

FOR LEASE



Newton Retail Deve
1701 S. Kansas Ave. | Newton, KS



Premier Retail Space



For more information or to schedule a showing, contact

CHARLIE KING | charlie@occmgmt.com | O: 316-262-3331 | C: 316-706-1583

Occidental Management, LLC. | 8111 E. 32nd St. N., Suite 101 | www.occmgmt.com



High-Traffic Location



80±
ACRE SITE

Prime Development Site

Ideally located on the heavily trafficked South side of Newton, this 80-acre plot will be a Class A, mixed-use development primed for new business. An upward up 40,000 vehicles enter this intersection per day. The strong trade sectors of Newton and the surrounding markets are key indicators of economic stability throughout the city. The initial phase of development includes 15,000 square feet of retail and outparcel sales. Future development plans potentially include Class A office space and multi-family housing.

2019 Newton Medical Center Data:

- 113,953 total patient visits
- 13,666 emergency visits
- 3.7 days average length of inpatient stay
- 670 full time staff
- \$48 million in payroll and benefits

AVAILABLE SPACE

Total Available SF | 13,500 SF
Various pad sites available.

Lease Rate | Negotiable
Lease Type | NNN, \$5.00 SF

COUNTY TAX INFO

Harvey County Sales Tax is **up more than 18%** in the retail trade sector — an unprecedented increase during 2020 for surrounding areas. Overall sales tax is **up more than 30%** across all sales and use categories. Newton is responsible for **43%** of Harvey County's Sales Tax.

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Shadow Ancher Tenants

**80±
ACRE SITE**



Location Demographics

	1 MILE	3 MILES	5 MILES
Local Population	3,947	18,497	22,106
Household Income	\$56,015	\$48,897	\$50,344
Median Age	37	38	39

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AERIALS & MAPS

Surrounding Area Aerial



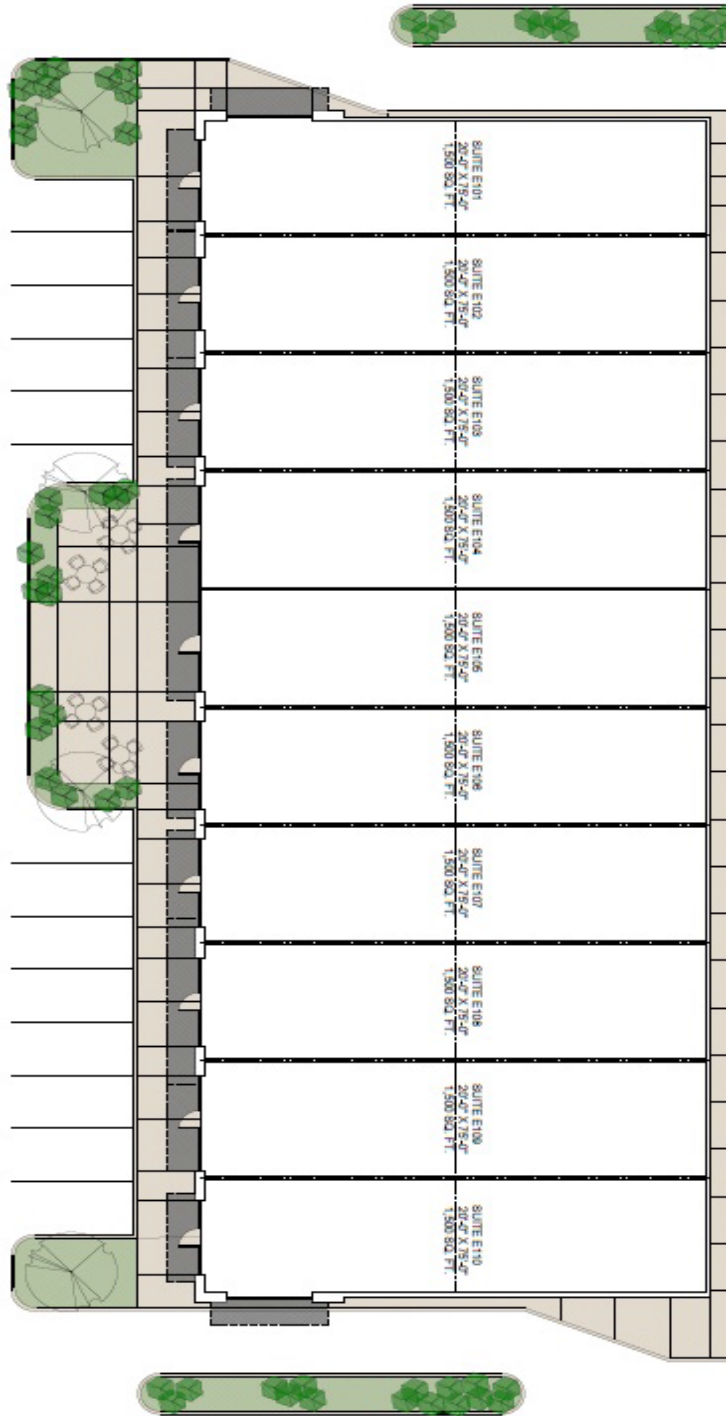
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FLOOR PLAN



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SITE PLAN

PARCELS AVAILABLE



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