



**FOR SALE**

**123 AMERICAN AVE  
LANSING, KS 66043**

**19,370 SF INDUSTRIAL WAREHOUSE BUILDING ON 3.02 ACRE LOT**

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# Property Information

## LISTING OVERVIEW

|                            |   |
|----------------------------|---|
| <b>Total Building Area</b> | 19,370 SF <i>(primary building and out buildings)</i> |
| <b>Total Acreage</b>       | 3.02 Acres  |
| <b>Year Built</b>          | 1996  |
| <b>Zoned</b>               | Industrial  |
| <b>Status</b>              | Vacant  |
| <b>Dock Doors</b>          | 3 - 5 high dock doors and 2 drive-ins                 |
| <b>Pricing</b>             | \$1,125,000   |

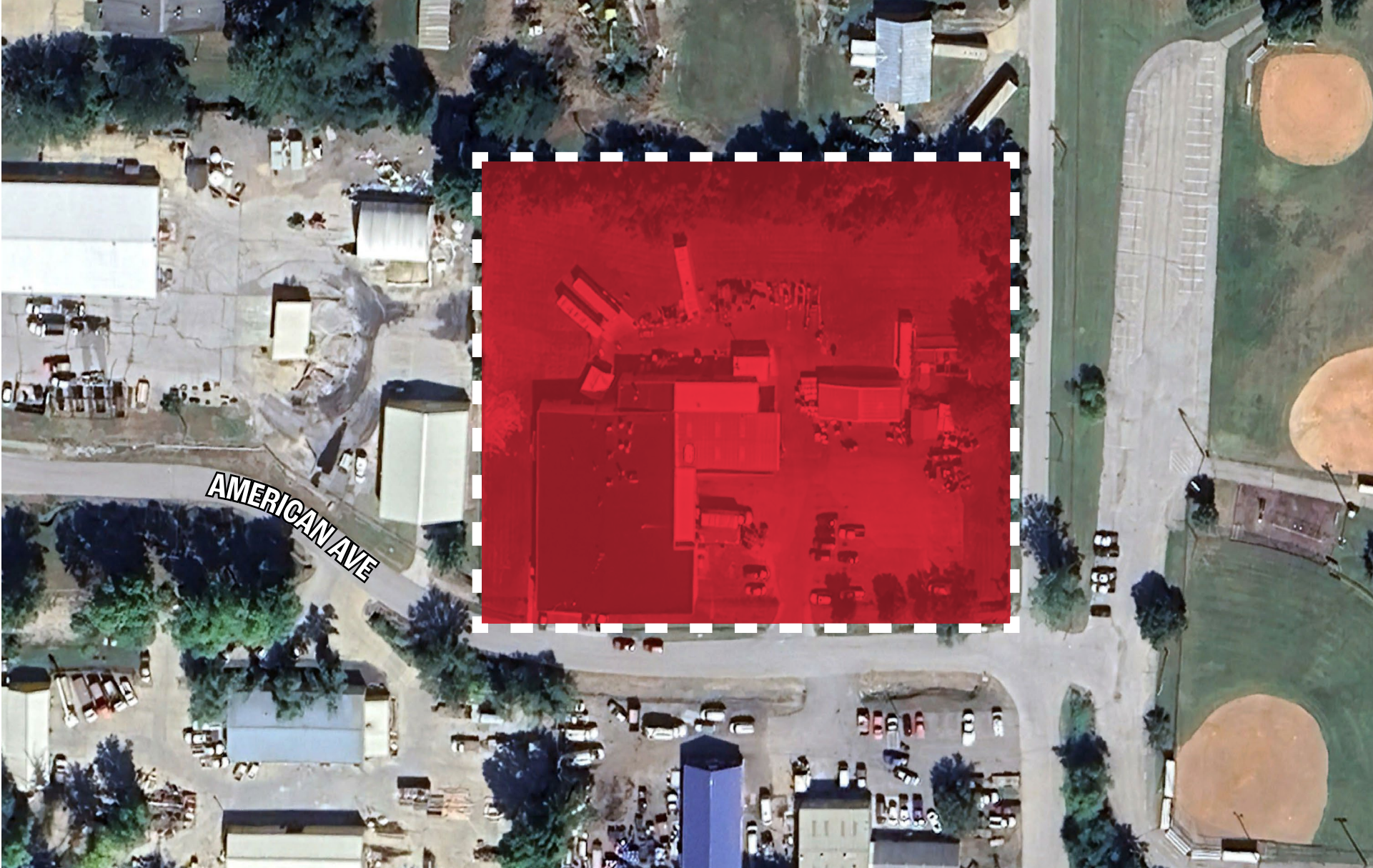
## PROPERTY DESCRIPTION

The primary building, constructed in 1996, spans 19,370 square feet. It is situated on a fenced 3+ acre lot that includes additional outbuildings and a paved area providing ample parking for trucks and cars. Currently vacant, this property is ideal for an industrial owner-user or an industrial outdoor storage (IOS) investor.

