



Investment Offering

2707 N. Broadway Street
Pittsburg, Kansas

Executive Summary

- Purchase Price: \$750,000
- Property Type: Multi-Tenant Retail
- Building Size: 6,000 SF
- Land Area: 0.49 Acres
- Year Built: 1999
- Zoning: CP-2
- Parking: Surface (typical retail)
- Occupancy: 100% Leased
- Current Cap Rate: ~7.25%
- Pro Forma Cap Rate: ~9.50%

Demographics



Total Population

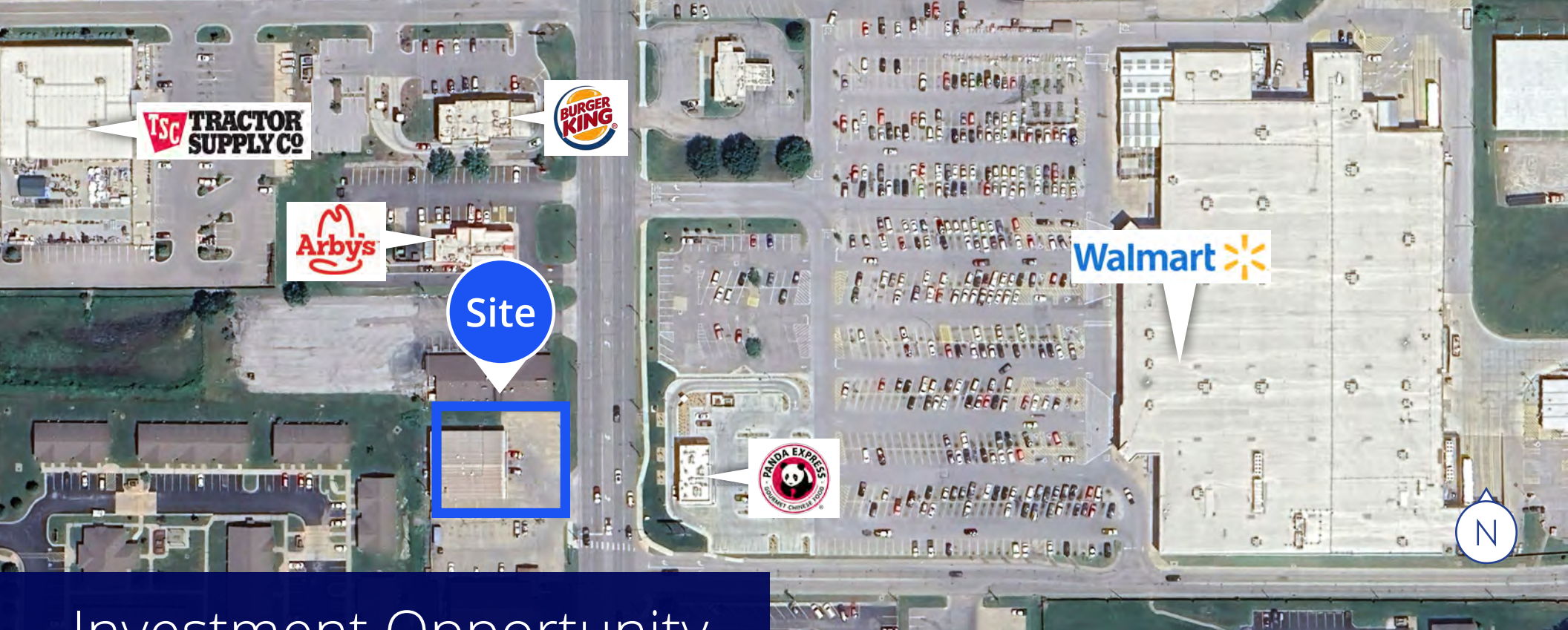
| | |
|---------|--------|
| 5-mile | 27,231 |
| 10-mile | 37,329 |
| 20-mile | 54,904 |



Household Income (Avg.)

| | |
|---------|----------|
| 5-mile | \$67,961 |
| 10-mile | \$69,655 |
| 20-mile | \$71,877 |





Investment Opportunity

The property presents a compelling value-add opportunity driven by below-market rents and lease rollover potential.

