



HIGH TRAFFIC RETAIL CENTER

FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

| | |
|-----------------------|-----------------|
| LEASE RATE | \$12.50/SF, NNN |
| ESTIMATED NETS | \$9.49/SF |
| BUILDING SIZE | 5,262 SF |
| AVAILABLE SF | 1,344 SF |
| YEAR BUILT | 2005 |
| PARKING | Ample Doorside |
| ZONING | C-1 |

PROPERTY HIGHLIGHTS

- Along El Dorado's main corridor on Central Avenue.
- Other tenants in the center include:



- High visibility pole signage opportunity.
- Located just north of Butler Community College (approx. 3,000 students).

- Other area neighbors include:



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------|----------|----------|----------|
| POPULATION | 3,568 | 12,763 | 16,208 |
| AVG. HH INCOME | \$58,921 | \$67,245 | \$72,043 |
| MEDIAN AGE | 32.4 | 35.0 | 36.1 |

TRAFFIC COUNTS

| | |
|--------------------|------------|
| ALONG CENTRAL AVE. | 14,178 VPD |
|--------------------|------------|

HIGH TRAFFIC RETAIL CENTER FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

WEIGAND
COMMERCIAL

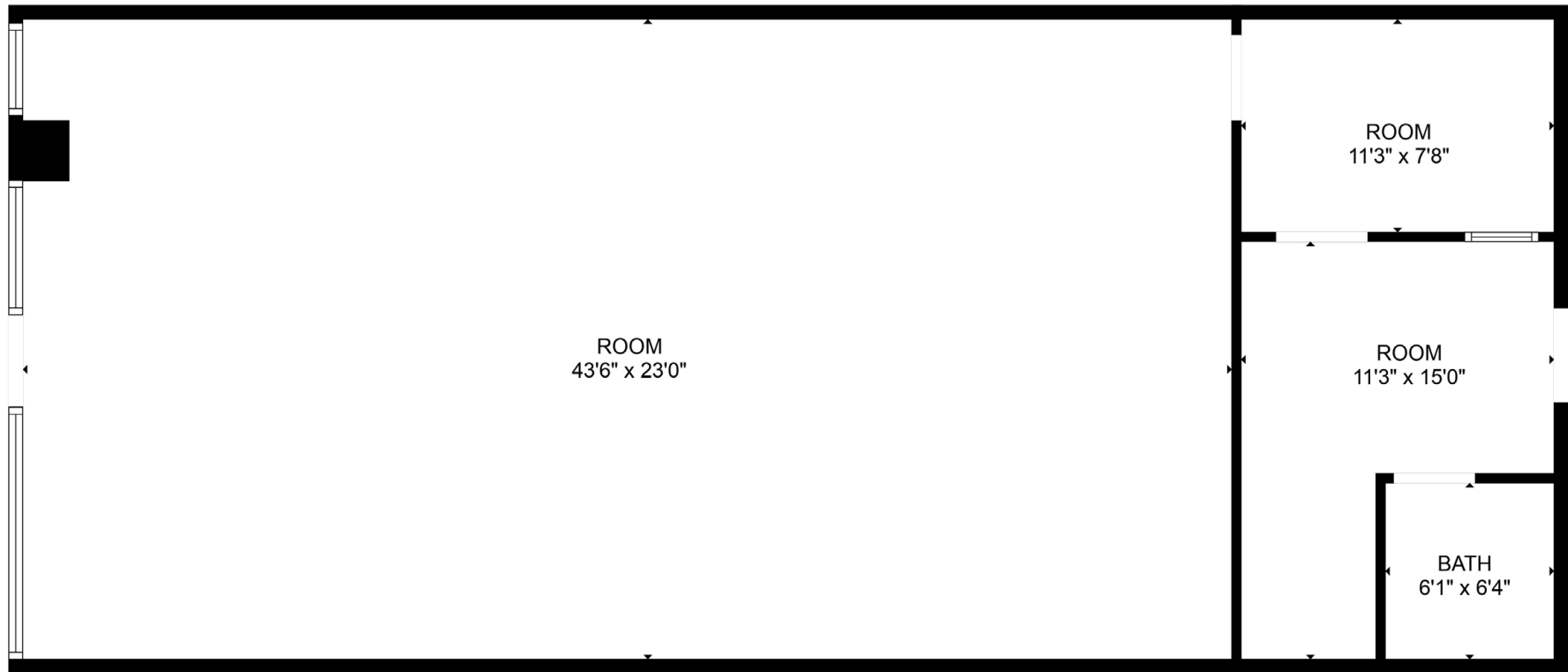
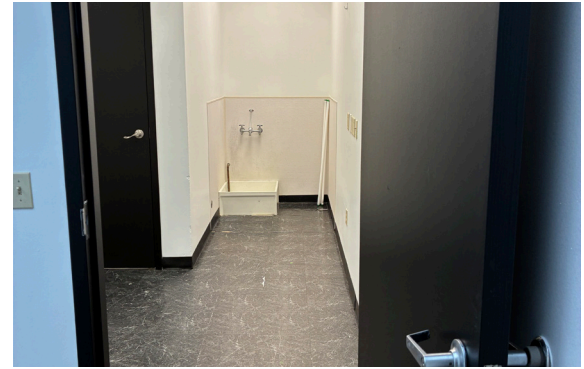
AREA RETAILERS



