

3,642 SQFT

1.24 ACRES



FOR LEASE / GROUND LEASE

1301 Kansas Dr | Paola, KS 66071

PROPERTY OVERVIEW

Attractive Demographics – The average household income within the 3-mile radius is \$100k+ which benefits an investor by owning a property in an area where local consumers have high spending power.

Below Replacement Cost – Opportunity to acquire a casual dining restaurant at a price below the current replacement cost. This benefits an investor by providing a lower barrier to entry for operations, stronger long-term cash flow potential, and reduced risk.

High Density Retail Corridor – Dense retail corridor surrounded by various national tenants, including but not limited to Subway, KFC, McDonald's, Arby's, Pizza Hut, Sonic Drive-In, Burger King, Scooter's Coffee, and a Walmart Supercenter.

Direct Access to Hwy 169 – The subject property is in close proximity to Highway 169 which has an average daily vehicle count of $\pm 13,100$. This, coupled with the Applebee's located next to the Walmart Supercenter, increases the probability of more customers driving to the location.

Paola High School – The subject property is located right outside of Paola High School which has enrollment numbers of over 500 students. The high school has a significant impact to the immediate economy through job creation, attracting new businesses to the area, and its importance to bringing traffic to the Applebee's property.

Large Lot Size - The property sits on a substantial 1.24-acre lot with an extensive 300 feet of road frontage, offering excellent visibility and accessibility. This benefits an investor as it adds to the properties ability to be redeveloped or re-tenanted.

**3,642 SF
GLA**

**2004
YEAR BUILT**

**$\pm 13,100$
VEHICLES PER DAY**

**1.24 AC *
LOT SIZE**

**± 80
PARKING SPACES**

FOR LEASE / GROUND LEASE

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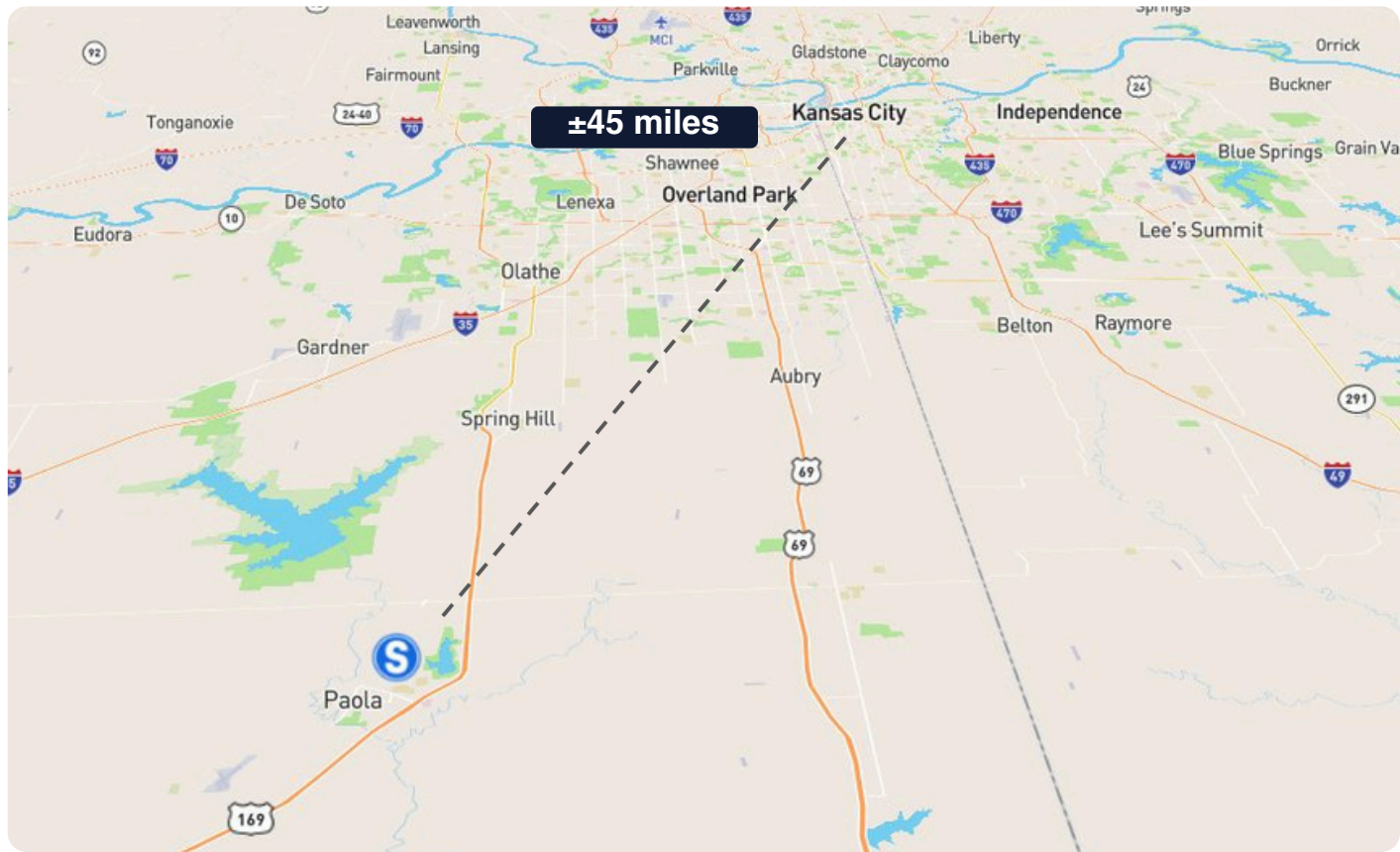


