

FOR LEASE



FAMILY DOLLAR STAND-ALONE RETAIL BUILDING

1501 Church Lane | Eudora, KS 66025



PROPERTY HIGHLIGHTS

- ±8,200 SF retail building on ±1.2 acres
- Strong visibility with frontage along Church St. and E. 15th St.
- Located in the heart of Eudora's primary retail corridor near Casey's, Sonic, Scooter's Coffee, DQ, Subway, and other national/regional retailers
- Strong area demographics
- Placer.ai reports approximately 110,000 annual visits to the trade area
- Available 10/1/2026
- ***Do Not Disturb Tenant***

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AREA DEMOGRAPHICS	1 Mile	3 mile	5 mile
2024 Population	5,385	7,180	8,658
Med Household Income	\$118,451	\$112,073	\$108,331
2024 Households	1,946	2,629	3,193

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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LOCATION HIGHLIGHTS

- Positioned between Lawrence, De Soto, and West Olathe with convenient regional access
- Surrounded by major economic growth drivers including the Panasonic battery plant, Beale Infrastructure data center project, and proposed Chiefs headquarters/training facility
- Approved 72-unit apartment development immediately south of the property creating future residential density and consumer demand

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