The main building primarily features warehouse space, complemented by a main office area, a small back office, a breakroom, restrooms, and a mezzanine storage area.



# Property Imagery



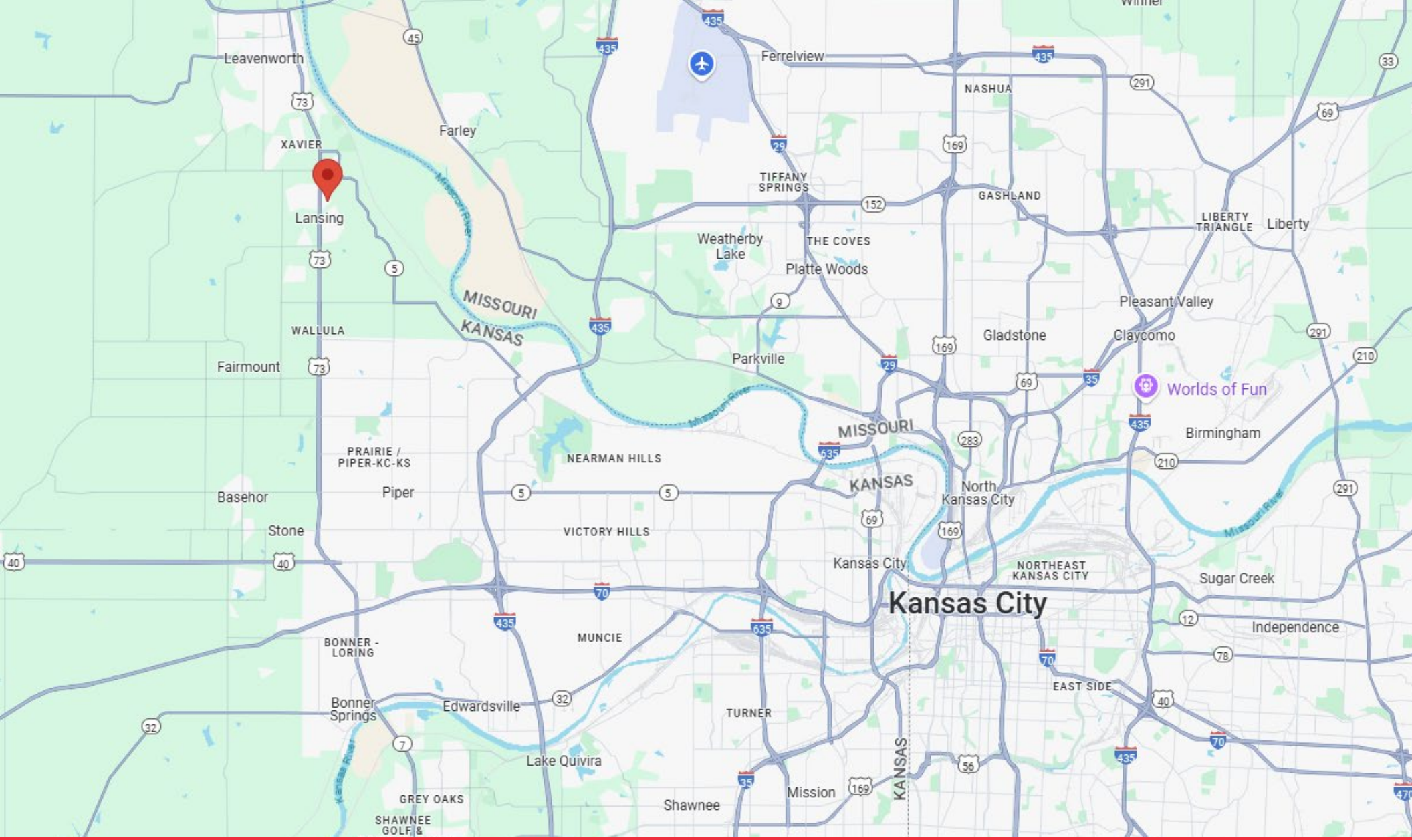
# Property Imagery



# Property Imagery



# Regional Map



# Demographics

|                            | 3 Mile    | 5 Mile    | 10 Mile   |
|----------------------------|-----------|-----------|-----------|
| <b>Population</b>          |           |           |           |
| 2020 Population            | 18,566    | 36,273    | 96,321    |
| 2024 Population            | 18,413    | 36,704    | 98,499    |
| 2029 Population Projection | 18,854    | 37,731    | 101,731   |
| Annual Growth 2020-2024    | -0.2%     | 0.3%      | 0.6%      |
| Annual Growth 2024-2029    | 0.5%      | 0.6%      | 0.7%      |
| <b>Households</b>          |           |           |           |
| 2020 Households            | 5,997     | 13,096    | 33,976    |
| 2024 Households            | 5,935     | 13,317    | 34,737    |
| 2029 Household Projection  | 6,083     | 13,721    | 35,903    |
| Annual Growth 2020-2024    | 0.2%      | 0.7%      | 0.9%      |
| Annual Growth 2024-2029    | 0.5%      | 0.6%      | 0.7%      |
| Avg Household Size         | 2.60      | 2.50      | 2.60      |
| Avg Household Vehicles     | 2.00      | 2.00      | 2.00      |
| <b>Housing</b>             |           |           |           |
| Median Home Value          | \$228,002 | \$209,154 | \$271,512 |
| Median Year Built          | 1984      | 1979      | 1988      |
| Owner Occupied Households  | 3,935     | 8,717     | 23,755    |
| Renter Occupied Households | 2,148     | 5,004     | 12,147    |
| <b>Household Income</b>    |           |           |           |
| < \$25,000                 | 565       | 1,596     | 3,634     |
| \$25,000 - 50,000          | 1,060     | 2,661     | 5,566     |
| \$50,000 - 75,000          | 806       | 2,134     | 4,670     |
| \$75,000 - 100,000         | 971       | 1,925     | 5,179     |
| \$100,000 - 125,000        | 614       | 1,381     | 4,408     |
| \$125,000 - 150,000        | 530       | 1,156     | 3,570     |
| \$150,000 - 200,000        | 890       | 1,526     | 4,159     |
