

# CLASS A RETAIL AVAILABLE FOR LEASE

1710 NORTH WALDRON STREET, HUTCHINSON, KS 67502

**FOR LEASE**

**CAN BE  
DEMISED!**



**LEASE RATE: \$18-\$19/SF, NNN**

**AVAILABLE SF:** 2,264 SF - 4,528 SF

**EST. NNN'S:** \$13/SF

**GROSS BUILDING SF:** 9,911 SF

**SITE SIZE:** 1.50 Acres

**PARKING:** 110 Spaces

**YEAR BUILT:** 2015

**ZONING:** C-4

## PROPERTY HIGHLIGHTS

- Strategically located in a high traffic retail corridor near the intersection of 17th Avenue and North Waldron Street
- Excellent signage opportunities and visibility from major roadways
- Ample side door parking
- Nearby neighbors include:

**HOBBY  
LOBBY**



**BUFFALO  
WILD  
WINGS**

**TJ-maxx**

**HARBOR  
FREIGHT**

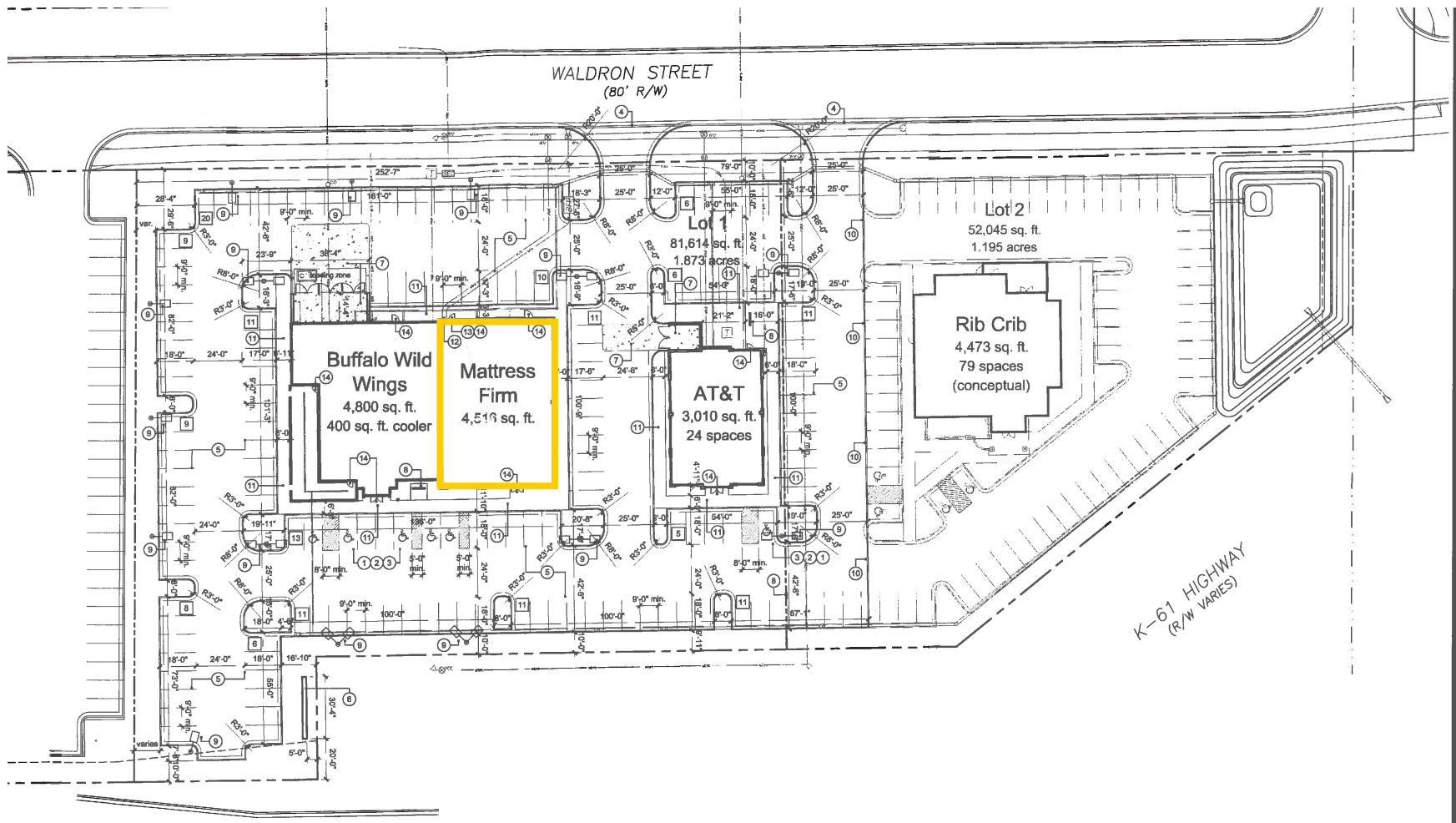


**STREET SIGNAGE AVAILABLE**

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## SITE PLAN

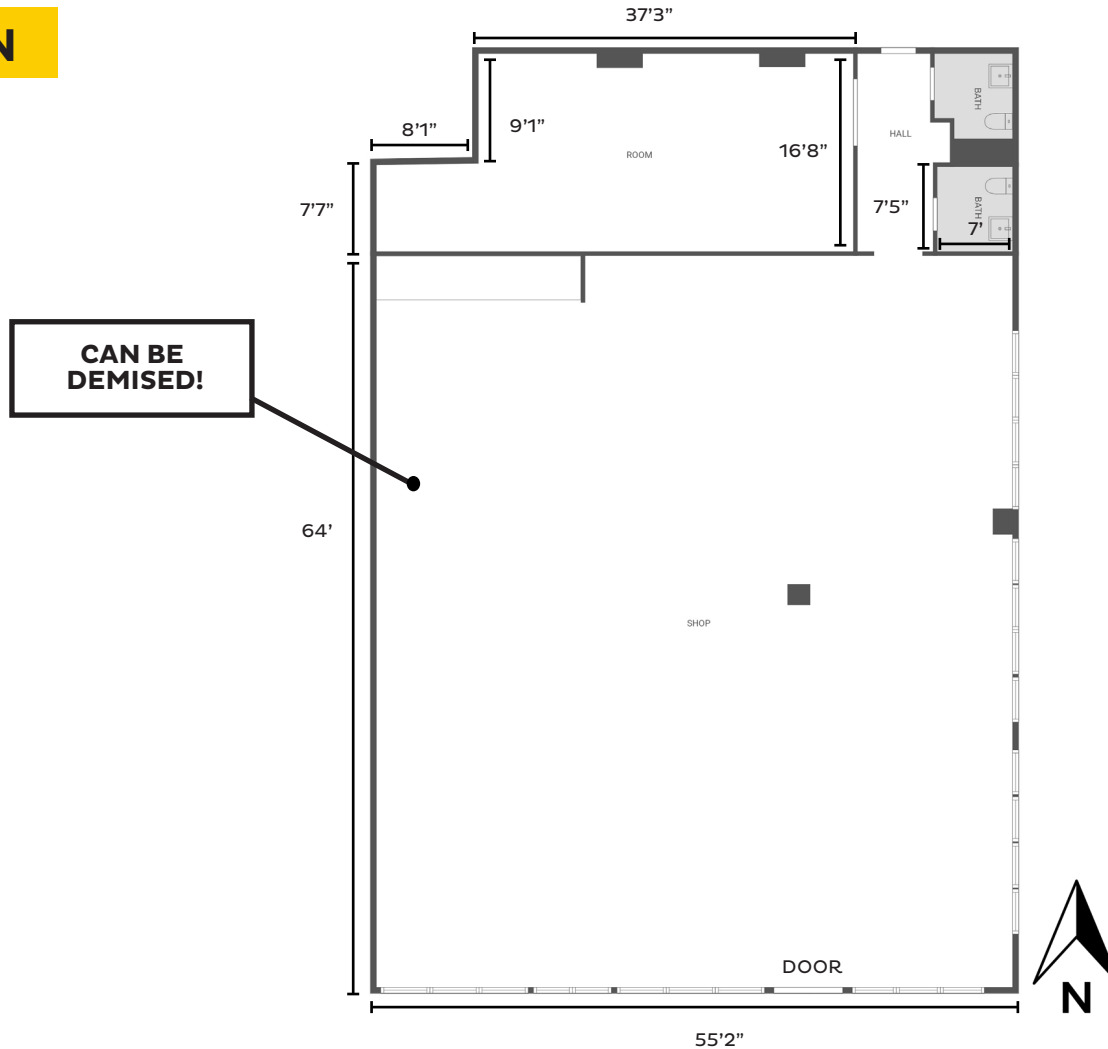


new retail development for

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## FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,977	36,315	45,904
Avg. HH Income	\$70,435	\$83,892	\$86,102
Median Age	40.7	39.6	41.0

TRAFFIC COUNTS	
17th & Ken Kennedy	Approx. 18,129 VPD