

# WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

**PAD SITE AVAILABLE**  
Up to 348,480 SF

**PRICING**  
Contact Broker

**TRAFFIC COUNT**  
14,650 VPD @ 14th & Soule

**PROPERTY HIGHLIGHTS**

- Prime Walmart anchored retail development offering multiple pad sites totaling up to 348,480 SF in the heart of Dodge City's dominant retail corridor.
- Adjacent to a fully leased center featuring strong national tenants including Big R and Dollar Tree, driving consistent traffic and visibility.
- Excellent access and exposure near Hwy. 50 and Wyatt Earp Blvd., providing strong connectivity and high daily traffic counts.

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	7,038	29,643	31,366
AVG. HH INCOME	\$67,265	\$59,359	\$59,544
MEDIAN AGE	32.9	31.8	32.0



Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

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

# WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

**WEIGAND**  
COMMERCIAL

## AREA NEIGHBORS



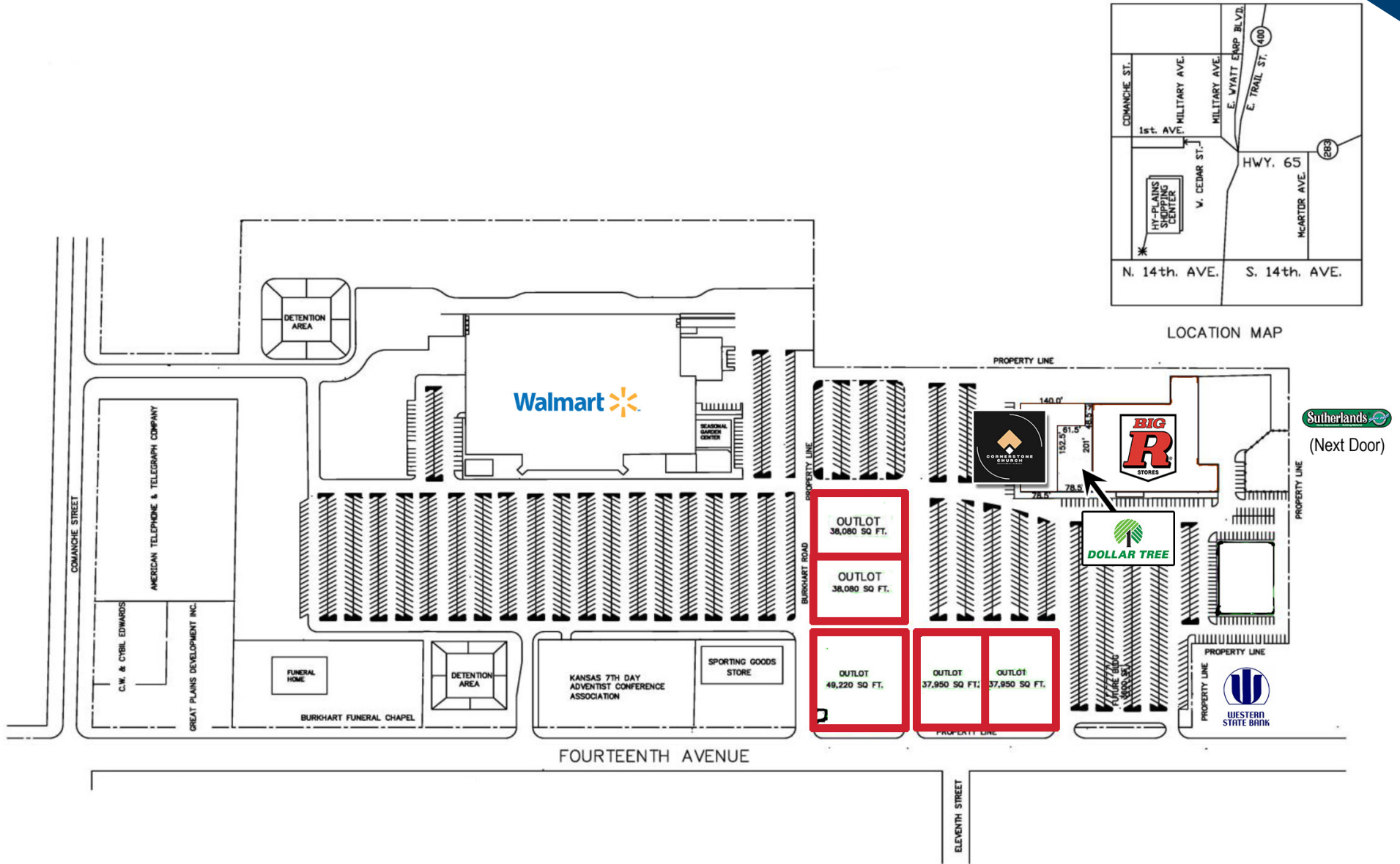
Austin Swisher, CCIM | 316-292-3902 | [aswisher@weigand.com](mailto:aswisher@weigand.com)

Weigand Real Estate - Commercial  
Office: 316-262-6400  
[Weigand.com](http://Weigand.com)

# WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

### SITE PLAN



# WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) information given to Agent will be disclosed to seller/lessor.



Austin Swisher, CCIM | 316-292-3902 | [aswisher@weigand.com](mailto:aswisher@weigand.com)

Weigand Real Estate - Commercial

Office: 316-262-6400

[Weigand.com](http://Weigand.com)