

# Walmart Outlots

0.57-1.41 Acres

## Property Information

- + Available Outlots:
  - Lot 2: 1.41 +/- Acres
  - Lot 3: 0.57 +/- Acres
- + Zoning: Planned General Business District (CP-2)
- + Walmart averages 1.4 million visitors per year
- + Great location and easy access, just off of I-35 at the entry to the City of Gardner
- + Just south of the site is a new mixed-use development, New Trails, which includes retail, office and 424 apartments and 368 single-family homes

1725 E Santa Fe Street  
Gardner, KS 66030  
Store #5307



## Contact Us

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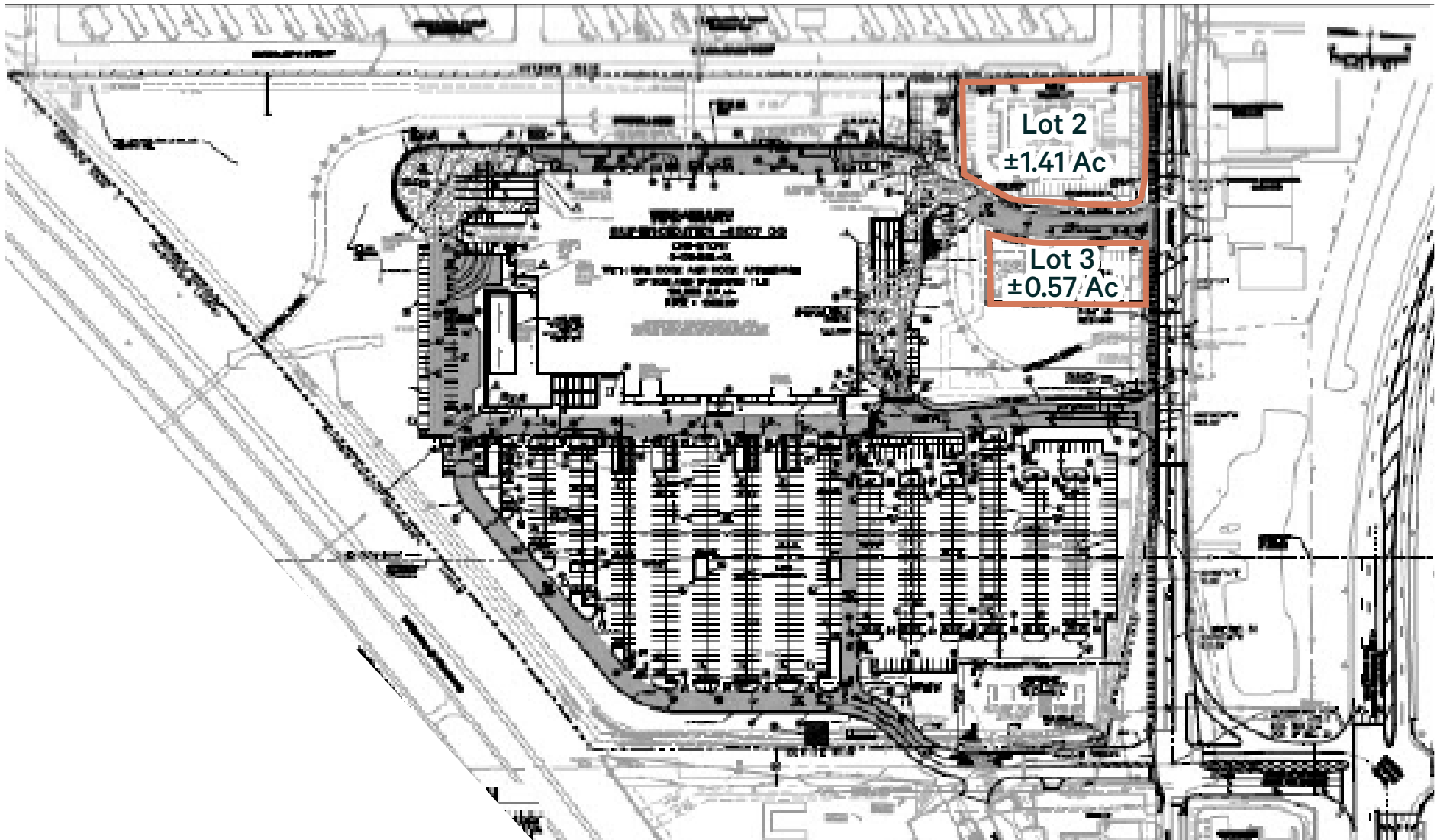
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# Site Plan



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# Area Overview

Gardner is a rapidly growing community just outside of Olathe in the Kansas City metropolitan area. There are a number of new residential developments in progress along with industrial development around New Century AirCenter.



