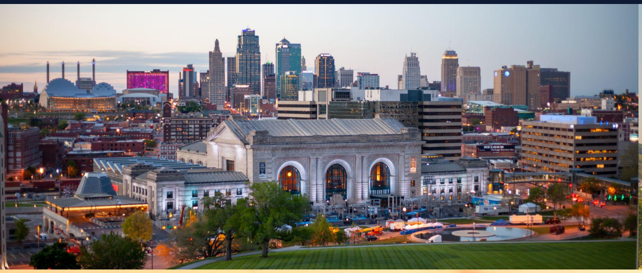
| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Five-Year Projection | 10,745 | 86,303 | 207,016 |
| Current Year Estimate | 10,551 | 86,912 | 209,854 |
| 2020 Census | 10,297 | 85,969 | 208,576 |
| Growth Current Year-Five-Year | 1.84% | -0.70% | -1.35% |
| Growth 2020-Current Year | 2.47% | 1.10% | 0.61% |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Five-Year Projection | 5,005 | 38,755 | 93,344 |
| Current Year Estimate | 4,870 | 38,606 | 93,746 |
| 2020 Census | 4,616 | 36,828 | 90,213 |
| Growth Current Year-Five-Year | 2.77% | 0.39% | -0.43% |
| Growth 2020-Current Year | 5.51% | 4.83% | 3.92% |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $93,865 | $114,437 | $122,794 |

# Kansas City, MO MSA

Greater Kansas City stands as a vibrant Midwestern hub with an estimated 2024 population of over 2.25 million—reflecting steady growth supported by a strong job market, affordable cost of living, and diverse industries such as logistics, healthcare, manufacturing, and technology. Its central location, expanding infrastructure, and thriving arts and sports culture continue to attract residents and businesses alike, reinforcing its appeal for long-term residence and investment.

The metro demonstrates solid economic momentum, with a 2024 median household income of about $82,000 and a regional GDP of roughly $185 billion. Kansas City’s diversified economy and expanding downtown core help sustain growth across both business and leisure sectors. The region welcomed approximately 28.4 million visitors in 2023, generating around $6.7 billion in total economic impact. Continued investment in transportation, entertainment, and technology is expected to enhance Kansas City’s position as a dynamic and resilient regional economy.

| Total Population | Annual Visitors | Tourism Economic Impact | GDP |
|---|---|---|---|
| **2,253,579** | **28.4 Million** | **$4 Billion** | **$185.7 Billion** |




## Local Market Overview

Kansas City has evolved into a regional hub that balances Midwestern cost-structure advantages with metropolitan amenities. The broader metro area has consistently attracted residents due to comparatively affordable housing, a strengthened job base and quality-of-life amenities. While the city proper remains under transformation in certain neighborhoods, the region is benefiting from inward migration, driven by relocation from higher-cost coastal markets and growth in export, logistics, and service sectors.

For a multifamily-targeted asset, Kansas City presents favorable tenant demand fundamentals: stable population growth, a relatively modest barrier to entry compared with premium gateway markets, and a diversified economy underpinning employment stability. Although parts of the city face structural headwinds (such as older housing stock and concentrated neighborhood revitalization needs), the overall value proposition remains compelling for investors seeking upside through refurbishment, repositioning or value-add execution.

## Economic Drivers

The Kansas City metro region serves as a national hub for trade, transportation, and manufacturing, leveraging its central U.S. location and extensive logistics network. The area's economic foundation is anchored by major employers in automotive assembly, logistics, healthcare, finance, and federal government sectors. Kansas City's deep rail freight network, Foreign Trade Zone operations, and accessibility via multiple interstate highways make it a strategic center for goods movement and business distribution. Key industries driving the regional economy include transportation and logistics, advanced manufacturing (notably automotive), healthcare and life sciences, financial and professional services, and federal government operations. Major employers such as Ford and General Motors assembly plants, large hospital systems, government agencies, and financial and professional service firms sustain the metro's employment base. Ongoing infrastructure and development initiatives—including the expansion of national trade-zone and rail freight capacity, upgrades to the regional airport and logistics hubs, downtown revitalization and mixed-use infill projects, and continued interstate improvements, are further enhancing Kansas City's role as a diversified, growth-oriented economic center.

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