| \$200,000+                 | 499       | 939       | 3,553     |
| Avg Household Income       | \$107,298 | \$97,275  | \$110,011 |
| Median Household Income    | \$88,813  | \$78,480  | \$91,892  |

|                              | 3 Mile | 5 Mile | 10 Mile |
|------------------------------|--------|--------|---------|
| <b>Population Summary</b>    |        |        |         |
| Age 15+                      | 15,376 | 30,381 | 79,555  |
| Age 20+                      | 14,267 | 28,224 | 73,330  |
| Age 35+                      | 10,444 | 20,917 | 55,201  |
| Age 55+                      | 5,536  | 11,615 | 27,866  |
| Age 65+                      | 3,263  | 6,910  | 16,227  |
| Median Age                   | 40.20  | 40.80  | 39.50   |
| Avg Age                      | 40.40  | 40.70  | 39.20   |
| <b>Education</b>             |        |        |         |
| Some High School, No Diploma | 980    | 1,700  | 3,611   |
| High School Graduate         | 3,670  | 7,099  | 16,954  |
| Some College, No Degree      | 3,664  | 7,979  | 20,601  |
| Associate Degree             | 778    | 1,883  | 3,769   |
| Bachelor's Degree            | 2,773  | 5,339  | 15,116  |
| Advanced Degree              | 1,981  | 3,804  | 11,310  |
| <b>Employment</b>            |        |        |         |
| Civilian Employed            | 8,416  | 17,407 | 46,360  |
| Civilian Unemployed          | 232    | 500    | 1,314   |
| Civilian Non-Labor Force     | 6,234  | 11,362 | 27,303  |
| U.S. Armed Forces            | 276    | 685    | 3,338   |
| <b>Housing Value</b>         |        |        |         |
| < \$100,000                  | 259    | 1,108  | 1,831   |
| \$100,000 - 200,000          | 1,411  | 2,960  | 5,596   |
| \$200,000 - 300,000          | 891    | 1,868  | 5,685   |
| \$300,000 - 400,000          | 789    | 1,402  | 4,821   |
| \$400,000 - 500,000          | 305    | 697    | 3,102   |
| \$500,000 - 1,000,000        | 184    | 442    | 1,850   |
| \$1,000,000+                 | 0      | 1      | 100     |

Demographic data © CoStar 2026

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Dallas, TX 75254

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