**Businesses  
(5 Mi)**

925



**Hotels  
(5 Mi)**

- 6 Hotels
- 395 Rooms



**Employees  
(5 Mi)**

18,076



**Major  
Employers**

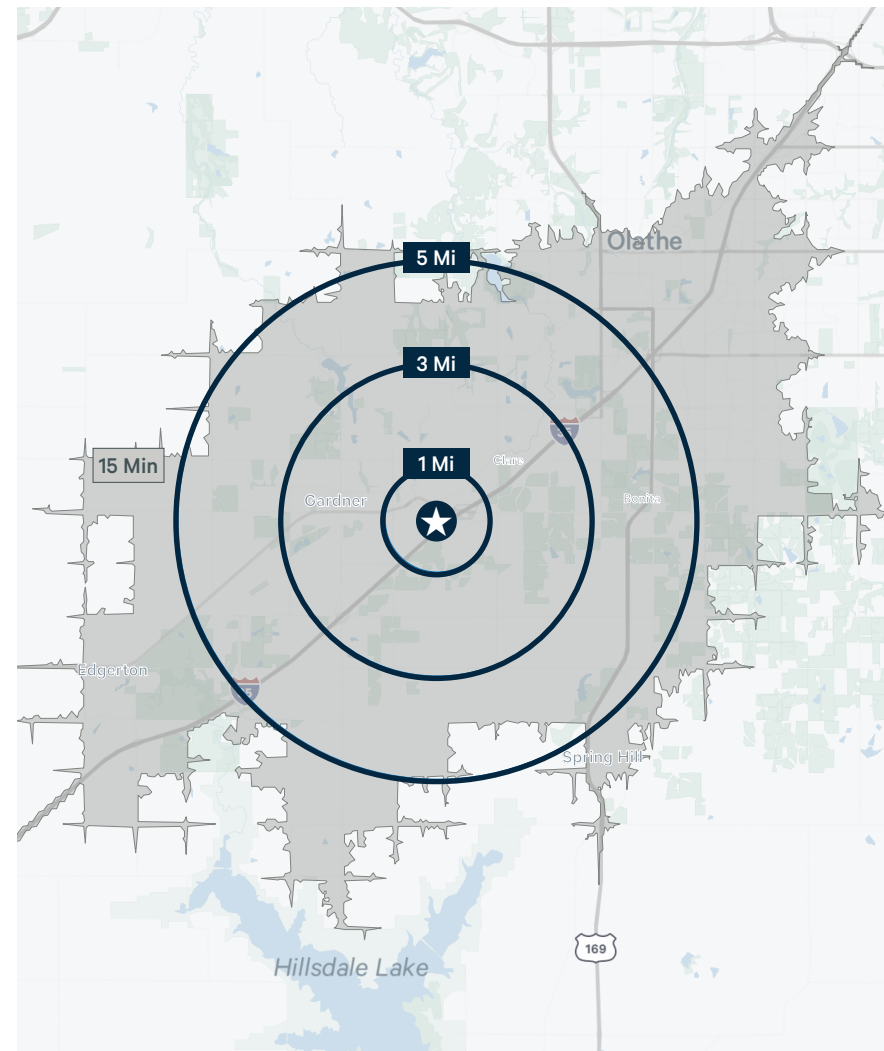
- Stouss
- Amazon
- Sauer Brands, Inc.



**Traffic  
Generators**

- Walmart
- Price Chopper

2023 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	4,374	3,120	1,642	\$63,329	30.9
3 Miles	23,260	18,163	7,916	\$81,594	33.7
5 Miles	35,508	34,927	12,106	\$89,121	35.2
5 Minutes	3,332	2,865	1,337	\$57,868	31.8
10 Minutes	27,830	29,128	9,543	\$83,361	34.4
15 Minutes	132,389	127,885	46,945	\$88,288	34.9



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