BUCHANAN
REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT



ADDITIONAL PHOTOS





DOLLAR GENERAL



Family Center
FARM & HOME

 **Cottonwood Elementary School**
±385 Students

 **Sunflower Elementary School**
±379 Students

TF TAYLOR FORGE
ENGINEERED SYSTEMS



 **Paola Middle School**
±431 Students

 **Paola High School**
±589 Students



Subject Property

Miami County Kansas
Museum & Genealogy



 **Wallace Park**
Park

 **Lakemary School**
±83 Students



 **Olathe Medical Services Inc**
±300 Beds

169
± 13,100 VPD

Google Earth

Paola, KS

Local Market Overview

Paola, Kansas, is the county seat of Miami County and part of the Kansas City Metropolitan Statistical Area. Situated about 45 miles south of downtown Kansas City, it serves as a regional hub for commerce, education, and local government in east-central Kansas. The city maintains a balanced mix of rural charm and accessibility, with key transportation routes like U.S. Highway 169 supporting both residential and industrial development. Its strategic location allows residents to enjoy small-town stability while benefiting from the amenities and workforce opportunities of the broader Kansas City region.

The local economy is diverse, anchored by health care, education, and retail trade. Paola's economic profile reflects steady growth, with a median household income around \$70,000 and a cost of living lower than the national average. The community encourages business expansion through industrial park infrastructure and economic incentive programs, including property tax abatements and utility partnerships. Agriculture and light manufacturing also play a role, supported by strong logistics connections to the Kansas City metropolitan economy. This combination of affordability, infrastructure, and proximity to a major metro area positions Paola as a practical choice for both families and employers seeking sustainable growth.



Kansas City, MO MSA



Kansas City, MO MSA

Greater Kansas City stands as a vibrant Midwestern hub with an estimated 2024 population of over 2.25 million—reflecting steady growth supported by a strong job market, affordable cost of living, and diverse industries such as logistics, healthcare, manufacturing, and technology. Its central location, expanding infrastructure, and thriving arts and sports culture continue to attract residents and businesses alike, reinforcing its appeal for long-term residence and investment.

The metro demonstrates solid economic momentum, with a 2024 median household income of about \$82,000 and a regional GDP of roughly \$185 billion. Kansas City's diversified economy and expanding downtown core help sustain growth across both business and leisure sectors. The region welcomed approximately 28.4 million visitors in 2023, generating around \$6.7 billion in total economic impact. Continued investment in transportation, entertainment, and technology is expected to enhance Kansas City's position as a dynamic and resilient regional economy.

Total Population
2,253,579

Annual Visitors
28.4 Million

Tourism Economic Impact
\$4 Billion

GDP
\$185.7 Billion





Brandon
Buchanan

Principal Broker

Buchananrealtygroup@gmail.com
(731)-300-3071



Matt
Wright

Executive Broker

Industrial Recruitment
mwright.brg@gmail.com
(731)-501-6078



Stan
Clampitt

Executive Broker

Leasing & Development
sclampitt.brg@gmail.com
(731)-225-3330



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REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

Executive Broker

Leasing & Sales
hwitherspoon.brg@gmail.com
(731)-616-3320



Heather
Witherspoon



Keaton
Dotson

Executive Broker

Leasing & Sales
kdotson.brg@gmail.com
(615)-881-6487



Sierra
Avera

Property Manager

savera.brg@gmail.com
(731)-300-3071



Kasey
Twyman

Development Coordinator

ktwyman.brg@gmail.com
(731)-300-3071