Value-Add Drivers

- One tenant significantly under market
- Likely significant NOI increase upon lease rollover
- Cap rate expansion from ~7.25% to ~9.50%

Location Overview

- Situated along Pittsburg's primary retail corridor
- Approximately 10,000 vehicles per day
- Nearby retailers include Walmart, Home Depot, and Starbucks
- Minutes from Pittsburg State University

- Value-Add Opportunity
- Stable Tenant Base
- Upside Through Lease Market-to-Market
- Strong Retail Corridor
- Prime Retail Positioning
- Call Broker for Details

Disclaimer

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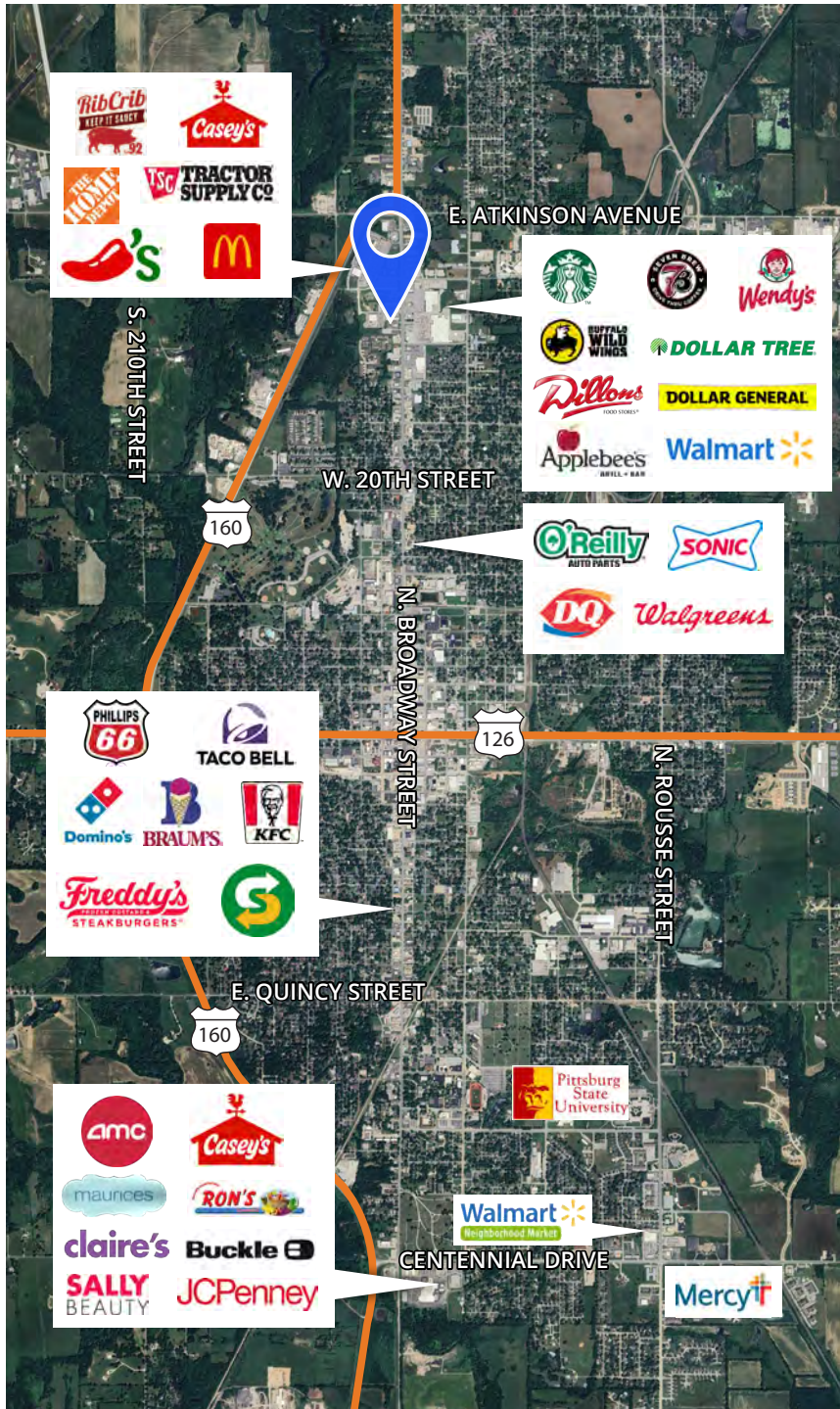
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Investment Opportunity

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Pittsburg, Kansas

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