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

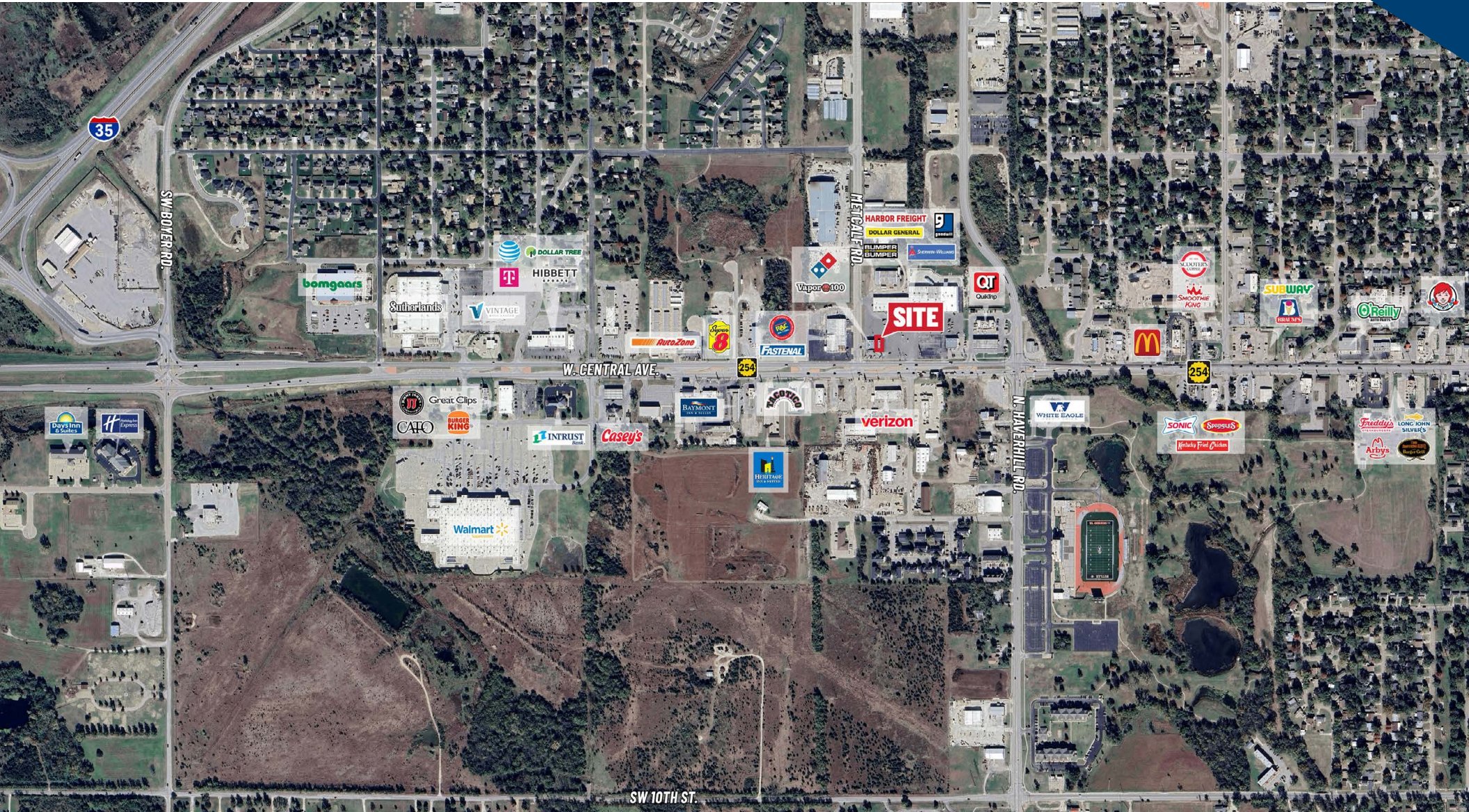
INTERIOR PHOTOS & FLOOR PLAN



HIGH TRAFFIC RETAIL CENTER FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

WEIGAND
COMMERCIAL

AERIAL VIEW



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com